

Vietnam Technological and Commercial Joint Stock Bank

Consolidated financial statements

For the period from 1 January 2025 to 30 September 2025

Vietnam Technological and Commercial Joint Stock Bank

TABLE OF CONTENTS

	<i>Pages</i>
General information	1 - 2
Consolidated statement of financial position	3 - 5
Consolidated statement of profit or loss	6
Consolidated cash flow statement	7 - 8
Notes to the consolidated financial statements	9 - 80

Vietnam Technological and Commercial Joint Stock Bank

GENERAL INFORMATION

THE BANK

Vietnam Technological and Commercial Joint Stock Bank (“the Bank”) is a commercial joint stock bank registered and incorporated in the Socialist Republic of Vietnam.

The Bank was incorporated pursuant to Business License No. 0038/GP-NHNN issued by the Governor of the State Bank of Vietnam (“the SBV”) on 6 March 2018 to replace Business License No. 0040/NH-GP on 6 August 1993 and decisions to amend and supplement the Bank’s Business License for respective periods. The operating duration is 99 years since 6 August 1993.

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

BOARD OF DIRECTORS

Members of the Board of Directors of the Bank for the period from 1 January 2025 to 30 September 2025 and until the date of these consolidated financial statements are as follows:

Name	Position
Mr Ho Hung Anh	Chairman
Mr Nguyen Dang Quang	The first Vice Chairman
Mr Nguyen Thieu Quang	Vice Chairman
Mr Nguyen Canh Son	Vice Chairman
Mr Ho Anh Ngoc	Vice Chairman
Ms Nguyen Thu Lan	Vice Chairwoman
Mr Saurabh Narayan Agarwal	Member
Mr Pham Nghiem Xuan Bac	Independent Member
Mr Eugene Keith Galbraith	Independent Member

BOARD OF SUPERVISION

Members of the Board of Supervision of the Bank for the period from 1 January 2025 to 30 September 2025 and until the date of these consolidated financial statements are as follows:

Name	Position
Mr Hoang Huy Trung	Head of Board of Supervision cum Member in charge
Ms Bui Thi Hong Mai	Member in charge
Ms Do Thi Hoang Lien	Member

Vietnam Technological and Commercial Joint Stock Bank

GENERAL INFORMATION (continued)

THE EXECUTIVE TEAM

Members of the Executive Team for the period from 1 January 2025 to 30 September 2025 and until the date of these consolidated financial statements are as follows:

Name	Position
Mr Jens Lottner	Chief Executive Officer cum Chief Human Resources Officer (from 1 October 2025)
Mr Phung Quang Hung	Standing Deputy Chief Executive Officer cum Chief Corporate & Institutional Banking Group Officer (until 31 July 2025)
Mr Pham Quang Thang	Deputy Chief Executive Officer cum Chief Corporate Affairs Officer
Mr Phan Thanh Son	Deputy Chief Executive Officer (until 25 June 2025) Chief Global Transaction Service Officer (until 31 August 2025)
Ms Nguyen Thu Lan	Chief Corporate & Institutional Banking Group Officer (from 1 August 2025)
Ms Le Hong Hanh	Acting Chief Risk Officer (until 30 June 2025)
Ms Mustaphy Sanchita	Chief Risk Officer (from 1 July 2025)
Mr Alexandre Charles Emmanuel Macaire	Chief Finance Officer
Mr Nguyen Anh Tuan	Chief Retail Banking Group Officer
Ms Dang Nikki MyQuyen	Chief Human Resources Officer (until 30 September 2025)
Mr Nguyen Anh Tuan	Chief Information Officer
Mr Chu Hong Ngoc	Chief Operations Officer
Ms Thai Minh Diem Tu	Chief Marketing Officer
Mr Santhosh Mahendiran	Chief Data and Analytics Officer
Mr Pranav Seth	Chief Digital Officer
Mr Prasenjit Chakravarti	Chief Corporate Strategy and Transformation Officer

LEGAL REPRESENTATIVE

Mr Ho Hung Anh Chairman

REGISTERED OFFICE

6 Quang Trung Street, Cua Nam Ward, Hanoi, Vietnam.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
as at 30 September 2025

	Notes	30 September 2025 VND million	31 December 2024 VND million
ASSETS			
Cash and gold	5	4,045,689	3,384,770
Balances with the State Bank of Vietnam (“the SBV”)	6	77,586,460	54,353,153
Balances with and credit granting to other credit institutions (“CIs”)	7	92,999,089	84,590,474
Balances with other CIs	7.1	78,704,346	74,887,085
Credit granting to other CIs	7.2	14,475,893	9,884,539
Provision for credit granting to other CIs	7.3	(181,150)	(181,150)
Held-for-trading securities	8	3,107,148	9,000,644
Held-for-trading securities		3,107,429	9,000,895
Provision for held-for-trading securities		(281)	(251)
Loans to customers		756,078,003	623,634,271
Loans to customers	9	766,709,929	631,724,964
Provision for loans to customers	10	(10,631,926)	(8,090,693)
Debts purchased	11	41,016	141,628
Debts purchased		43,008	144,380
Provision for debts purchased		(1,992)	(2,752)
Investment securities	12	139,296,462	148,623,636
Available-for-sale securities	12.1	139,654,417	142,202,792
Held-to-maturity securities	12.2	-	6,900,000
Provision for investment securities	12.3	(357,955)	(479,156)
Long-term investments	13	3,090,646	3,102,523
Investments in associates	13.1	32,840	-
Other long-term investments		3,058,955	3,103,672
Provision for long-term investments	13.2	(1,149)	(1,149)
Fixed assets	14	12,043,529	12,466,885
Tangible fixed assets	14.1	6,099,861	6,576,699
Cost		9,119,430	9,080,615
Accumulated depreciation		(3,019,569)	(2,503,916)
Intangible fixed assets	14.2	5,943,668	5,890,186
Cost		9,378,229	8,485,022
Accumulated amortization		(3,434,561)	(2,594,836)
Other assets	15	41,282,416	39,500,565
Receivables		28,788,017	29,540,943
Accrued interest and fee receivables		10,532,599	8,125,964
Deferred income tax assets		77,775	79,856
Other assets		1,899,114	1,818,676
- In which: Goodwill		20,735	-
Provision for other on-balance sheet assets		(15,089)	(64,874)
TOTAL ASSETS		1,129,570,458	978,798,549

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
as at 30 September 2025

	<i>Notes</i>	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
LIABILITIES			
Due to the Government and the SBV	16	41,254	11,531
Deposits and borrowings from the Government, the SBV		41,254	11,531
Deposits and borrowings from other financial institutions and other CIs	17	146,643,879	132,239,088
Deposits from other financial institutions and other CIs	17.1	93,471,217	72,210,834
Borrowings from other financial institutions and other CIs	17.2	53,172,662	60,028,254
Deposits from customers	18	595,086,941	533,392,350
Derivatives and other financial liabilities	19	1,712,153	931,231
Valuable papers issued	20	181,742,521	140,422,321
Other liabilities	21	24,913,117	23,862,407
Accrued interest and fee payables		8,187,281	7,281,567
Other liabilities		16,725,836	16,580,840
TOTAL LIABILITIES		950,139,865	830,858,928
SHAREHOLDERS' EQUITY			
Share capital		78,412,544	78,412,544
Charter capital		70,648,517	70,648,517
Share premium		(59)	(59)
Other capital		7,764,086	7,764,086
Reserves		24,786,549	24,787,305
Retained earnings		60,833,974	42,219,306
Non-controlling interests		15,397,526	2,520,466
TOTAL SHAREHOLDERS' EQUITY	23	179,430,593	147,939,621
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		1,129,570,458	978,798,549

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
as at 30 September 2025

CONSOLIDATED OFF-BALANCE SHEET ITEMS

	Notes	30 September 2025 VND million	31 December 2024 VND million
Guarantees for borrowings		7,443,258	11,507,947
Commitments for currency contracts		290,042,514	269,393,662
- <i>Commitments to buy spot foreign currencies</i>		816,443	3,062,641
- <i>Commitments to sell spot foreign currencies</i>		3,748,970	3,511,618
- <i>Commitments to buy - foreign exchange swap contracts</i>		142,647,182	131,340,913
- <i>Commitments to sell - foreign exchange swap contracts</i>		142,829,919	131,478,490
Letters of credit (L/C)		36,392,899	38,065,747
Other guarantees		84,341,940	58,558,478
Other commitments		210,268,812	213,069,830
- <i>Commitments for cross-currency swap in foreign currencies</i>		86,856,959	91,410,203
- <i>Commitments for cross-currency swap in VND</i>		80,949,727	86,776,329
- <i>Commitments for interest rate swap in foreign currencies</i>		28,911,650	19,499,211
- <i>Commitments for interest rate swap in VND</i>		4,038,510	7,774,226
- <i>Valuable paper forward commitments</i>		4,743,438	5,157,684
- <i>Other commitments</i>		4,768,528	2,452,177
Cancellable unused credit limit		319,982,579	313,179,746
Interest and receivable fees not yet collected	36	3,546,711	2,877,966
Written-off debts	37	62,231,009	58,234,347
Assets and other documents	38	165,185,945	166,251,765
		<u>1,179,435,667</u>	<u>1,131,139,488</u>

Prepared by:

Approved by:

Approved by:

Ms Tran Thu Van
Accountant

Ms Nguyen Thi Tra My
Chief Accountant

Mr Pham Quang Thang
Deputy Chief Executive Officer
cum Chief Corporate Affairs Officer

Hanoi, Vietnam

21 October 2025

CONSOLIDATED STATEMENT OF PROFIT OR LOSS
for the period from 1 January 2025 to 30 September 2025

	Notes	Quarter III		Accumulated	
		2025	2024	For the period from 1 January 2025 to 30 September 2025	For the period from 1 January 2024 to 30 September 2024
		VND million	VND million	VND million	VND million
Interest and similar income	24	17,599,575	15,168,282	48,853,206	45,024,501
Interest and similar expenses	25	(7,674,932)	(6,239,606)	(21,486,094)	(18,118,355)
Net interest and similar income		9,924,643	8,928,676	27,367,112	26,906,146
Fees and commission income		3,276,239	2,675,088	8,907,203	8,699,537
Fees and commission expenses		(1,010,302)	(728,305)	(2,706,143)	(2,120,131)
Net fees and commission income	26	2,265,937	1,946,783	6,201,060	6,579,406
Net gain from trading foreign currencies	27	559,414	61,041	1,429,383	1,016,826
Net gain/(loss) from held-for-trading securities	28	(149,808)	(527)	60,597	79,300
Net gain from investment securities	29	1,059,359	389,242	2,109,678	2,109,206
Other operating income		1,703,996	1,986,320	5,175,927	5,440,789
Other operating expenses		(1,127,755)	(1,563,606)	(3,785,303)	(4,760,369)
Net gain from other operating activities	30	576,241	422,714	1,390,624	680,420
Income from investments in other entities	31	6,337	6,406	37,898	64,494
Total operating income		14,242,123	11,754,335	38,596,352	37,435,798
Operating expenses	32	(4,492,851)	(3,430,902)	(11,608,459)	(10,629,012)
Profit before provision for credit losses		9,749,272	8,323,433	26,987,893	26,806,786
Provision expenses for credit losses	33	(1,499,256)	(1,109,265)	(3,603,061)	(3,964,450)
Profit before tax		8,250,016	7,214,168	23,384,832	22,842,336
Current corporate income tax expenses	22.1	(1,636,587)	(1,422,429)	(4,408,105)	(4,505,335)
Deferred corporate income tax (expenses)/income	22.3	96	1,283	(2,081)	2,992
Corporate income tax expenses		(1,636,491)	(1,421,146)	(4,410,186)	(4,502,343)
Profit after tax		6,613,525	5,793,022	18,974,646	18,339,993
Non-controlling interests		(194,181)	(55,517)	(359,978)	(188,130)
Net profit contributed to the Bank's shareholders		6,419,344	5,737,505	18,614,668	18,151,863

Prepared by:

Approved by:

Approved by:

Ms Tran Thu Van
Accountant

Ms Nguyen Thi Tra My
Chief Accountant

Mr Pham Quang Thang
Deputy Chief Executive Officer
cum Chief Corporate Affairs Officer

Hanoi, Vietnam
21 October 2025

CONSOLIDATED CASH FLOW STATEMENT

for the period from 01 January 2025 to 30 September 2025

	<i>Notes</i>	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
CASH FLOWS FROM OPERATING ACTIVITIES			
Interest and similar income receipts		46,784,923	40,950,948
Interest and similar expense payments		(20,384,381)	(19,607,189)
Net fees and commission receipts		6,047,555	6,167,220
Net receipts from trading activities (foreign currencies and securities)		3,478,487	3,170,618
Other expenses		(90,570)	(1,281,019)
Recovery of loans previously written-off	30	1,100,623	829,127
Payments for employees and other operating expenses		(10,810,469)	(7,438,467)
Current income taxation paid for the period	22.1	(7,156,526)	(4,031,295)
Net cash flows from operating activities before changes in operating assets and liabilities		18,969,642	18,759,943
<i>Changes in operating assets</i>			
(Increase)/decrease in balances with and credit granting to other CIs		(5,310,607)	13,699,517
Decrease in trading securities		788,872	2,228,783
Increase in derivatives and other financial assets		-	(125,626)
Increase in loans to customers		(134,984,965)	(107,649,209)
Utilisation of provision	10, 15	(1,112,407)	(2,182,049)
(Increase)/decrease in other operating assets		(1,069,176)	27,306,200
<i>Changes in operating liabilities</i>			
Increase/(decrease) in deposits and borrowings from other CIs		14,404,791	(14,710,728)
Increase in deposits from customers (including State Treasury)		61,724,314	40,313,649
Increase in valuable papers issued (excluding valuable papers issued classified into financing activities)		41,320,200	41,358,009
Increase in derivatives and other financial liabilities		780,922	-
Increase/(decrease) in other liabilities		5,335,697	(1,653,243)
Use of reserves	23.1	(756)	(2,358)
Net cash flows (used in)/from operating activities		846,527	17,342,888
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for purchases of fixed assets		(508,601)	(566,668)
Proceeds from disposals of fixed assets		2,684	231,484
Payments for disposals of fixed assets		(2,959)	(40)
Proceeds from sale of investment property		-	736,219
Payments for investments in other entities		(43,283)	(1,278)
Dividends received and profit shared from long-term investments	31	38,058	64,494
Net cash flows (used in)/from investing activities		(514,101)	464,211

CONSOLIDATED CASH FLOW STATEMENT (continued)
for the period from 1 January 2025 to 30 September 2025

	<i>Notes</i>	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from capital contributed by non-controlling interests		12,106,839	2,253
Dividends payment to shareholders		-	(5,210,255)
Net cash flows from/(used in) financing activities		12,106,839	(5,208,002)
Net cash flows for the period		12,439,265	12,599,097
Cash and cash equivalents at the beginning of the period	34	147,484,415	110,500,219
Exchange rate revaluation		-	10,494
Cash and cash equivalents at the end of the period	34	159,923,680	123,109,810

Prepared by:

Approved by:

Approved by:

Ms Tran Thu Van
Accountant

Ms Nguyen Thi Tra My
Chief Accountant

Mr Pham Quang Thang
Deputy Chief Executive Officer
cum Chief Corporate Affairs Officer

Hanoi, Vietnam

21 October 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

1. GENERAL INFORMATION

Vietnam Technological and Commercial Joint Stock Bank (“the Bank”) is a commercial joint stock bank registered and incorporated in the Socialist Republic of Vietnam.

Establishment and operations

The Bank was incorporated pursuant to Business License No. 0038/GP-NHNN issued by the Governor of the State Bank of Vietnam (“the SBV”) on 6 March 2018 to replace Business License No. 0040/NH-GP on 6 August 1993 and decisions to amend and supplement the Bank's Business License for respective periods. The operating duration is 99 years since 6 August 1993.

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

Charter capital

As at 30 September 2025, the charter capital of the Bank is VND 70,648,517,390,000 (31 December 2024: VND 70,648,517,390,000).

Network

The Bank's Head Office is located at 6 Quang Trung, Cua Nam Ward, Hanoi. As at 30 September 2025, the Bank has one (1) Head Office, two (2) representative offices, three hundred (300) branches, transaction offices nationwide and five (5) subsidiaries, one (1) associate.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

1. GENERAL INFORMATION (continued)

Subsidiaries

As at 30 September 2025, the Bank has five (5) subsidiaries as follows:

<i>No.</i>	<i>Name</i>	<i>Business License, Business Registration Certificate No.</i>	<i>Industry</i>	<i>% owned by the Bank</i>
1	Techcom Securities Joint Stock Company	125/GP-UBCK dated 30 May 2018 and amended by License No. 93/GPDC-UBCK dated 19 September 2025 granted by the State Securities Commission	Securities activities	79.82493%
2	Vietnam Technological and Commercial Joint Stock Bank - Asset Management Company Limited	0104003519 dated 18 June 2008 granted by Hanoi Department of Planning and Investment which was amended for the 27 th time by 0102786255 on 30 October 2023	Debt and asset management	100.00%
3	Techcom Capital Management Joint Stock Company	57/GP-UBCK dated 30 January 2019 and amended by License No. 07/GPDC-UBCK dated 24 January 2025 granted by the State Securities Commission	Fund management; Investment portfolio management; Securities investment consulting	88.99956%
4	Techcom Nonlife Insurance Joint Stock Company (*)	99/GP/KDBH dated on 2 October 2024 granted by the Ministry of Finance	Non-Life Insurance and Health insurance	68.00%
5	Techcom Life Insurance Joint Stock Company (**)	100/GP/KDBH dated on 16 July 2025 granted by the Ministry of Finance	Life Insurance and Health insurance	80.00%

(*) The purchase for additional shares of Techcom Nonlife Insurance Joint Stock Company was completed by 2 June 2025 making the Bank's ownership increased from 11.00% to 68.00%.

(**) The Bank completed its capital contribution to Techcom Life Insurance Joint Stock Company by 1 August 2025, the Bank's ownership 80.00%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

1. GENERAL INFORMATION (continued)

Associate

As at 30 September 2025, the Bank has one (1) associate as follows:

<i>No.</i>	<i>Name</i>	<i>Business License, Business Registration Certificate No.</i>	<i>Industry</i>	<i>% owned by the Bank</i>
1	Mobifone Digital Payment Joint Stock Company (***)	0111115052 dated 27 June 2025 granted by the Hanoi Department of Finance	Payment gateway	11.00%

(***) The Bank is a significant investor in Mobifone Digital Payment Joint Stock Company (“the Company”) due to having a capital representative who also serves as a key member of the Company’s executive management.

Employees

As at 30 September 2025, the Bank and its subsidiaries have 12,527 employees (31 December 2024: 11,848 employees).

2. ACCOUNTING PERIOD AND CURRENCY

2.1 **Accounting period**

The annual accounting period of the Bank starts on 1 January and ends on 31 December.

2.2 **Accounting currency**

Currency used in accounting of the Bank is Vietnam dong (“VND”) and is rounded to the nearest VND million for presentation of consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

3. APPLIED ACCOUNTING STANDARDS AND SYSTEM

3.1 *Statement of compliance*

The Executive Team of the Bank confirmed that it has complied with Vietnamese Accounting Standards, Financial Reporting Regime for Credit Institutions, regulations of the State Bank of Vietnam and statutory requirements relevant to the preparation and presentation of consolidated financial statements.

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

3.2 *Basis of preparation*

The consolidated financial statements of the Bank are prepared in accordance with Accounting System for Credit Institutions applicable to credit institutions in Vietnam required under Decision No. 479/2004/QD-NHNN issued on 29 April 2004 and the circulars amending and supplementing Decision No. 479/2004/QD-NHNN, the Financial Reporting Regime applicable to credit institutions required under Decision No. 16/2007/QD-NHNN dated 18 April 2007, and the circulars amending and supplementing a number of articles of Decision No. 16/2007/QD-NHNN and other Vietnamese Accounting Standards promulgated by the Ministry of Finance as per:

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

3.3 *Basis of consolidation*

The consolidated financial statements comprise the financial statements of the Bank and its subsidiaries. Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Bank obtains control, and continue to be consolidated until the date that such control ceases. In case the Bank divests its equity interest in a subsidiary resulting in loss of control over the subsidiary, the Bank only consolidates the financial result of the subsidiary from the beginning of the period up to the date of the divestment without consolidating the net assets of the subsidiary. Furthermore, the Bank makes adjustments of indirect impact of the divestment transactions on the consolidated cash flow statement.

The financial statements of subsidiaries are prepared for the same reporting period as the parent bank, using consistent accounting policies.

All intra-company balances, income and expenses and unrealized gains or losses result from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of the profit or loss and net assets not held by the Bank and are presented separately in the consolidated statement of profit or loss and within equity in the consolidated statement of financial position.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

3. APPLIED ACCOUNTING STANDARDS AND SYSTEM (continued)

3.4 *Basis of assumptions and uses of estimates*

The preparation of the consolidated financial statements requires the Executive Team 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. Therefore, such estimates are necessarily based on assumptions involving varying degrees of subjectivity and uncertainty and actual results may differ resulting in future changes in such relating items.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 *Changes in accounting policies and disclosures*

The accounting policies adopted by the Bank in the preparation of the consolidated financial statements are consistent with those followed in the preparation of the consolidated financial statements for the period from 1 January 2024 to 30 September 2024 and consolidated financial statements for the financial year ended 31 December 2024, except for:

Official Letter No.4848/NHNN-TCKT by the State Bank of Vietnam on Accounting guidelines for Letters of Credit operations and other business activities related to Letters of credit (“Official Letter 4848”)

At 11 June 2025, the State Bank of Vietnam issued Official Letter 4848 to supplement accounting guidelines for key economic transactions related to Letters of Credit operations and other business activities related to Letters of credit, as regulated in Circular No. 21/2024/TT-NHNN dated 28 June 2024 (“Circular 21”). These guidelines include instructions on accounting accounts and journal entries for such transactions.

According to the transitional provisions of Official Letter 4848, banks are required to convert the balances in their accounting records for economic transactions related to letters of credit that occurred before 1 July 2024, in accordance with the accounting guidance in this Official Letter. They must also disclose in their financial statements the changes in accounting policy due to the initial application of the new regulations under the Law on Credit Institutions 2024 and Circular 21.

Official Letter 4848 comes into force as of 11 June 2025.

Decree No. 135/2025/NĐ-CP of the Government on the Financial regime applicable to credit institutions, branches of foreign banks, and the financial supervision and evaluation of the efficiency of State capital investment in wholly state-owned credit institutions and state-invested credit institutions (“Decree 135”).

At 12 June 2025, the Government issued Decree No. 135, which supplements regulations on the annual financial plan of credit institutions. In which, the profit distribution for credit institutions and foreign bank branches shall be distributed in the following orders:

1. Profit sharing with parties contributing capital in joint arrangements according to signed transactions or contracts (if any);
2. Offsetting previous years’ losses that are no longer eligible to be deducted from pre-tax profits in accordance with regulations;
3. Appropriation to the charter capital supplementary reserve fund:

<u>Percentage of after-tax profit</u>	<u>Maximum fund balance</u>
10% of after-tax profit	100% charter capital

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.1 *Changes in accounting policies and disclosures* (continued)

4. Appropriation to the financial reserve fund:

<u>Percentage of after-tax profit</u>	<u>Maximum fund balance</u>
10% of remaining after-tax profit after deducting the amounts specified in Clauses 1, 2, 3 above	Not regulated

5. The remaining profit shall be distributed at the discretion of the credit institution or branch of a foreign bank in accordance with its charter, financial regulations, and internal rules.

Decree No. 135 comes into force as of 1 August 2025. The Bank shall distribute profit in compliance with Decree No. 135 on annual financial statements.

4.2 *Cash and cash equivalents*

Cash and cash equivalents comprise of cash, gold, balances with the SBV, treasury bills and other short-term valuable papers eligible for rediscount with the SBV; balances with other financial institutions and other CIs that are without a term and mature not exceeding three months from the transaction date and securities with recovery or maturity of three months or less from date of purchase.

4.3 *Balances with and credit granting to other financial institutions and credit institutions*

Balances with and credit granting to other financial institutions and credit institutions are presented at the principal amounts outstanding at the end of the reporting period.

The credit risk classification of balances with and credit granting to other financial institutions and credit institutions and provision for credit risks thereof are provided in accordance with Circular 31 and Decree 86. Accordingly, the Bank makes a provision for credit losses on balances (except for current accounts) with credit institutions, foreign bank branches and credit granting to other financial institutions and credit institutions according to the method as described in *Note 4.6*.

4.4 *Held-for-trading securities*

4.4.1 *Classification and recognition*

Held-for-trading securities include debt securities and equity securities acquired and held for resale. Held-for-trading securities are initially recognized at cost.

Held-for-trading securities shall be recorded when the investors acquire ownership, in particular:

- ▶ Listed securities are recorded at the time of order matching (T+0);
- ▶ Unlisted securities are recorded at the time in which the ownership is acquired as prescribed in regulations of law.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.4 *Held-for-trading securities* (continued)

4.4.2 *Measurement*

Held-for-trading securities are recognized at cost less risk provision and provision for diminution in value of securities.

Provision for diminution in value of securities is made as described in *Note 4.7.3*.

Provision for credit losses on corporate bonds (including bonds issued by other credit institutions) which have not been listed on the stock market or have not yet been registered for trading on the Upcom trading system is made in accordance with Circular 31 and Decree 86 as described in *Note 4.6*.

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

Gains or losses from the sales of held-for-trading securities are recognized in the consolidated statement of profit or loss.

4.4.3 *De-recognition*

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

4.5 *Loans to customers*

Loans to customers are presented at the principal amounts outstanding as at the end of the reporting period less any provision made for loans to customers.

Short-term loans have maturity of less than or equal to one year from disbursement date. Medium-term loans have maturity from over one year to five years from disbursement date. Long-term loans have maturity of more than five years from disbursement date.

The classification of credit risk for loans to customers and corresponding provision are made under Circular 31 and Decree 86 as described in *Note 4.6*.

4.6 *Debt classification and provision for credit losses*

The Bank applied quantitative method as regulated under Article 10 of Circular 31 on classification the following assets: balances with and credit granting to other CIs, other foreign bank branches; purchases and trusted purchase of corporate bonds (including bonds issued by other CIs) which have not yet been listed on stock exchanges or have not yet been registered for trading on the Upcom trading system (not including buying unlisted bonds by entrusted capital that the entrusting party bears the risk); loans to customers; entrustments for credit granting; buying, selling loans in accordance with regulations; buying, selling Government bonds on stock market; buying promissory notes, bills, certificates of deposit issued by other CIs and foreign bank branches, debts arising from the issuance of letters of credit, reimbursement of letters of credit, negotiation letters of credit, and purchase of documents without recourse presented under letters of credit, except for purchase of documents without recourse under letters of credit issued by the Bank (here refer as "debts").

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.6 Debt classification and provision for credit losses (continued)

In accordance with the requirements of Circular 31, general provision is made at 0.75% of total outstanding debt balances as at the end of the reporting period excluding loans classified into loss group debts, balances with credit institutions, foreign bank branches and balances with overseas credit institutions; loans; buying forwards valuable papers among other credit institutions, foreign bank branches in Vietnam; balances of buying certificates of deposit, bonds issued by other CIs and foreign bank branches; repurchase agreements of Government bonds.

Specific provision is made based on the outstanding principal balance less discounted value of collaterals multiplied by provision rates which are determined based on the debt classification as at the end of the reporting period. The basis to determine the value and discounted value for each type of collaterals is specified in Decree 86.

The debt classification and specific provision rates for each group are presented as follows:

Group		Description	Provision rate
1	Current	(a) Current debts that are assessed as fully and timely recoverable for both principals and interests; or (b) Debts which 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 which are overdue for a period from 10 days to 90 days; or (b) Debts with first-time adjusted repayment terms that are unmatured.	5%
3	Sub-standard	(a) Debts which are overdue for a period from 91 days to 180 days; or (b) Debts with first-time extend repayment terms that are unmatured; or (c) Debts which interests are exempted or reduced because customers do not have sufficient capability to repay all interests under agreements; or (d) Debts under one of the following cases which have not been recovered in less than 30 days from the date of the recovery decision: <ul style="list-style-type: none"> ▪ Debts violating Clauses 1, 3, 4, 5, 6 under Article 134 of Law on CIs; or ▪ Debts violating Clauses 1, 2, 3, 4 under Article 135 of Law on CIs; or ▪ Debts violating Clauses 1, 2, 5, 9 under Article 136 of Law on CIs. (e) Debts required to be recovered under inspection conclusions; or (f) Debts that need to be recovered under premature debt recovery decisions of the Bank due to borrowers' breach of agreements with the Bank but are not yet recovered in less than 30 days since the effective dates of recovery decisions; or (g) When the SBV requires under regulatory inspection conclusions and related credit information.	20%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.6 Debt classification and provision for credit losses (continued)

<i>Group</i>		<i>Description</i>	<i>Provision rate</i>
4	Doubtful	(a) Debts which are overdue for a period from 181 days to 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) Second-time reschedule debts which are unmatured; or (d) Debts which are specified in point (d) of Group 3 overdue for a period of from 30 days to 60 days from the effective dates of recovery decisions; or (e) Debts required to be recovered under 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 that need to be recovered under premature debt recovery decisions of the Bank due to borrowers' breach of agreements with the Bank, but are not yet recovered from 30 days to 60 days since the effective dates of recovery decisions; or (g) When the SBV requires under regulatory inspection conclusions and related credit information.	50%
5	Loss	(a) Debts which are overdue for a period of more than 360 days; or (b) Debts 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 which the repayment terms are restructured for the second time but still overdue under that second restructured repayment term; or (d) Debts which the repayment terms are restructured for the third time or more, regardless of being overdue or not; or (e) Debts which are specified in point (d) of Loan group 3 and overdue for a period of more than 60 days from the effective dates of recovery decisions; or (f) Debts 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 (g) Debts that need to be recovered under premature debt recovery decisions of the Bank due to borrowers' breach of agreements with the Bank, but are not yet recovered in more than 60 days since the effective dates of recovery decisions; or (h) Debts of CIs under special control as announced by the SBV, or debts of foreign bank branches of which capital and assets are blocked; or (i) When the SBV requires under regulatory inspection conclusions and related credit information.	100%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.6 *Debt classification and provision for credit losses* (continued)

Debts/loans may be classified into groups with lower level of risk in the following cases:

- ▶ For overdue debts, the Bank shall reclassify them into groups with lower level of risk (including group 1) when they fully meet the following conditions:
 - Borrowers have fully paid the overdue principal and interest (including interest on overdue principal), and those in the next repayment terms within at least 3 (three) months with respect to medium-term and long-term debts; one (1) month with respect to short-term debts, from the date of full payment of overdue principal and interest;
 - Proof of the borrower's debt repayment is available;
 - The Bank possess sufficient information and documents to evaluate borrowers' ability to fully pay the remaining principal and interest by the predetermined due dates.
- ▶ For debts with rescheduled repayment terms, the Bank shall reclassify them into groups with lower level of risk (including group 1) when they fully meet the following conditions:
 - Borrowers have fully paid the principal and interest varying according to the rescheduled repayment term in at least three (3) months with respect to medium-term and long-term debts; one (1) month with respect to short-term debts, from the start date of full repayment of such principal and interest;
 - Proof of the borrower's debt repayment is available;
 - The Bank possess sufficient information and documents to evaluate borrowers' ability to fully pay the remaining principal and interest by the rescheduled due dates.

Debts/loans may be classified into groups with higher level of risk in the following cases:

- ▶ The indicators such as profitability, solvency, debt-to-capital ratio, cash flow, debt repayment ability of borrowers decrease progressively after three (3) continual debt assessment and classification sessions;
- ▶ Borrowers fail to provide sufficient, timely and truthful information at the request of the Bank to assess borrowers' debt repayment ability;
- ▶ Debts/loans are classified into group 2, group 3, group 4 for one (1) year or more, but are not eligible for being reclassified into groups with lower level of risk;
- ▶ Loans are granted by the act of credit extension subject to administrative penalties prescribed by law.

When a customer has more than one debt with the Bank and one of the outstanding debts is classified into a higher risk group, the Bank is required to classify the entire remaining debts of such customer into the higher risk group.

When participating in a syndicated loan as a participant, the Bank classifies loans (including syndicated loans) of the customer into the higher risk group between the assessment of the leading bank and its own assessment.

If a customer is classified by the Bank into the risk group which is lower than the risk group provided by the National Credit Information Center of Vietnam ("CIC"), the Bank is required to adjust the risk group of such customer following the risk group provided by the CIC.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.6 *Debt classification and provision for credit losses* (continued)

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 No. 02/2023/TT-NHNN dated 23 April 2023 (amended by Circular No. 06/2024/TT-NHNN dated 18 June 2024) (“Circular 02”) issued by the State Bank of Vietnam, 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.

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

<i>Disbursement date</i>	<i>Repayment Schedule</i>	<i>Overdue status</i>	<i>Overdue during</i>	<i>Principle of loan classification retention</i>
Before 24 April 2023	From 24 April 2023 to 31 December 2024	Current or overdue for a period of 10 days	From 24 April 2023 to 31 December 2024	Retain the latest loan classification as before the restructuring date.

If the outstanding debts after rescheduling and retaining debt categories are overdue and not granted another debt rescheduling, the Bank shall classify the debt groups and make provision for credit risk under Circular 31 and Decree 86.

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

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

In which:

C: Additional specific provision;

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

B: Total specific provision to be made for the outstanding balance of loans applying loan classification under the policy of loan classification retention 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.

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 02:
 - + 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.

The Bank makes general provision for customers with debts that have been restructured on term basis and subject to loan classification retention according to Circular 02 by loan classification results that not applied loan classification retention.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.6 *Debt classification and provision for credit losses* (continued)

Debt classification and provisioning policies for loans from margin activities and advances to investors of Techcom Securities Joint Stock Company ("TCBS") - a subsidiary of the Bank

Provisioning for loans from margin activities and advances to investors ensures alignment with reports of TCBS and is calculated as the difference between the market value of securities used as respective collaterals for loans and the outstanding balance of such loans. Increase or decrease in balances of provision is recognized in the "Provision expenses for credit losses" item in the consolidated statement of profit or loss.

4.7 *Investment securities*

4.7.1 *Classification*

Investment securities include available-for-sale investment securities and held-to-maturity investment securities. The Bank initially recognizes investment securities at cost and classifies investment securities into proper categories at purchase date. According to Official Letter No. 2601/NHNN-TCKT dated 14 April 2009 by the SBV, for investment securities, the Bank is allowed to reclassify maximum of one time after initial recognition.

Held-to-maturity investment securities

Held-to-maturity investment securities are debt securities with fixed maturities and fixed or determinable payments, where the Bank has positive intention and ability to hold until maturity.

Available-for-sale investment securities

Available-for-sale investment securities are debt or equity securities which are held for an indefinite period and may be sold at any time.

4.7.2 *Recognition*

The Bank recognizes investment securities on the date that it acquires substantially all the risks and rewards of ownership of these securities.

4.7.3 *Measurement*

Equity securities

Available-for-sale equity securities are recorded at cost less provision for diminution in value of securities determined.

As for listed securities, the actual market price of securities is the price on a nearest closing day having transactions to the end of the reporting period. If the listed securities are not traded in 30 days before making provisions, provisions are made for each securities investment in accordance with regulations prescribed in *Note 4.9*.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.7 *Investment securities* (continued)

4.7.3 *Measurement* (continued)

As for unlisted securities of unregistered public companies and state-owned enterprises equitized through public offering (Upcom), the actual market price is the average price within the last 30 transaction days before the end of the reporting period announced by the Stock exchange. If the listed securities of a joint-stock company in Upcom are not traded in 30 days before the end of the reporting period, provisions are made for each securities investment in accordance with regulations prescribed in *Note 4.9*.

For other equity securities, provision for diminution is determined as prescribed in *Note 4.9*.

Debt securities

Debt securities are initially stated at cost, including transaction costs and other directly attributable costs. They are subsequently recognized at amortized cost (affected by premium/discount amortization) less provision for credit risk and diminution. Premium and discounts arising from purchases of debt securities are amortized to the consolidated statement of profit or loss on a straight-line basis from the acquisition date to the maturity date.

Post-acquisition interest income of available-for-sale debt securities and held-to-maturity debt securities is recognized in the consolidated statement of profit or loss on an accrual basis. The accrued interest before the Bank purchases debt securities will be deducted from the value of the accrued interest account when received.

Provision for diminution in value of securities is made when the carrying value is higher than the market value. Provision for diminution is recognized in the “*Net gain/(loss) from investment securities*” item of the consolidated statement of profit or loss.

For Government bonds, Government-guaranteed bonds and municipal bonds, the Bank does not make provision for these investments.

For corporate bonds that are listed, registered for transactions, the market price of bonds is the latest transaction price at the Stock Exchange within 10 days to the of reporting period. If there is no transaction within 10 days to the end of reporting period, no provision is calculated for these investments.

The Bank is required to make provision for credit risk for corporate bonds (including bonds issued by other CIs) which have not yet been listed on stock exchanges or have not yet been registered for trading on the Upcom trading system under Circular 31 and Decree 86 as described in *Note 4.6*.

Other unlisted debt securities (excluding unlisted corporate bonds mentioned above) are stated at cost less provision for diminution in value determined by market value of securities. If there is no market value or market value cannot be determined reliably, these securities will be recognized at their carrying amount.

Provision for investment securities will be reversed when a subsequent increase in the recoverable amount of the investment securities is due to an objective event occurring after the provision is recognized. Provision is reversed only up to the carrying amount of these securities before provision has been made.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.7 *Investment securities* (continued)

4.7.4 *De-recognition*

Investment securities are derecognized when the contractual rights to the cash flows from these securities expired or when the substantial risks and rewards of ownership of these securities have been transferred.

4.8 *Repurchase and reverse repurchase agreements*

Securities sold under agreements to repurchase at a specific date in the future are not derecognized from the consolidated financial statements. The corresponding cash received is recognized as a borrowing in the consolidated statement of financial position. The difference between the sale price and repurchase price is recognized in the consolidated statement of profit or loss based on the interest rate stipulated in the contract.

Conversely, securities purchased under agreements to resell at a specific date in the future are not recognized in the consolidated financial statements. The corresponding cash payment is recognized as a loan in the consolidated statement of financial position and the difference between the purchase price and resale price is recognized in the consolidated statement of profit or loss based on the interest rate stipulated in the contract.

4.9 *Long-term investments*

4.9.1 *Investments in associates*

Investments in associates are accounted for using the equity method. An associate is an entity over which the Bank has significant influence but is neither a subsidiary nor a joint venture of the Bank.

Under the equity method, the investment is initially recognized in the consolidated statement of financial position at cost, and subsequently adjusted for changes in the Bank's share of the investee's net assets after the acquisition.

The Bank's share of the profit/(loss) of the associate after acquisition is recognized in the consolidated statement of profit or loss. In addition, when changes are recognized directly in the associate's equity, the Bank recognizes its share of such changes in equity. The cumulative post-acquisition changes are adjusted against the carrying amount of the investment in the associate. Dividends received/profits distributed from the associate are deducted from the carrying amount of the investment.

The financial statements of the associate are prepared for the same reporting period as the Bank's consolidated financial statements and use accounting policies consistent with those of the Bank. Appropriate consolidation adjustments have been made where necessary to ensure consistency in accounting policies applied by the Bank.

4.9.2 *Other long-term investments*

Other long-term investments represent investments in other entities in which the Bank holds less than or equal to 11% of voting rights. These investments are initially recorded at cost at the investment date and recognized subsequently at cost less provision for diminution in the value of other long-term investments (if any).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.9 Long-term investments (continued)

4.9.3 Provision for impairment of other long-term investments

For listed securities or unlisted but registered for trading securities on unlisted public company market (Upcom), provision for diminution in value is made when the actual market price is the average price within the last 30 transaction days before the end of the reporting period announced by the Stock Exchange is lower than the carrying value of the securities at the end of the reporting period.

In other cases, provision for diminution in the value of other long-term investment is made when the investee suffers loss. Provision for impairment is determined as the total actual contributed capital of parties to the investee company less (-) the actual owner's equity multiplied (x) by the Bank's ownership percentage in the investee company. Provision is reversed when the recoverable amount of the investments increases after the provision is made. A provision is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no provision had been recognized.

4.10 Tangible fixed assets

4.10.1 Cost

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties and non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Expenditure incurred after the tangible fixed assets have been put into operation, such as repairs and maintenance and overhaul costs, is normally charged to the consolidated statement of profit or loss for the period in which the costs are incurred. Where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of an item of tangible fixed assets beyond its originally assessed standard of performance, the expenditure is capitalized as an additional cost of tangible fixed assets.

4.10.2 Depreciation

Depreciation of fixed assets is computed on a straight-line basis over the estimated useful lives of tangible fixed assets which are as follows:

▶ buildings and structures	8 - 50 years
▶ machines and equipment	3 - 10 years
▶ vehicles	6 - 10 years
▶ other fixed assets	3 - 10 years

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.11 Intangible fixed assets

4.11.1 Computer software

The cost of acquiring new software, which is not an integral part of the related hardware, is capitalized and treated as an intangible asset. Software costs are amortized on a straight-line basis for the period from 4 to 8 years.

4.11.2 Land use rights

Definite land use rights

Definite land use rights are stated at cost less accumulated amortization. The initial cost of a land use right comprises its purchase price in conjunction with securing the land use right and expenses for compensation for site clearance, ground leveling and registration fees. Amortization is computed on a straight-line basis over the time using land.

Indefinite land use rights

Indefinite land use rights are stated at cost and are not amortized. The initial cost of land use rights comprises its purchase price in conjunction with securing the land right and expenses for compensation for site clearance, ground leveling and registration fees.

4.11.3 Other intangible fixed assets

Other intangible fixed assets are stated at cost less accumulated amortization. Amortization is computed on a straight-line basis for the period from 4 to 8 years.

4.12 Operating lease payments

Payments made under operating leases are recognized in the consolidated statement of profit or loss on a straight-line basis over the term of the lease. Lease incentives received are recognized in the consolidated statement of profit or loss as an integral part of the total lease expense.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.13 Other receivables

Accounts receivable other than receivables from credit activities of the Bank are initially recognized at cost and subsequently presented at cost less provision.

Receivables are subject to review for impairment based on the number of overdue months from the original maturity date of receivables 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 who are missing, escaped, prosecuted, on trial or deceased. Provision expense incurred is recorded in "Operating expenses" item of the consolidated statement of profit or loss in the period.

For overdue receivables, the Bank uses provision rates based on the overdue months as below:

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

4.14 Business combination and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquirer's identifiable assets, liabilities and contingent liabilities. If the cost of the business combination exceeds the fair value of the acquiree's net assets, the difference shall be immediately recognized as operating expenses if the amount is small, or systematically amortized on a straight-line basis over the estimated useful life, not exceeding ten (10) years, if the amount is significant.

4.15 Other provision

A provision other than provisions described in *Notes 4.3, 4.4, 4.5, 4.7, 4.9 and 4.13* is recognised if, as a result of a past event, the Bank has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the specific risk exposure to the liability.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.16 Other payables

Other payables are stated at cost.

4.17 Technical reserves

The establishment of technical reserves Techcom Nonlife Insurance Joint Stock Company is carried out in accordance with the provisioning methods selected by the Company and approved by the Ministry of Finance. The methods for setting up provisions for non-life insurance and health insurance are as follows:

(i) Unearned premium reserves

The unearned premium reserve is established using the daily pro-rata method, based on the following formula:

$$\text{Unearned premium reserves} = \frac{\text{Premium x Remaining insurance days under insurance, reinsurance contracts}}{\text{Total number of insurance days under insurance, reinsurance contracts}}$$

(ii) Claims Reserve

The claims reserve includes reserve for claims outstanding but not yet resolved, and claims incurred but not reported (IBNR) losses at the end of the accounting period.

- Outstanding claim reserve is established based on the estimated claim payments for each claim for which the insurer is liable, which is either notified to the insurer or requested for payment but is still unresolved at the end of the accounting period after deducting recoveries from reinsurance cessions; and
- The reserve for incurred but not reported (IBNR) claims is established at a rate of 3% of premiums for each line of insurance business.

(iii) Catastrophe reserve

The catastrophe reserve for non-life insurance is made annually until it reaches 100% of the retained premium for the financial year and is established based on the retained premium. The catastrophe reserve is recorded as other liabilities.

On 28 December 2005, the Ministry of Finance issued Decision No. 100/2005/QD-BTC governing the publication of four new accounting standards, including Vietnamese Accounting Standard ("VAS") 19 - Insurance Contract. Accordingly, from January 2006, the provision of catastrophe reserve is no longer required since it represents "possible claims under contracts that do not exist at the reporting date". However, since the Ministry of Finance has not issued detailed guidance for the implementation of VAS 19 and according to current regulations, the Bank continues to make catastrophe reserve on the consolidated financial statements at the current rate of 1% of the total retained premium for each type of non-life insurance activities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.17 Technical reserves (continued)

(iv) *Equalization reserve*

Equalization reserve is established for health insurance operations, with an annual provisioning rate of 1% of the retained premium.

Technical reserves related to direct insurance and inward reinsurance activities are presented as Other Liabilities; while technical reserves related to outward reinsurance activities are presented as Other Assets in the consolidated statement of financial position.

Changes in technical reserves arising during the period from direct insurance and inward reinsurance activities are recognized in Fees and commission expenses, whereas changes in technical reserves related to outward reinsurance activities are recognized in Fees and commission income in the consolidated statement of profit or loss.

4.18 Share capital

4.18.1 Charter capital

Charter capital of the Bank is recorded when the rights and obligations of the shareholders and the Bank relating to charter capital are established. Charter capital is recognized at par value. Incremental costs directly attributable to the issuance of ordinary shares are recognized as a deduction from share premium.

4.18.2 Share premium

Share premium records the difference (increase or decrease) between the issue price and the par value of the shares (including reissued treasury shares), as well as costs directly attributable to issuance of ordinary shares or sale of treasury shares.

4.18.3 Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognized at cost and deducted from equity. No gain or loss is recognized in profit or loss upon purchase, sale, issue or cancellation of the Bank's own equity instruments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.18 Share capital (continued)

4.18.4 Reserves and funds

Reserves and funds of the Bank

The Bank is required to make the following reserves before distribution of profits in accordance with Law on CIs No. 32/2024/QH15, Decree No. 135/2025/ND-CP and Charter of the Bank as follows:

	<i>Percentage of profit after tax</i>	<i>Maximum balance</i>
Charter capital supplementary reserve	10% of profit after tax, after distributing returns to parties contributing capital under signed transactions and contracts, and after offsetting prior-year losses that are no longer eligible for deduction from taxable corporate income (CIT) before tax.	100% charter capital
Financial reserve	10% of profit after tax, after appropriating the charter capital supplementary reserve.	Not regulated

Financial reserve is used to cover financial losses incurred during the normal course of business. Financial reserve and charter capital supplementary reserve are non-distributable and classified as equity.

Other funds are appropriated from profit after tax. The allocation from profit after tax and utilization of the other equity funds are approved by the shareholders in the Annual General Meeting of Shareholders. These funds are not required by law and are fully distributable.

Reserves and funds of subsidiaries

Vietnam Technological and Commercial Joint Stock Bank - Asset Management Company Limited:

According to Circular No. 27/2002/TT-BTC dated 22 March 2002 issued by the Ministry of Finance, the appropriation to reserves is made in a similar way to the Bank.

Techcom Securities Joint Stock Company and Techcom Capital Management Joint Stock Company:

Other funds are made according to the Resolution of the Annual General Meeting at the annual meeting of the General Meeting of Shareholders.

Techcom Nonlife Insurance Joint Stock Company and Techcom Life Insurance Joint Stock Company:

The Company establishes a Statutory Reserve Fund in accordance with Decree No. 46/2023/ND-CP. The fund is appropriated at 5% of annual after-tax profit, with a maximum balance not exceeding 10% of the charter capital.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.19 Revenue and expenses recognition

4.19.1 Interest income

Interest income is recognized in the consolidated statement of profit or loss on the accrual basis with the debts classified in current loan group which is not required to make specific provision. Interest income of remaining debts (including restructured debts retained in current group under Circular 02) is recognized in the consolidated statement of profit or loss upon receipt.

4.19.2 Fees and commission income

Fees and commission income are recognized in the consolidated statement of profit or loss on an accrual basis.

4.19.3 Dividend income

Dividend receivables in cash are recognized in the consolidated statement of profit or loss when the Bank's right to receive dividends is established.

In accordance with Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance, dividends received in the form of shares, bonus shares and rights to purchase shares of the existing shareholders, shares distributed from retained earnings are not recognized as an increase in the value of the investment and income is not recognized in the consolidated statement of profit or loss. Instead, only changes in number of shares held by the Bank are updated and monitored.

4.19.4 Income and expenses from the sale and purchase of debts

Income and expenses from the sale and purchase of debts are recognized in accordance with Circular 18/2022/TT-NHNN ("Circular 18") providing guidance on the sale and purchase of debts of CIs and foreign bank branches.

According to Circular 18, the difference between the prices of debts purchased or sold and their book value are recorded as follows:

- ▶ For debts recorded in the consolidated on-balance sheet:
 - If the sale price is higher than the book value of the debt, the difference shall be recorded as income of the Bank in the period;
 - If the sale price is lower than the book value of the debt, the difference shall be used to offset against the indemnity paid by compensation (in case such damage is resulted from objective factors and is obliged to compensate in accordance with financial policy applicable to credit institutions, foreign bank branches), insurance (if any), use of outstanding provision recognized as expense; the remaining balance shall be recognized as other expense of the Bank in the period.
- ▶ For debts written-off and monitored off-balance sheet, the proceeds from sale of debts shall be recognized as other income of the Bank.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.19 Revenue and expenses recognition (continued)

4.19.4 Income and expenses from the sale and purchase of debts (continued)

The purchasing or selling price is the sum of consideration to be paid by a debt buyer to a debt seller under a debt purchase or sale contract.

Debts purchased are initially classified in the risk group which is not lower than the risk group of the debts before the purchase. Subsequently, debts purchased are monitored, classified and provided for credit losses similar to loans to customers in accordance with Circular 31 and Decree 86.

If the proceeds from selling a loan (except for written off debts) have not yet been fully collected, the Bank classifies that amount as an unsold loan in accordance with Circular 31 and Decree 86.

4.19.5 Interest expenses

Interest expenses are recognized in the consolidated statement of profit or loss on an accrual basis.

4.19.6 Income and expenses from insurance activities

Income and expenses from insurance activities are recorded in the consolidated statement of profit or loss under Fee and commission income and expenses.

Gross written premium

Gross written premium is recognized in the consolidated statement of profit or loss when:

- The insurance contract has been entered in to by the insurance company and the insured and the insured has paid the full insurance premium;
- There is evidence that the insurance contract has been entered into and the insured has fully paid insurance premium;
- When the insurance contract has been concluded and the insurance company has an agreement with the policyholder regarding the premium payment schedule, the insurance company recognizes premium for the amount payable by the policyholder as agreed in the insurance contract at the commencement of the insurance period; and
- The insurance contract has been entered into and there is an agreement with the insured for insurance premium being paid on instalment basis, the insurance company recognises the premiums revenue corresponding to the period or periods in which premiums revenue have been incurred and does not recognise premiums revenue that are not due to be paid by the insurance buyer as agreed in the insurance contract.

Claim expenses

Claim expenses are recognized when the claim documentation is completed and approved by the authorized person. In cases where the final compensation amount has not yet been determined but insurance company is certain that the loss is covered under the insurance policy and makes a partial payment to the customer at their request, the amount paid is also recognized as a claim expense. Claims that have not been approved as of the end of the accounting period are considered unsettled and are included in the statistics for setting up outstanding claim reserves.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.19 Revenue and expenses recognition (continued)

4.19.6 Income and expenses from insurance activities (continued)

Commission, agent support and other expenses relating to insurance activities

Commissions payable for each type of insurance product is calculated based on a specific percentage of original insurance premium revenue, as stipulated in agency contracts and in accordance with current regulatory rates. Only the portion of commission expenses allocated during the period, in line with the corresponding earned premium revenue, is recognized as insurance business expenses. The unallocated portion of commissions is recorded as a prepaid expense and will be allocated to insurance business expenses in subsequent periods.

For health insurance operations, agent incentive and support expenses must not exceed 100% of the insurance commission for health insurance contracts underwritten during the accounting period, in accordance with current regulations.

For non-life insurance, the total amount of bonuses, support, and other benefits provided to insurance agents must not exceed 50% of the total insurance commissions for all non-life insurance contracts underwritten during the accounting period.

Agent support expenses and other related expenses are expenses directly incurred to obtain insurance contracts.

Reinsurance ceded

Reinsurance ceded premiums, reinsurance commissions, and other income arising from reinsurance ceded activities are recognized in the same accounting period as the recognition of the corresponding gross written premium or assumed reinsurance premium. Expenses related to reinsurance ceded activities are recognized in accordance with current regulations, with full supporting invoices, documents, or other valid evidence.

Assumed Reinsurance

Assumed reinsurance premiums and other income arising from assumed reinsurance activities is recognized based on the confirmed reinsurance statement of account. Expenses related to assumed reinsurance activities are recognized in accordance with current regulations, with full supporting invoices, documents, or other valid evidence.

At the end of the financial reporting period, any reinsurance commission not yet recognized as an expense corresponding to unearned assumed reinsurance premium must be deferred to subsequent accounting periods, in accordance with the unearned premium reserve method.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.20 *Foreign currency transactions*

The Bank maintains its accounting system and records all transactions in original currencies. Monetary assets and liabilities denominated in foreign currencies are translated into VND using exchange rates ruling at the consolidated statement of financial position date. Non-monetary items arising in foreign currencies during the period are converted into VND at rates ruling on the transaction dates. Foreign exchange differences arising from the translation of monetary assets and liabilities into VND in the period are recognized and followed in the “*Exchange rate revaluation*” item under “*Shareholders’ equity*” in the consolidated statement of financial position and will be transferred to the consolidated statement of profit or loss at the end of the reporting period.

4.21 *Taxation*

Income tax on the profit or loss for the period comprises of current and deferred tax. Income tax is recognized in the consolidated statement of profit or loss.

Current income tax is the expected tax payable on the taxable income for the period, using tax rates enacted or substantially enacted at the end of reporting period, and any adjustment to tax payable in respect of previous periods.

Deferred income tax is provided using the statement of financial position method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred income tax provided is based on the expected manner of realization or settlement of the carrying amount of assets and liabilities using tax rates enacted or substantively enacted at the end of reporting period.

A deferred income tax asset is recognized only to the extent that it is probable that future taxable profits will be available against which the asset can be utilized. Deferred income tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

The Bank’s tax returns are subject to be examined by the tax authorities. Because the application of laws and regulations on taxation for different types of transactions can be interpreted in many different ways, the amounts presented on the consolidated financial statements may be subject to be changed according to final decision of the tax authorities.

4.22 *Fiduciary assets*

Assets held in a fiduciary capacity are not reported in the consolidated financial statements as they are not assets of the Bank.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.23 *Commitments and contingent liabilities*

At any time, the Bank has outstanding commitments to extend credit. These commitments take the form of approved loans or overdraft facilities. The Bank also provides financial guarantees and letters of credit to guarantee the performance of customers to third parties. Many of the commitments and contingent liabilities will be expired without being advanced in whole or in part. Therefore, the amounts do not represent firm commitments of future cash flows.

Off-balance sheet commitments include guarantees, payment acceptances and other commitments with specific implementing time.

The classification of off-balance sheet commitments is made only for the purpose of managing and monitoring the credit quality under the policy applied to debt classification as described in *Note 4.6*.

In accordance with Circular 31 and Decree 86, no provision is required for off-balance sheet commitments.

4.24 *Derivative financial instruments*

4.24.1 *Foreign exchange contracts*

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

The currency forward contracts are commitments to buy, sell an amount of a currency for another currency at the exchange rate at the transaction time where the payment is made at least three (3) working days from the transaction date. The currency forward contracts are recognized at nominal value at the transaction date and are revalued for the reporting purpose at the exchange rate at the end of the reporting period. Gains or losses realized or unrealized are amortized on a straight-line basis to the consolidated statement of profit or loss over the term of the contract.

The currency swap contracts are commitments, which include one commitment to buy and one commitment to sell an amount of a currency for another currency at the exchange rate at the transaction time and the payments of two commitments on different days. The discount or premium arising from difference between spot exchange rate at the effective date of the contract and the forward rate is recognized at the effective date of the contract as an asset if positive or a liability if negative in the consolidated statement of financial position. This difference will be amortized on a straight-line basis to the consolidated statement of profit or loss over the term of the contract.

4.24.2 *Interest rate swap contracts*

Commitment value in interest rate swap contracts is not recognized in the consolidated statement of financial position. Differences in interest rate swaps are recognized in the consolidated statement of profit or loss on the accrual basis.

4.24.3 *Commodity derivatives contracts*

The Bank involves in commodity derivatives contracts including commodity swaps and commodity options. The value of those contracts are not recognized in the consolidated statement of financial position but in the off-balance sheet instead. Income arising from the transactions is recognized in the consolidated statement of profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.25 Valuable papers issued

Valuable papers issued are stated at cost and accumulated amortised premiums or discounts. Cost of valuable papers issued includes the proceeds from the issuance less directly attributable costs.

4.26 Offsetting

Financial assets and financial liabilities are offset and the net amount reported in the consolidated 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.

4.27 Employee benefits

4.27.1 Post-employment benefits

Post-employment benefits are paid to retired employees of the Bank by the Social Insurance Agency which belongs to the Ministry of Labor, 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 employees' basic salary plus other allowances. The Bank has no further obligation.

4.27.2 Voluntary resignation

The Bank has the obligation, under Article 46 of the Vietnam Labor Code No. 45/2019/QH14 effective from 1 January 2021, to pay allowance arising from voluntary resignation of employees, equal to a half of monthly salary for each year of employment up to 31 December 2008 plus salary allowances (if any). The average monthly salary used in this calculation is the average monthly salary of the latest six-month period up to the resignation date. Accordingly, the working time at the Bank to calculate the severance payment is the total actual working time at the Bank minus the time employees participating in the unemployment insurance in accordance with the law on unemployment insurance and the working time for which severance allowances have been paid by the employer.

4.27.3 Unemployment allowance

According to Article 57 of Law of Employment No. 38/2013/QH13 effective from 1 January 2015 and Decree No. 28/2015/ND-CP dated 12 March 2015 of the Government on guidelines for the Law on Employment in term of unemployment insurance, 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.

4.28 Financial instruments

Solely for the purpose of providing disclosures about the significance of financial instruments to the consolidated financial position, consolidated results of operations and the nature and extent of risk arising from financial instruments in compliance with Circular No. 210/2009/TT-BTC dated 6 November 2009 of the Ministry of Finance, the Bank classifies its financial instruments as follows:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.28 *Financial instruments* (continued)

4.28.1 *Financial assets*

Financial assets recognized at fair value through statement of profit or loss

A financial asset at fair value through statement of profit or loss is a financial asset that meets either of the following conditions:

- ▶ It is considered by management as held-for-trading. A financial asset is considered as held-for-trading if:
 - it is acquired principally for the purpose of selling it in the near term; or
 - there is evidence of a recent pattern of short-term profit-taking; or
 - a derivative (except for a derivative that is financial guarantee contract or a designated and effective hedging instrument).
- ▶ Upon initial recognition, it is designated by the Bank as at fair value through statement of profit or loss.

Held-to-maturity investments

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

- ▶ financial assets that, upon initial recognition, were categorized as such recognized at fair value through statement of profit or loss; or
- ▶ financial assets already categorized as available-for-sale; or
- ▶ financial assets that meet the definitions of loans and receivables.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market, other than those:

- ▶ that the Bank intends to sell immediately or in the near term, which are classified as held-for-trading, and those that the Bank on initial recognition designates as at fair value through statement of profit or loss;
- ▶ that the Bank, upon initial recognition, designates as available-for-sale; or
- ▶ for which the Bank may not recover substantially all of its initial investment, other than because of credit deterioration, which are classified as available-for-sale.

Available-for-sale investments

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

- ▶ financial assets at fair value through profit or loss; or
- ▶ held-to-maturity investments; or
- ▶ loans and receivables.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.28 Financial instruments (continued)

4.28.2 Financial liabilities

Financial liabilities at fair value through profit or loss

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

- ▶ It is considered by management as held-for-trading. A financial liability is considered as held-for-trading if:
 - it is incurred principally for the purpose of repurchasing it in the near term; or
 - there is evidence of a recent pattern of short-term profit-taking; or
 - a derivative (except for a derivative that is financial guarantee contract or a designated and effective hedging instrument).
- ▶ Upon initial recognition, it is designated by the Bank as at fair value through profit or loss.

Financial liabilities carried at amortized cost

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

The above described classification of financial instruments is solely for presentation and disclosure purpose and is not intended to be a description of how the instruments are measured. Accounting policies for measurement of financial instruments are disclosed in other relevant notes.

4.29 Items which have no balance

Items or balances required by Decision No. 16/2007/QĐ-NHNN dated 18 April 2007 and Circular No. 49/2014/TT-NHNN dated 31 December 2014 issued by the SBV stipulating the financial reporting regime for CIs, and documents amending, supplementing, are not shown in these consolidated financial statements indicate nil balance.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

5. CASH AND GOLD

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Cash on hand in VND	3,258,189	2,859,368
Cash on hand in foreign currencies	787,500	525,402
	4,045,689	3,384,770

6. BALANCES WITH THE STATE BANK OF VIETNAM

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Balances with the SBV		
- In VND	64,270,955	45,582,218
- In foreign currencies	13,315,505	8,770,935
	77,586,460	54,353,153

Balances with the SBV include current accounts and compulsory deposits.

7. BALANCES WITH AND CREDIT GRANTING TO OTHER CREDIT INSTITUTIONS

7.1 Balances with other CIs

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Current accounts	7,681,090	11,734,594
- In VND	2,477,155	7,222,388
- In foreign currencies	5,203,935	4,512,206
Term deposits	71,023,256	63,152,491
- In VND	54,876,359	44,268,106
- In foreign currencies	16,146,897	18,884,385
	78,704,346	74,887,085

7.2 Credit granting to other CIs

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
In VND	14,475,893	9,884,539
	14,475,893	9,884,539

7.3 Provision for credit granting to other CIs

Provision for credit granting to other CIs was as follows:

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Specific provision	181,150	181,150
	181,150	181,150

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
 as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

7. BALANCES WITH AND CREDIT GRANTING TO OTHER CREDIT INSTITUTIONS
 (continued)

7.3 Provision for credit granting to other CIs (continued)

The movement of provision for credit granting to other CIs for the period was as follows:

	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
Opening balance	181,150	101,100
Specific provision made for the period (Note 33)	-	29,070
Reclassified from provision for other assets	-	50,170
Closing balance	181,150	180,340

7.4 Credit quality for balances with and credit granting to other CIs

Analysis of credit quality for balances (excluding current accounts) with and credit granting to other CIs as at the balance sheet date was as follows:

	<i>30 September 2025</i>		<i>31 December 2024</i>	
	<i>VND million</i>	<i>%</i>	<i>VND million</i>	<i>%</i>
Current	85,317,999	99.79	72,855,880	99.75
Loss	181,150	0.21	181,150	0.25
	85,499,149	100.00	73,037,030	100.00

8. HELD-FOR-TRADING SECURITIES

	<i>30 September 2025 VND million</i>	<i>31 December 2024 VND million</i>
Debt securities	3,070,877	8,984,049
- Government and municipal securities	529,772	104,940
- Debt securities issued by local CIs	2,541,105	8,879,109
Equity securities	36,552	16,846
- Equity securities issued by local CIs	12,662	7,264
- Equity securities issued by local economic entities	23,890	9,582
Provision for held-for-trading securities	(281)	(251)
Provision for diminution in value of held-for-trading securities	(281)	(251)
	3,107,148	9,000,644

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

8. HELD-FOR-TRADING SECURITIES (continued)

Movements in provision for held-for-trading securities were as follows:

	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
Opening balance	251	-
Provision made for the period (<i>Note 28</i>)	30	-
Closing balance	281	-

The listing status of held-for-trading securities was as follows:

	<i>30 September 2025 VND million</i>	<i>31 December 2024 VND million</i>
Debt securities	3,070,877	8,984,049
- Listed	529,772	104,940
- Unlisted	2,541,105	8,879,109
Equity securities	36,552	16,846
- Listed	36,552	16,846
	3,107,429	9,000,895

Analysis of quality of held-for-trading securities which are classified as credit risk bearing assets as follows:

	<i>30 September 2025 VND million</i>	<i>31 December 2024 VND million</i>
Current	2,541,105	8,879,109
	2,541,105	8,879,109

9. LOANS TO CUSTOMERS

	<i>30 September 2025 VND million</i>	<i>31 December 2024 VND million</i>
Loans to local economic entities and individuals	713,599,274	595,176,845
Discounted bills and valuable papers	11,265,747	10,523,985
Loans financed by entrusted funds	97	97
Payments on behalf of customers	129,604	108,263
Loans to foreign entities and individuals	2,215	4,528
Loans from margin activities and advances to investors	41,712,992	25,911,246
	766,709,929	631,724,964

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

9. LOANS TO CUSTOMERS (continued)

9.1 Loan portfolio by quality

	30 September 2025		31 December 2024	
	VND million	%	VND million	%
Current	711,538,827	98.14	594,272,007	98.10
Special mentioned	4,542,055	0.63	4,440,911	0.73
Substandard	1,372,690	0.19	1,365,655	0.22
Doubtful	2,460,359	0.34	2,465,618	0.41
Loss	5,083,006	0.70	3,269,527	0.54
	724,996,937	100.00	605,813,718	100.00
Loans from margin activities and advances to investors	41,712,992		25,911,246	
	766,709,929		631,724,964	

9.2 Loan portfolio by term

	30 September 2025		31 December 2024	
	VND million	%	VND million	%
Short term	282,632,199	38.98	211,786,108	34.95
Medium term	100,178,819	13.82	85,211,565	14.07
Long term	342,185,919	47.20	308,816,045	50.98
	724,996,937	100.00	605,813,718	100.00
Loans from margin activities and advances to investors	41,712,992		25,911,246	
	766,709,929		631,724,964	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
 as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

9. LOANS TO CUSTOMERS (continued)
9.3 Loan portfolio by industrial sectors

	30 September 2025		31 December 2024	
	VND million	%	VND million	%
Loans to economic entities	439,253,963	60.61	359,408,394	59.33
Agriculture, forestry and aquaculture	4,191,242	0.58	4,324,232	0.71
Mining	1,713,772	0.24	2,082,826	0.34
Manufacturing and processing	68,893,780	9.50	58,465,029	9.65
Production and distribution of electricity, gas, hot water, steam and air-conditioning	3,603,549	0.50	2,017,000	0.33
Water supply; waste and wastewater management and processing	208,142	0.03	52,607	0.01
Construction	20,070,584	2.77	17,442,917	2.88
Wholesale and retail trade; repair of motor vehicles, motorcycles	67,774,760	9.35	54,777,567	9.04
Transportation and warehousing	7,526,542	1.04	6,213,823	1.03
Hospitality services	354,385	0.05	1,068,294	0.18
Information and communications	530,136	0.07	608,205	0.10
Banking, finance and insurance	15,147,597	2.09	9,377,851	1.55
Real estates	237,838,600	32.81	187,100,081	30.88
Professional services, science and technology	6,881,781	0.95	10,837,601	1.79
Administrative activities and supporting services	905,180	0.12	879,171	0.15
Education and training	197,784	0.03	160,204	0.03
Health care and social work	420,078	0.06	761,399	0.13
Art and entertainment	2,943,054	0.41	3,162,625	0.52
Other services	52,997	0.01	76,962	0.01
Loans to individuals	285,742,974	39.39	246,405,324	40.67
	724,996,937	100.00	605,813,718	100.00
Loans from margin activities and advances to investors	41,712,992		25,911,246	
	766,709,929		631,724,964	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

10. PROVISION FOR LOANS TO CUSTOMERS

Provision for loans to customers was as follows:

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
General provision	5,399,355	4,518,890
Specific provision	5,220,705	3,564,151
Provision for loans from margin activities and advances to investors	11,866	7,652
	10,631,926	8,090,693

Movements in provision for loans to customers for the period from 1 January 2025 to 30 September 2025 were as follows:

	<i>General provision</i> <i>VND million</i>	<i>Specific provision</i> <i>VND million</i>	<i>Provision for loans from margin activities and advances to investors</i> <i>VND million</i>	<i>Total</i> <i>VND million</i>
As at 1 January 2025	4,518,890	3,564,151	7,652	8,090,693
Provision made for the period (Note 33)	880,465	2,768,961	4,214	3,653,640
Utilisation of provision in the period	-	(1,112,407)	-	(1,112,407)
As at 30 September 2025	5,399,355	5,220,705	11,866	10,631,926

Movements in provision for loans to customers for the period from 1 January 2024 to 30 September 2024 were as follows:

	<i>General provision</i> <i>VND million</i>	<i>Specific provision</i> <i>VND million</i>	<i>Provision for loans from margin activities and advances to investors</i> <i>VND million</i>	<i>Total</i> <i>VND million</i>
As at 1 January 2024	3,755,848	2,367,273	4,775	6,127,896
Provision made for the period (Note 33)	724,268	3,692,049	2,877	4,419,194
Utilisation of provision in the period	-	(2,180,883)	-	(2,180,883)
As at 30 September 2024	4,480,116	3,878,439	7,652	8,366,207

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
 as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

11. DEBTS PURCHASED

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Debts purchased in VND	43,008	144,380
Provision for debts purchased	(1,992)	(2,752)
	41,016	141,628

Breakdown of debts purchased was as follows:

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Principals of debts purchased	41,326	142,698
Interest of debts purchased	1,682	1,682
	43,008	144,380

Movements in provision for debts purchased were as follows:

	<i>For the period from</i> <i>1 January 2025 to</i> <i>30 September 2025</i> <i>VND million</i>	<i>For the period from</i> <i>1 January 2024 to</i> <i>30 September 2024</i> <i>VND million</i>
Opening balance	2,752	2,302
Provision (reversed)/made for the period (Note 33)	(760)	1,759
Closing balance	1,992	4,061

Analysis of credit quality for debts purchased as at the balance sheet date was as follows:

	<i>30 September 2025</i>		<i>31 December 2024</i>	
	<i>VND million</i>	<i>%</i>	<i>VND million</i>	<i>%</i>
Current	41,326	96.09	142,698	98.84
Loss	1,682	3.91	1,682	1.16
	43,008	100.00	144,380	100.00

12. INVESTMENT SECURITIES

Investment securities as at the balance sheet date included:

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Available-for-sale securities	139,654,417	142,202,792
Debt securities	137,947,900	141,070,873
Equity securities	1,706,517	1,131,919
Held-to-maturity securities	-	6,900,000
Debt securities	-	6,900,000
Provision for investment securities	(357,955)	(479,156)
Provision for available-for-sale securities	(357,955)	(438,656)
Provision for held-to-maturity securities	-	(40,500)
	139,296,462	148,623,636

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
 as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

12. INVESTMENT SECURITIES (continued)

12.1 Available-for-sale securities

	30 September 2025 VND million	31 December 2024 VND million
Debt securities	137,947,900	141,070,873
Government and municipal securities	44,565,895	45,901,706
<i>In which:</i>		
<i>Bonds guaranteed by the Government for settlement</i>	3,015,056	3,015,050
Treasury bills issued by the SBV	-	17,500,000
Debt securities issued by other local CIs	54,989,724	31,766,004
<i>In which:</i>		
<i>Bonds guaranteed by the Government for settlement</i>	2,839,827	2,376,622
Debt securities issued by local economic entities	38,259,377	45,903,163
<i>In which:</i>		
<i>Bonds guaranteed by the Government for settlement</i>	80,199	80,199
Foreign debt securities	132,904	-
Equity securities	1,706,517	1,131,919
Equity securities issued by local CIs	-	1,126,377
Equity securities issued by local economic entities	1,701,006	15
Fund certificates	5,511	5,511
Covered warrants	-	16
Total available-for-sale securities	139,654,417	142,202,792
Provision for available-for-sale securities	(357,955)	(438,656)
General provision for unlisted corporate bonds	(277,756)	(334,518)
Specific provision for unlisted corporate bonds	(80,199)	(80,199)
Provision for diminution in value of investment securities	-	(23,939)
	139,296,462	141,764,136

12.2 Held-to-maturity securities

	30 September 2025 VND million	31 December 2024 VND million
Debt securities	-	6,900,000
Debt securities issued by other local CIs	-	1,500,000
Debt securities issued by local economic entities	-	5,400,000
Provision for held-to-maturity securities	-	(40,500)
General provision for unlisted corporate bonds	-	(40,500)
	-	6,859,500

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

12. INVESTMENT SECURITIES (continued)

12.3 Provision for investment securities

	<i>30 September 2025</i>	<i>31 December 2024</i>
	<i>VND million</i>	<i>VND million</i>
Provision for credit risk of unlisted corporate bonds	357,955	455,217
Provision for diminution in value of investment securities	-	23,939
	357,955	479,156

Movements in provision for investment securities for the period from 1 January 2025 to 30 September 2025 were as follows:

	<i>General provision</i>	<i>Specific provision</i>	<i>Diminution provision</i>	<i>Total</i>
	<i>VND million</i>	<i>VND million</i>	<i>VND million</i>	<i>VND million</i>
As at 1 January 2025	375,018	80,199	23,939	479,156
Provision reversed for the period (<i>Note 29</i>)	(97,262)	-	(23,939)	(121,201)
As at 30 September 2025	277,756	80,199	-	357,955

Movements in provision for investment securities for the period from 1 January 2024 to 30 September 2024 were as follows:

	<i>General provision</i>	<i>Specific provision</i>	<i>Diminution provision</i>	<i>Total</i>
	<i>VND million</i>	<i>VND million</i>	<i>VND million</i>	<i>VND million</i>
As at 1 January 2024	301,059	16,040	45,204	362,303
Provision (reversed)/made for the period (<i>Note 29</i>)	(61,624)	64,159	(37,249)	(34,714)
As at 30 September 2024	239,435	80,199	7,955	327,589

12.4 Analysis of quality of investment securities which are classified as credit risk bearing assets

Analysis of credit quality of investment securities which are classified as credit risk bearing assets as at the balance sheet date was as follows:

	<i>30 September 2025</i>		<i>31 December 2024</i>	
	<i>VND million</i>	<i>%</i>	<i>VND million</i>	<i>%</i>
Current	89,184,036	99.91	80,891,825	99.90
Loss	80,199	0.09	80,199	0.10
	89,264,235	100.00	80,972,024	100.00

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

13. LONG-TERM INVESTMENTS

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Investments in associates	32,840	-
Other long-term investments – cost	3,058,955	3,103,672
Provision for long-term investments	(1,149)	(1,149)
	3,090,646	3,102,523

13.1 Investments in associates

	<i>30/09/2025</i>			<i>31/12/2024</i>		
	<i>Cost</i> <i>VND</i> <i>million</i>	<i>Present</i> <i>value</i> <i>VND</i> <i>million</i>	<i>Proportion</i> <i>owned by</i> <i>the Bank</i> <i>%</i>	<i>Cost</i> <i>VND</i> <i>million</i>	<i>Present</i> <i>value</i> <i>VND</i> <i>million</i>	<i>Proportion</i> <i>owned by</i> <i>the Bank</i> <i>%</i>
Mobifone Digital Payment Joint Stock Company	33,000	32,840	11.00	-	-	-

13.2 Provision for long-term investments

Movements in provision for long-term investments were as follows

	<i>For the period from</i> <i>1 January 2025 to</i> <i>30 September 2025</i> <i>VND million</i>	<i>For the period from</i> <i>1 January 2024 to</i> <i>30 September 2024</i> <i>VND million</i>
Opening balance	1,149	1,149
Closing balance	1,149	1,149

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

14. FIXED ASSETS

14.1 Tangible fixed assets

Movements in tangible fixed assets for the period from 1 January 2025 to 30 September 2025 were as follows:

VND million

	<i>Buildings and structures</i>	<i>Machines and equipment</i>	<i>Vehicles</i>	<i>Others</i>	<i>Total</i>
Cost					
As at 1 January 2025	5,291,991	3,467,973	306,169	14,482	9,080,615
Additions	-	33,002	-	-	33,002
Transfers from advances for fixed assets purchases and construction in progress	-	24,068	10,407	-	34,475
Disposals	(1,395)	(27,875)	-	(48)	(29,318)
Reclassification	(7,644)	8,218	-	-	574
Impact from purchasing subsidiary' shares	-	82	-	-	82
As at 30 September 2025	5,282,952	3,505,468	316,576	14,434	9,119,430
Accumulated depreciation					
As at 1 January 2025	331,943	2,034,356	133,073	4,544	2,503,916
Charges for the period	89,502	429,488	23,480	1,081	543,551
Disposals	(45)	(27,814)	-	(48)	(27,907)
Impact from purchasing subsidiary' shares	-	9	-	-	9
As at 30 September 2025	421,400	2,436,039	156,553	5,577	3,019,569
Net book value					
As at 1 January 2025	4,960,048	1,433,617	173,096	9,938	6,576,699
As at 30 September 2025	4,861,552	1,069,429	160,023	8,857	6,099,861

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

14. FIXED ASSETS (continued)

14.2 Intangible fixed assets

Movements in intangible fixed assets for the period from 1 January 2025 to 30 September 2025 were as follows:

VND million

	<i>Land use rights</i>	<i>Computer software</i>	<i>Others</i>	<i>Total</i>
Cost				
As at 1 January 2025	1,960,988	6,514,231	9,803	8,485,022
Additions	-	475,599	-	475,599
Transfers from advances for fixed assets purchases and construction in progress	-	440,043	-	440,043
Disposals	(908)	(24,235)	-	(25,143)
Reclassification	-	(574)	-	(574)
Impact from purchasing subsidiary' shares	-	2,069	1,213	3,282
As at 30 September 2025	1,960,080	7,407,133	11,016	9,378,229
Accumulated amortization				
As at 1 January 2025	86,273	2,505,359	3,204	2,594,836
Charges for the period	31,978	831,105	771	863,854
Disposals	(46)	(24,210)	-	(24,256)
Impact from purchasing subsidiary' shares	-	76	51	127
As at 30 September 2025	118,205	3,312,330	4,026	3,434,561
Net book value				
As at 1 January 2025	1,874,715	4,008,872	6,599	5,890,186
As at 30 September 2025	1,841,875	4,094,803	6,990	5,943,668

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

15. OTHER ASSETS

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Receivables	28,788,017	29,540,943
Internal receivables	123,726	58,426
External receivables	28,664,291	29,482,517
- <i>Tax receivables (Note 22)</i>	-	1,467
- <i>Deposits for office rental</i>	1,820,076	1,753,237
- <i>Optional deposits for office purchase</i>	9,570,484	9,570,484
- <i>Receivables related to interest subsidy programs</i>	20,006	33,937
- <i>Advances for contracts</i>	913,264	811,941
- <i>Deposits for commodity swaps and options</i>	155,981	150,600
- <i>Advances for fixed assets purchase</i>	1,652,224	1,245,016
- <i>Construction in progress</i>	175,466	145,612
- <i>Receivables from loans sold contract</i>	25,320	37,361
- <i>Credit risk bearing receivables relating to L/C</i>	1,244,479	7,874,929
- <i>Purchase of documents without recourse under LC issued by Techcombank</i>	11,768,920	7,070,103
- <i>Receivables from subsidiary's insurance activities</i>	78,998	-
- <i>Receivables from other securities trading activities</i>	210,162	21,973
- <i>Provision of fees and compensation for the reinsurance operations</i>	61,358	-
- <i>Other external receivables</i>	967,553	765,857
Accrued interest and fee receivables	10,532,599	8,125,964
Deferred income tax assets (Note 22.3)	77,775	79,856
Other assets	1,899,114	1,818,676
- Materials	45,857	14,431
- Prepaid expenses	1,799,625	1,771,348
- Goodwill	20,735	-
- Other assets	32,897	32,897
Provision for other on-balance sheet assets (i)	(15,089)	(64,874)
	41,282,416	39,500,565

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

15. OTHER ASSETS (continued)

(i) Provision for other on-balance sheet assets was as follows:

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Provision for receivables from loans sold contract	190	280
- <i>General provision</i>	190	280
Provision for other credit risk bearing assets	9,333	59,062
- <i>General provision</i>	9,333	59,062
Provision for other assets	5,566	5,532
	15,089	64,874

Movements in provision for other on-balance sheet assets during the period were as follows:

	<i>For the period from</i> <i>1 January 2025 to</i> <i>30 September 2025</i> <i>VND million</i>	<i>For the period from</i> <i>1 January 2024 to</i> <i>30 September 2024</i> <i>VND million</i>
Opening balance	64,874	692,866
Provision made/(reversed) for receivables from loans sold contract for the period (<i>Note 33</i>)	(90)	(273,977)
<i>General provision</i>	(90)	1,359
<i>Specific provision</i>	-	(275,336)
Provision reversed for other credit risk bearing assets for the period (<i>Note 33</i>)	(49,729)	(211,596)
<i>General provision</i>	(49,729)	(211,596)
Provision made for other assets for the period (<i>Note 32</i>)	34	1,767
Utilisation of provision in the period	-	(1,166)
Reclassification from provision made for other assets bearing credit risk into provision for loans to other CIs	-	(50,170)
Closing balance	15,089	157,724

Analysis of credit quality for balance of other assets bearing credit risk as at the balance sheet date was as follows:

	<i>30 September 2025</i>		<i>31 December 2024</i>	
	<i>VND million</i>	<i>%</i>	<i>VND million</i>	<i>%</i>
Current	1,269,799	100.00	7,912,290	100.00
	1,269,799	100.00	7,912,290	100.00

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

16. DUE TO THE GOVERNMENT AND THE SBV

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Deposits from the State Treasury		
- In VND	41,254	11,531
	41,254	11,531

17. DEPOSITS AND BORROWINGS FROM OTHER FINANCIAL INSTITUTIONS AND OTHER CREDIT INSTITUTIONS

17.1 Deposits from other financial institutions and other CIs

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Demand deposits	1,502,298	763,334
- In VND	1,501,282	762,352
- In foreign currencies	1,016	982
Term deposits	91,968,919	71,447,500
- In VND	76,192,000	55,901,650
- In foreign currencies	15,776,919	15,545,850
	93,471,217	72,210,834

17.2 Borrowings from other financial institutions and other CIs

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
In VND	20,657,604	11,616,770
In foreign currencies	32,515,058	48,411,484
	53,172,662	60,028,254

18. DEPOSITS FROM CUSTOMERS

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Current accounts	220,673,318	191,719,796
Current accounts in VND	206,250,145	175,633,596
Current accounts in foreign currencies	14,423,173	16,086,200
Term deposits	366,844,122	334,149,944
Term deposits in VND	362,594,782	330,163,971
Term deposits in foreign currencies	4,249,340	3,985,973
Margin deposits	7,569,501	7,522,610
Margin deposits in VND	7,264,225	7,402,361
Margin deposits in foreign currencies	305,276	120,249
	595,086,941	533,392,350

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

19. DERIVATIVES AND OTHER FINANCIAL LIABILITIES

	<i>30 September 2025</i>		<i>31 December 2024</i>	
	<i>Total contract nominal value</i>	<i>Total net carrying value of assets/(liabilities)</i>	<i>Total contract nominal value</i>	<i>Total net carrying value of assets/(liabilities)</i>
Foreign exchange forward contracts	81,502,695	69,417	146,149,641	211,727
Foreign exchange swap contracts	142,368,494	271,610	131,339,006	184,790
Cross-currency swap contracts	80,521,833	(2,053,180)	78,201,504	(1,327,748)
	304,393,022	(1,712,153)	355,690,151	(931,231)

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

Total net carrying value is translated at the foreign exchange rates as at the balance sheet date.

20. VALUABLE PAPERS ISSUED

Valuable papers issued categorized by terms were as follows:

	<i>30 September 2025 VND million</i>	<i>31 December 2024 VND million</i>
Under 12 months	30,900,006	22,000,006
Certificates of deposits	30,900,006	22,000,006
From 12 months to 5 years	150,842,515	118,422,315
Certificates of deposits	96,613,540	75,780,290
Bonds	54,228,975	42,642,025
	181,742,521	140,422,321

Valuable papers issued categorized by types were as follows:

	<i>30 September 2025 VND million</i>	<i>31 December 2024 VND million</i>
Certificates of deposits issued for individual customers	85,268,371	68,935,183
Certificates of deposits issued for economic entities	42,245,175	28,845,113
Bonds	54,228,975	42,642,025
	181,742,521	140,422,321

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

21. OTHER LIABILITIES

	<i>30 September 2025</i> VND million	<i>31 December 2024</i> VND million
Accrued interest and fee payables	8,187,281	7,281,567
Other liabilities	16,725,836	16,580,840
Internal payables	2,954,965	3,162,632
- <i>Payables to employees</i>	2,732,138	3,126,827
- <i>Other internal payables</i>	222,827	35,805
External payables	13,770,871	13,418,208
- <i>Remittance payables</i>	1,709,518	829,535
- <i>Tax payables (Note 22)</i>	3,032,387	5,663,680
- <i>Deferred income</i>	1,276,964	683,612
- <i>Bonus and welfare funds</i>	12,146	11,474
- <i>Deferred proceeds from sale of collaterals</i>	28,484	61,216
- <i>Accrued operating expenses</i>	1,943,181	2,380,941
- <i>Settlement on behalf of other CIs</i>	1,303,686	419,292
- <i>Payables relating to insurance activities</i>	71,956	-
- <i>Provision for insurance operations of subsidiaries</i>	232,539	-
- <i>Other borrowings</i>	2,364,652	2,658,840
- <i>Other payables</i>	1,795,358	709,618
	24,913,117	23,862,407

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

22. OBLIGATIONS TO THE STATE BUDGET

VND million

	<i>Opening balance of tax receivables</i>	<i>Opening balance of tax payables</i>	<i>Incurred during the period</i>			<i>Closing balance of tax receivables</i>	<i>Closing balance of tax payables</i>
			<i>Impact from purchasing subsidiary's shares</i>	<i>Payables</i>	<i>Paid</i>		
Value added tax	(1,467)	62,929	2,708	553,417	(534,202)	-	83,385
Corporate income tax	-	5,420,051	-	4,408,102	(7,156,526)	-	2,671,627
Other taxes	-	180,700	1,586	2,196,278	(2,101,189)	-	277,375
	(1,467)	5,663,680	4,294	7,157,797	(9,791,917)	-	3,032,387

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

22. OBLIGATIONS TO THE STATE BUDGET (continued)

22.1 Current corporate income tax

Current corporate income tax payables are determined based on taxable income of the current period. Taxable income may be different from the amount reported in the consolidated statement of profit or loss since taxable income includes adjustments that the Bank temporarily calculated at the end of each quarter. These adjustments include income which is eligible for tax or expenses which are subtracted in prior periods due to the differences between the Bank's accounting policies and the current tax policies, and also includes tax-exempted income and non-deductible expenses. The current corporate income tax payable of the Bank is calculated based on the statutory tax rates applicable at the end of the reporting period.

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

Current corporate income tax was estimated as follows:

	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
Profit before tax	23,384,832	22,842,336
- Adjustment for non-taxable dividend income	(37,975)	(64,494)
- Adjustment to decrease taxable income	(1,474,966)	(171,138)
- Adjustment for consolidation purpose	(23,777)	(64,330)
- Non-deductible expenses	5,655	58
Taxable corporate income	21,853,769	22,542,432
- Corporate income tax expense calculated on taxable income of current period	4,370,754	4,508,486
- Adjustment for over/(under) provision of corporate income tax expense in prior period	37,351	(3,151)
Current corporate income tax expense for the period	4,408,105	4,505,335
Opening corporate income tax payable	5,420,051	3,721,661
- Corporate income tax paid for the period	(7,156,526)	(4,031,295)
- Adjustment for corporate income tax payables in prior period	(3)	-
Closing corporate income tax payable	2,671,627	4,195,701

22.2 Applicable tax rate

The Bank's income tax rate for the period is 20% (2024: 20%).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

22. OBLIGATIONS TO THE STATE BUDGET (continued)

22.3 Deferred corporate income tax

Movements in deferred corporate income tax during the period are as follow:

	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
Deferred corporate income tax assets		
Opening balance	79,856	70,409
Deferred corporate income tax (expenses)/income arising from deductible temporary tax differences	(2,081)	2,992
Closing balance (Note 15)	77,775	73,401

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

23. CAPITAL AND RESERVES

23.1 Statement of changes in equity

For the period from 1 January 2025 to 30 September 2025:

VND million

	Reserves									Total
	Charter capital	Share premium	Charter capital supplementary reserve	Financial reserve	Other reserves	Total reserves	Retained earnings	Non-controlling interests	Other capital	
As at 1 January 2025	70,648,517	(59)	13,098,701	11,688,130	474	24,787,305	42,219,306	2,520,466	7,764,086	147,939,621
Capital increased for the period of a subsidiary	-	-	-	-	-	-	-	12,366,840	-	12,366,840
Net profit for the period	-	-	-	-	-	-	18,614,668	359,978	-	18,974,646
Use of reserves for the period	-	-	-	(756)	-	(756)	-	-	-	(756)
Impact from purchasing subsidiary's shares (*)	-	-	-	-	-	-	-	150,242	-	150,242
As at 30 September 2025	70,648,517	(59)	13,098,701	11,687,374	474	24,786,549	60,833,974	15,397,526	7,764,086	179,430,593

(*) The purchase for additional shares of Techcom Nonlife Insurance Joint Stock Company was completed by 2 June 2025 making the Bank's ownership increased from 11.00% to 68.00%.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

23. CAPITAL AND RESERVES (continued)

23.2 Share capital

Breakdown of share capital at the balance sheet date:

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Charter capital	70,648,517	70,648,517
Share premium	(59)	(59)
	70,648,458	70,648,458

Number of shares at the balance sheet date:

	<i>30 September 2025</i>	<i>31 December 2024</i>
Registered share capital	7,064,851,739	7,064,851,739
Issued share capital	7,064,851,739	7,064,851,739
Ordinary shares	7,064,851,739	7,064,851,739

24. INTEREST AND SIMILAR INCOME

	<i>For the period from</i> <i>1 January 2025 to</i> <i>30 September 2025</i> <i>VND million</i>	<i>For the period from</i> <i>1 January 2024 to</i> <i>30 September 2024</i> <i>VND million</i>
Interest income from deposits	2,775,218	2,020,869
Interest income from loans	38,622,574	36,278,774
Interest income from debt investment securities	5,128,559	5,071,864
Income from guarantee services	903,891	628,437
Interest income from debt factoring activities	2,944	12,369
Other income from credit activities	1,420,020	1,012,188
	48,853,206	45,024,501

25. INTEREST AND SIMILAR EXPENSES

	<i>For the period from</i> <i>1 January 2025 to</i> <i>30 September 2025</i> <i>VND million</i>	<i>For the period from</i> <i>1 January 2024 to</i> <i>30 September 2024</i> <i>VND million</i>
Interest expenses for deposits	13,142,382	9,934,207
Interest expenses for borrowings	2,392,787	4,652,500
Interest expenses for valuable papers issued	5,692,661	3,293,050
Other expenses for credit activities	258,264	238,598
	21,486,094	18,118,355

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

26. NET FEES AND COMMISSION INCOME

	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
Fees and commission income from	8,907,203	8,699,537
Settlement and cash services	4,871,448	6,355,694
Cashier services	158	145
Trustee and agency services	620,480	449,455
Consulting services	271,980	149,046
Bancassurance services	800,561	594,068
Securities issuance guarantee services	655,324	523,399
Brokerage services	594,742	406,333
Fund management services	168,106	69,227
Insurance services	90,202	-
Other services	834,202	152,170
Fees and commission expenses for	(2,706,143)	(2,120,131)
Settlement and cash services	(2,260,893)	(1,846,157)
Cashier services	(54,075)	(45,197)
Brokerage services	(274,868)	(198,672)
Consulting services	(200)	(890)
Insurance services	(57,068)	-
Other services	(59,039)	(29,215)
	6,201,060	6,579,406

27. NET GAIN FROM TRADING FOREIGN CURRENCIES

	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
Gain from trading of foreign currencies	2,914,075	4,706,748
Gain from spot foreign exchange trading	2,011,448	1,532,964
Gain from currency derivatives	902,627	3,173,784
Loss for trading of foreign currencies	(1,484,692)	(3,689,922)
Loss for spot foreign exchange trading	(152)	(950,517)
Loss for currency derivatives	(1,484,540)	(2,739,405)
	1,429,383	1,016,826

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

28. NET GAIN/(LOSS) FROM HELD-FOR-TRADING SECURITIES

	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
Gain from trading of held-for-trading securities	250,765	231,831
Loss for trading of held-for-trading securities	(190,138)	(152,531)
Provision made for diminution in value of held-for-trading securities (<i>Note 8</i>)	(30)	-
	60,597	79,300

29. NET GAIN FROM INVESTMENT SECURITIES

	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
Income from trading of investment securities	2,787,732	2,683,335
Expenses for trading of investment securities	(799,255)	(608,843)
Provision reversed for general provision of unlisted corporate bonds (<i>Note 12.3</i>)	97,262	61,624
Provision made for specific provision of unlisted corporate bonds (<i>Note 12.3</i>)	-	(64,159)
Provision reversed for diminution in value of investment securities (<i>Note 12.3</i>)	23,939	37,249
	2,109,678	2,109,206

30. NET GAIN FROM OTHER OPERATING ACTIVITIES

	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
Other operating income	5,175,927	5,440,789
Income from other derivatives	3,880,251	3,928,806
Recovery of loans previously written-off	1,100,623	829,127
Other income (*)	195,053	682,856
Other operating expenses	(3,785,303)	(4,760,369)
Expenses for other derivatives	(3,565,398)	(4,221,081)
Other expenses (*)	(219,905)	(539,288)
	1,390,624	680,420

(*) Includes income, compensation expenses due to premature settlement of derivative contracts

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

31. INCOME FROM INVESTMENTS IN OTHER ENTITIES

	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
Dividend income received from investments in other entities		
- From equity investment securities	29,110	58,014
- From other long-term investments	8,948	6,480
- Share of loss in associates under equity method	(160)	-
	37,898	64,494

32. OPERATING EXPENSES

	<i>Notes</i>	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
Salaries and related expenses	35	5,136,884	5,080,520
Publication, marketing and promotion		1,213,830	1,028,392
Office and asset rental		332,919	311,967
Depreciation and amortization of fixed assets		1,407,405	1,157,816
Maintenance and repair of assets expenses		315,123	298,457
Information technology expenses (*)		1,053,311	845,633
Tax, duties and fees		226,978	161,560
Tools and equipment expenses		61,528	111,651
Telecommunication expenses		47,282	43,018
Utilities expenses		95,891	97,750
Customers' deposits insurance expenses		483,351	386,314
Per diem expenses		58,083	39,431
Provision made for other on-balance sheet assets	15	34	1,767
Other operating expenses		1,175,840	1,064,736
		11,608,459	10,629,012

(*) Information technology expenses exclude IT maintenance expenses and IT depreciation and amortization expenses.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

33. PROVISION EXPENSES FOR CREDIT LOSSES

	<i>Notes</i>	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
Specific provision made for credit granting to other CIs	7.3	-	29,070
General provision made for loans to customers	10	880,465	724,268
Specific provision made for loans to customers	10	2,768,961	3,692,049
Provision made for loans from margin activities and advances to investors	10	4,214	2,877
Provision (reversed)/made for debts purchased	11	(760)	1,759
Provision reversed for receivables from loans sold contract	15	(90)	(273,977)
Provision reversed for other credit risk bearing assets	15	(49,729)	(211,596)
		3,603,061	3,964,450

34. CASH AND CASH EQUIVALENTS

	<i>30 September 2025 VND million</i>	<i>31 December 2024 VND million</i>
Cash and gold	4,045,689	3,384,770
Balances with the SBV	77,586,460	54,353,153
Securities with maturity period not exceeding 3 months from the acquisition date	3,038,544	17,591,513
Balances with other CIs with original terms of 3 months or less	75,252,987	72,154,979
	159,923,680	147,484,415

35. EMPLOYEE BENEFITS

	<i>For the period from 1 January 2025 to 30 September 2025 VND million</i>	<i>For the period from 1 January 2024 to 30 September 2024 VND million</i>
Total employees as at 30 September (person)	12,527	11,532
I. Average number of employees for the period (person)	12,188	11,573
II. Employees' remuneration		
1. Basic salaries	4,100,642	4,370,079
2. Allowances and other income	1,036,242	710,441
3. Total (1+2)	5,136,884	5,080,520
4. Average salary/month	37	42
5. Average remuneration/month	47	49

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

36. INTEREST AND RECEIVABLE FEES NOT YET COLLECTED

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Interest from loans to customers not yet collected	2,795,002	2,397,101
Interest from securities not yet collected	282,411	282,411
Receivable fees not yet collected	469,298	198,454
	3,546,711	2,877,966

37. WRITTEN-OFF DEBTS

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Principals of written-off debts under monitoring	17,022,275	16,645,014
Interests of written-off debts under monitoring	45,207,335	41,587,034
Other written-off debts	1,399	2,299
	62,231,009	58,234,347

38. ASSETS AND OTHER DOCUMENTS

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Precious metals, gemstones under custody services	68	42
Other assets kept under custody services	91,663,504	103,259,349
Other valuable documents under safekeeping	73,522,373	62,992,374
	165,185,945	166,251,765

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

39. SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

39. SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions and balances with related parties of the Bank as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025 were as follows:

Bond transactions

<i>Related party</i>	<i>Relationship</i>	<i>VND million</i>			
		<i>For the period from 1 January 2025 to 30 September 2025</i>			
		<i>Opening balance</i>	<i>Increase</i>	<i>(Decrease)</i>	<i>Closing balance</i>
<i>Masan Group Corporation Joint Stock Company</i>	(i)				
Face value		60,000	927,000	(929,100)	57,900
Interest receivables		60	7,923	(7,905)	78
<i>Nui Phao Mining Company Limited</i>	(iii), (v)				
Face value		170,921	3,362,992	(2,801,594)	732,319
Interest receivables		619	62,171	(51,897)	10,893
<i>Masan High-Tech Materials Joint Stock Company</i>	(iii)				
Face value		500,000	168,400	(660,200)	8,200
Interest receivables		1,693	3,575	(5,076)	192

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

39. **SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES** (continued)

Loans to customers

<i>Related party</i>	<i>Relationship</i>	<i>VND million</i>			
		<i>For the period from 1 January 2025 to 30 September 2025</i>			
		<i>Opening balance</i>	<i>Increase</i>	<i>(Decrease)</i>	<i>Closing balance</i>
<i>Eurowindow Joint Stock Company</i>	(ii), (iii)				
Loans to customers		549,942	480,718	(460,290)	570,370
Interest receivables		148	40,218	(40,218)	148
<i>Nui Phao Mining Company Limited</i>	(iii), (v)				
Loans to customers		1,514,642	1,017,564	(1,139,430)	1,392,776
Interest receivables		2,082	86,123	(86,700)	1,505
<i>Masan Tungsten Limited Liability Company</i>	(iii)				
Loans to customers		151,510	78,750	(210,717)	19,543
Interest receivables		178	3,929	(4,092)	15
<i>WinEco Agricultural Investment Development and Production Limited Liability Company</i>	(iii)				
Loans to customers		52,974	174,442	(171,245)	56,171
Interest receivables		61	2,657	(2,663)	55
<i>One Mount Distribution Joint Stock Company</i>	(ii)				
Loans to customers		907,364	1,633,007	(1,683,369)	857,002
Interest receivables		821	50,011	(50,116)	716

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

39. **SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES** (continued)

Term deposits from customers

<i>Related party</i>	<i>Relationship</i>	<i>VND million</i>			
		<i>For the period from 1 January 2025 to 30 September 2025</i>			
		<i>Opening balance</i>	<i>Increase</i>	<i>(Decrease)</i>	<i>Closing balance</i>
<i>Eurowindow Holding Joint Stock Company</i>					
Term deposits from customers	(ii), (iii)	-	347,000	(347,000)	-
Interest payables		-	332	(332)	-
<i>TC Advisors Corporation</i>					
Term deposits from customers	(iii)	63,000	166,000	(175,000)	54,000
Interest payables		34	1,196	(1,012)	218
<i>Masterise Homes Real Estate Development Company Limited</i>					
Term deposits from customers	(ii), (iii)	358,110	403,502	(357,815)	403,797
Interest payables		3,073	10,600	(9,931)	3,742
<i>Millennia Education Joint Stock Company</i>					
Term deposits from customers	(iii)	-	1,000	(1,000)	-
Interest payables		-	2	(2)	-
<i>ISADO Business Cooperation and Development Company Limited</i>					
Term deposits from customers	(iii)	2,500	500	(1,000)	2,000
Interest payables		1	42	(43)	-
<i>Masan Group Corporation Joint Stock Company</i>					
Term deposits from customers	(i)	420,000	4,185,000	(4,505,000)	100,000
Interest payables		690	16,852	(17,516)	26
<i>Mobifone Digital Payment Joint Stock Company</i>					
Term deposits from customers	(iv)	-	295,000	(15,000)	280,000
Interest payables		-	2,732	(423)	2,309

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

39. SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES (continued)

Term deposits from customers (continued)

<i>Related party</i>	<i>Relationship</i>	<i>For the period from 1 January 2025 to 30 September 2025</i>			<i>VND million</i>
		<i>Opening balance</i>	<i>Increase</i>	<i>(Decrease)</i>	<i>Closing balance</i>
<i>A group of companies related to</i>					
<i>Masan Group Corporation Joint Stock Company</i>					
Term deposits from customers	(v)	2,166,950	16,710,600	(15,339,150)	3,538,400
Interest payables		7,335	74,175	(68,055)	13,455
<i>Members of the Board of Directors, Board of Supervision, the Executive Team and other related individuals</i>					
Term deposits from customers	(vi)	1,185,167	723,205	(657,065)	1,251,307
Interest payables		11,853	24,912	(28,846)	7,919

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
 as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

39. SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES (continued)
Derivatives contract nominal value

VND million

<i>Related party</i>	<i>Relation -ship</i>	<i>30 September 2025</i>	<i>31 December 2024</i>
Cross currency swap contracts			
Masan Group Corporation Joint Stock Company	(i)	10,011,169	11,264,548
Masan Consumer Joint Stock Company	(ii)	1,269,900	1,015,300

Guarantees, letters of credit

VND million

<i>Related party</i>	<i>Relation -ship</i>	<i>30 September 2025</i>	<i>31 December 2024</i>
Eurowindow Joint Stock Company	(ii), (iii)	121,345	127,693
Nui Phao Mining Company Limited	(iii), (v)	74,452	93,334
One Mount Distribution Joint Stock Company	(ii)	57,000	34,668
Masterise Group Corporation Joint Stock Company	(ii), (iii)	78,766	-
WinEco Agricultural Investment Development and Production Limited Liability Company	(iii)	-	6,856
One Mount Consumer Joint Stock Company	(ii)	27,000	106,000
Masterise Homes Real Estate Development Company Limited	(ii), (iii)	-	91.841

Demand deposits from customers

VND million

<i>Related party</i>	<i>Relation -ship</i>	<i>30 September 2025</i>	<i>31 December 2024</i>
Eurowindow Joint Stock Company	(ii), (iii)	2,932	1,007
One Mount Group Joint Stock Company	(ii)	32,633	2,049
One Mount Distribution Joint Stock Company	(ii)	27,164	126,530
One Mount Consumer Joint Stock Company	(ii)	6,005	4,187
One Mount Logistics Joint Stock Company	(ii)	4,372	129
Online Mobile Services Joint Stock Company	(ii)	59,666	189,267
Viet Thanh - Sai Dong Company Limited	(iii)	3,374	1,842
TC Advisors Corporation	(iii)	4,471	46,401
ISADO Business Cooperation and Development Company Limited	(iii)	1,818	806
Eurowindow Holding Joint Stock Company	(ii), (iii)	33	220,021
Phong Phu - Lam Dong Joint Stock Company	(ii)	12,496	4,638
Masterise Group Corporation Joint Stock Company	(ii), (iii)	257,512	23,714
Quang San Investment Company Limited	(iii)	201	325
Sunflower Construction Company Limited	(ii)	394	340

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

39. SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES (continued)

Demand deposits from customers (continued)

<i>Related party</i>	<i>Relationship</i>	<i>VND million</i>	
		<i>30 September 2025</i>	<i>31 December 2024</i>
An Binh General Trading and Service Joint Stock Company	(ii)	25	240
Vinh Shopping Mall Investment Joint Stock Company (Vicentra)	(ii)	25	20
Masan Group Corporation Joint Stock Company	(i)	35,922	693,029
1Matrix Joint Stock Company	(iii)	7,156	-
Masterise Homes Real Estate Development Company Limited	(ii), (iii)	131,375	36,470
Millennia Education Joint Stock Company	(iii)	671	1,907
P&N Trading and Investment Consultancy Corporation	(iii)	13,618	111
One Seal Joint Stock Company	(iii)	2,245	2,265
Mobifone Digital Payment Joint Stock Company	(iv)	16,637	-
A group of companies related to Masan Group Corporation Joint Stock Company	(v)	115,107	2,136,336
Members of the Board of Directors, Board of Supervision, the Executive Team and other related individuals	(vi)	71,236	358,560

Fee and commission income

<i>Related party</i>	<i>Relationship</i>	<i>VND million</i>	
		<i>For the period from 1 January 2025 to 30 September 2025</i>	<i>For the period from 1 January 2024 to 30 September 2024</i>
Masan Group Corporation Joint Stock Company	(i)	8,613	8,788
Nui Phao Mining Company Limited	(iii), (v)	44,580	145,953
Masan High-Tech Materials Joint Stock Company	(iii)	13,873	2,931

Net gain/(loss) from trading foreign currencies

<i>Related party</i>	<i>Relationship</i>	<i>VND million</i>	
		<i>For the period from 1 January 2025 to 30 September 2025</i>	<i>For the period from 1 January 2024 to 30 September 2024</i>
Masan Group Corporation Joint Stock Company	(i)	(459,833)	(217,962)
Masan Consumer Joint Stock Company	(ii)	(28,636)	-
Nui Phao Mining Company Limited	(iii), (v)	(8)	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

39. SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES (continued)

Income from other derivatives

<i>Related party</i>	<i>Relationship</i>	<i>VND million</i>	
		<i>For the period from 1 January 2025 to 30 September 2025</i>	<i>For the period from 1 January 2024 to 30 September 2024</i>
Masan Corporation Joint Stock Company	(ii)	-	48,727
Masan Group Corporation Joint Stock Company	(i)	359,759	520,637
One Mount Distribution Joint Stock Company	(ii)	-	2,559
Masan Consumer Joint Stock Company	(ii)	66,105	-

Expenses for other derivatives

<i>Related party</i>	<i>Relationship</i>	<i>VND million</i>	
		<i>For the period from 1 January 2025 to 30 September 2025</i>	<i>For the period from 1 January 2024 to 30 September 2024</i>
Masan Corporation Joint Stock Company	(ii)	-	(49,791)
Masan Group Corporation Joint Stock Company	(i)	(314,674)	(512,835)
One Mount Distribution Joint Stock Company	(ii)	-	(24,839)
Masan Consumer Joint Stock Company	(ii)	(59,896)	-

- (i) Shareholder has its representative in the Board of Directors, or Board of Members, or Management or Board of Supervision being the representative in the Board of Directors, or the Executive Team or Board of Supervision of the Bank.
- (ii) Related party has its representative in the Board of Directors, or Board of Members, or Management or Board of Supervision being the representative in the Board of Directors, or the Executive Team or Board of Supervision of the Bank.
- (iii) Related party has its representative in the Board of Directors, or Board of Members, or Management or Board of Supervision or significant shareholders being related to members of the Board of Directors, or the Executive Team or Board of Supervision of the Bank.
- (iv) Associate.
- (v) Group of related companies of Masan Group Corporation Joint Stock Company has its representative in the Board of Directors, or Board of Members, or Management or Board of Supervision being the representative in the Board of Directors, or the Board of Members, or Management or Board of Supervision of the Bank; or members of the Board of Directors, or Board of Members, or Management or Board of Supervision of these companies are related to members of the Board of Directors, or the Executive Team or Board of Supervision of the Bank.
- (vi) Individuals who are key management personnel of the Bank (including members of the Board of Directors, Board of Supervision and the Executive Team) and close members of the families of such individuals.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

40. GEOGRAPHICAL DISPERSION OF ASSETS, LIABILITIES AND OFF-BALANCE SHEET ITEMS

Concentration of assets, liabilities and off-balance sheet items by geographical region of the Bank's partners as at the balance sheet date was as follows:

	<i>Total loans</i> <i>VND million</i>	<i>Total deposits</i> <i>VND million</i>	<i>Other credit commitments</i> <i>VND million</i>	<i>Derivatives (*)</i> <i>VND million</i>	<i>Trading and investment securities</i> <i>VND million</i>
Domestic	781,183,607	687,302,871	440,733,230	304,289,620	142,761,846
Overseas	2,215	1,296,541	12,196,001	103,402	-
	<u>781,185,822</u>	<u>688,599,412</u>	<u>452,929,231</u>	<u>304,393,022</u>	<u>142,761,846</u>

(*) *Nominal contract value*

41. CREDIT RISK

The Bank is subject to credit risk through its lending, investing activities and in cases where it acts as an intermediary on behalf of customers or other third parties or issues guarantees. Credit risk is the risk that may arise due to a customer's or a business partner's failure or incapability to pay debt or make payment obligations in part or in full under a contract or arrangement with the Bank. To manage the level of credit risk, the Bank attempts to deal with counterparties with good credit standing, and, when appropriate, obtains collaterals. The Bank's primary exposure to credit risk arises through its loans. The amount of credit exposure in this regard is represented by the carrying amounts of the assets on the consolidated statement of financial position. In addition, the Bank is exposed to off-balance sheet credit risk through commitments to extend credit and guarantees issued.

The Bank manages credit risk by using various tools: development and issuance of internal policies and regulations on credit risk management; development of credit procedures and manuals; regular review of credit risk; development of a credit rating system and loan classification; setting up authorization levels within the credit approval process.

The Bank has maintained a policy of credit risk management to ensure the following basic principles: set up an appropriate credit risk management environment; operate in a healthy process for granting credit facilities; maintain an appropriate management, measurement and credit monitoring process; and ensure adequate controls for credit risk.

The following table presents the collaterals held by the Bank as at the balance sheet date:

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Real estates	583,558,635	535,520,450
Movable assets	32,906,225	28,234,109
Valuable papers issued	271,038,892	149,098,610
Others	451,811,901	551,777,092
	<u>1,339,315,653</u>	<u>1,264,630,261</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

42. MARKET RISK

42.1 Interest rate risk

Interest rate risk arises when there is a difference of term in repricing of interest rate between assets and liabilities. All credit activities, mobilization activities, investment activities of the Bank create interest rate risk.

On the basis of the state of “interest rate sensitivity” according to periodic changes in interest rates, the items which are assets, equity and off-balance sheet assets are classified by terms into the table “interest gap” of the Bank.

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

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

- ▶ Cash and gold, capital contribution, long-term investments, fixed assets, other assets and other liabilities are classified as “Non-sensitive to interest rate” items;
- ▶ Balances with the SBV of compulsory reserve are classified as “Under 1 month”; the portion that is not a part of compulsory reserve is classified as a “Non-sensitive to interest rate” item;
- ▶ Demand balances with other financial institutions and CIs, due to the Government and the SBV are classified as “Non-sensitive to interest rate” items;
- ▶ Interest rate repricing terms of held-for-trading securities and investment securities are based on the remaining payment /maturity period under the contract at the end of the reporting period if such securities have a fixed interest rate or based on the nearest repricing date if such securities have a floating interest rate;
- ▶ Interest rate repricing of term items includes balances with and credit granting to other financial institutions and CIs; derivatives and other financial assets/(liabilities); loans to customers; debts purchased; due to the Government and the SBV; deposits and borrowings from other financial institutions and CIs, deposits from customers are identified as follows:
 - Items with fixed interest rates for the duration of contract: interest rate repricing terms based on actual payment/ maturity date under the contract since the end of the reporting period of the consolidated financial statements;
 - Items with floating interest rates: interest rate repricing terms based on the nearest repricing date under the contract since the end of the reporting period of the consolidated financial statements;
- ▶ Demand deposits, specialized funds, non-term margin deposits from customers:
 - For behavioral model applied portfolio: the interest rate re-pricing term is based on results of analysis of the behavioral model in the moderate stressful scenario;
 - Non-behavioral model portfolio is classified as “Non-sensitive to interest rate” for USD deposits, classified as “Under 1 month” for currencies other than USD;
- ▶ Demand deposits from financial institutions and other CIs, demand deposits from the Government are classified as “Under 1 month”;
- ▶ Interest rate repricing terms of valuable papers issued based on the actual payment/maturity period under the contract of each type of valuable papers if there is a fixed interest rate or the nearest repricing date under the contract if there is a floating interest rate.

The following table presents the assets and liabilities of the Bank based on “Interest gap” as at the balance sheet date:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

42. MARKET RISK (continued)

42.1 Interest rate risk (continued)

VND million

As at 30 September 2025	Overdue	Non-sensitive to interest rate	Interest re-ricing during the period					Over 1 to 5 years	Over 5 years	Total
			Under 1 month	From 1 to 3 months	Over 3 to 6 months	Over 6 to 12 months				
Assets										
Cash and gold	-	4,045,689	-	-	-	-	-	-	-	4,045,689
Balances with the SBV	-	58,846,414	18,740,046	-	-	-	-	-	-	77,586,460
Balances with and credit granting to other CIs (*)	87,783	594,775	75,449,796	11,969,082	3,263,000	1,722,435	93,368	-	-	93,180,239
Held-for-trading securities (*)	-	36,552	513,589	-	-	1,523,398	504,126	529,764	-	3,107,429
<i>In which:</i>										
<i>Government bonds</i>	-	-	-	-	-	-	8	529,764	-	529,772
Loans to customers (*)	2,544,320	-	205,148,432	173,787,404	136,576,870	147,278,103	99,731,991	1,642,809	-	766,709,929
<i>In which:</i>										
<i>Loans from margin activities and advances to investors</i>	15,304	-	8,639,839	32,739,522	318,327	-	-	-	-	41,712,992
Debts purchased (*)	1,682	-	-	41,326	-	-	-	-	-	43,008
Investment securities (*)	80,199	2,865,814	2,760,971	23,735,444	3,374,883	49,106,361	18,708,241	39,022,504	-	139,654,417
<i>In which:</i>										
<i>Government bonds and bonds guaranteed by the Government for settlement</i>	80,199	1,163,932	-	3,015,057	15,000	-	6,821,421	36,390,312	-	47,485,921
Long-term investments (*)	-	3,091,795	-	-	-	-	-	-	-	3,091,795
Fixed assets	-	12,043,529	-	-	-	-	-	-	-	12,043,529
Other assets (*)	75,194	41,222,311	-	-	-	-	-	-	-	41,297,505
Total assets	2,789,178	122,746,879	302,612,834	209,533,256	143,214,753	199,630,297	119,037,726	41,195,077	-	1,140,760,000
Liabilities										
Due to the Government and the SBV	-	41,254	-	-	-	-	-	-	-	41,254
Deposits and borrowings from other financial institutions and other CIs	-	-	106,541,877	20,198,448	19,422,800	480,255	499	-	-	146,643,879
Deposits from customers	-	512,537	151,022,365	103,087,028	117,520,399	50,452,557	172,440,294	51,761	-	595,086,941
Derivatives and other financial liabilities	-	1,664	5,755,400	27,539,563	2,045,407	(4,465,798)	(29,164,083)	-	-	1,712,153
Valuable papers issued	-	500,445	23,435,303	85,305,560	18,630,600	50,973,308	1,897,305	1,000,000	-	181,742,521
Other liabilities	-	24,913,117	-	-	-	-	-	-	-	24,913,117
Total liabilities	-	25,969,017	286,754,945	236,130,599	157,619,206	97,440,322	145,174,015	1,051,761	-	950,139,865
Interest sensitivity gap	2,789,178	96,777,862	15,857,889	(26,597,343)	(14,404,453)	102,189,975	(26,136,289)	40,143,316	-	190,620,135

(*) These amounts exclude provision

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

42. MARKET RISK (continued)

42.2 Currency risk

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

The table in the next page shows the analysis of assets and liabilities in foreign currencies translated into VND as at the balance sheet date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

42. MARKET RISK (continued)

42.2 Currency risk (continued)

VND million

<i>As at 30 September 2025</i>	<i>USD equivalent</i>	<i>EUR equivalent</i>	<i>Other currencies equivalent</i>	<i>Total</i>
Assets				
Cash and gold	657,537	55,237	74,726	787,500
Balances with the SBV	13,315,505	-	-	13,315,505
Balances with and credit granting to other CIs (*)	19,576,971	578,281	1,195,580	21,350,832
Loans to customers (*)	31,937,390	210,882	485	32,148,757
Investment securities (*)	132,904	-	-	132,904
Other assets (*)	594,676	36,962	60	631,698
Total assets	66,214,983	881,362	1,270,851	68,367,196
Liabilities				
Deposits and borrowings from other financial institutions and other CIs	48,107,859	184,649	485	48,292,993
Deposits from customers	17,177,612	611,338	1,188,839	18,977,789
Derivatives and other financial liabilities	(2,541,059)	37,503	9,807	(2,493,749)
Other liabilities	1,483,077	35,972	70,710	1,589,759
Total liabilities	64,227,489	869,462	1,269,841	66,366,792
FX position on balance sheet	1,987,494	11,900	1,010	2,000,404
FX position off-balance sheet	2,955,132	7,760	(30,365)	2,932,527
Total FX position on and off-balance sheet	4,942,626	19,660	(29,355)	4,932,931

(*) These amounts exclude provision

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

42. MARKET RISK (continued)

42.3 Liquidity risk

Liquidity risk arises in the general funding of the Bank's activities and in the management of positions. Liquidity risk is caused by the Bank inability to fulfill debt obligations at maturity; or the Bank being able to fulfill debt obligations at maturity, but at higher costs than the average market costs, as specified in the Bank's internal regulations.

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

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

- ▶ Balances with the SBV are classified as demand deposits which include compulsory deposits. The balance of compulsory deposits depends on the proportion and terms of the Bank's deposits from customers;
- ▶ The maturity term of held-for-trading securities and investment securities is calculated based on the maturity date of each category of securities. In which, securities issued/guaranteed by the Government, despite the classification based on residual maturity, they are considered as liquid assets in the market that are readily convertible to known amounts of cash and subject to an insignificant risk of change in value. The maturity term of equity securities – investment securities of subsidiaries is determined based on the business plan;
- ▶ The maturity term of balances with and credit granting to other financial institutions and CIs; and loans to customers is determined on the payment date in accordance with the repayment period as stipulated in contracts. The actual maturity term may be altered because loan contracts may be extended/prepaid;
- ▶ The maturity term of equity investments is considered as more than five (5) years because these investments do not have specific maturity date;
- ▶ The maturity term of deposits and borrowings from other financial institutions and other CIs, deposits from customers, due to the Government and the SBV and other assets is determined based on features of these items or the maturity date as stipulated in contracts. The maturity term of demand deposits is determined based on the result of the customer behavior analysis model. The maturity term of borrowings and term deposits is determined based on the maturity date in contracts. In fact, these amounts may be rotated and therefore they last beyond the original maturity date;
- ▶ The maturity term of fixed assets is determined on the remaining useful life of assets;
- ▶ The maturity term of valuable papers issued is calculated based on the maturity date of each category of valuable papers;
- ▶ The maturity term of other liabilities is determined on the actual maturity date of each liability.

The table in the next page shows the analysis of assets and liabilities of the Bank according to their maturities as at the statement of financial position date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

42. MARKET RISK (continued)**42.3 Liquidity risk (continued)**

VND million

As at 30 September 2025	Overdue		Current					Total
	Over 3 months	Up to 3 months	Up to 1 month	Over 1 to 3 months	Over 3 to 12 months	Over 1 to 5 years	Over 5 years	
Assets								
Cash and gold	-	-	4,045,689	-	-	-	-	4,045,689
Balances with the SBV	-	-	77,586,460	-	-	-	-	77,586,460
Balances with and credit granting to other CIs (*)	87,783	-	76,044,571	11,969,082	4,985,435	93,368	-	93,180,239
Held-for-trading securities (*)	-	-	550,141	-	1,523,654	504,184	529,764	3,107,429
<i>In which: Government bonds</i>	-	-	-	-	-	8	529,764	529,772
Loans to customers (*)	1,586,655	957,665	29,211,060	114,067,771	212,788,963	176,480,796	231,617,019	766,709,929
Debts purchased (*)	1,682	-	-	10,447	25,886	4,993	-	43,008
Investment securities (*)	80,199	-	2,760,963	8,535,247	54,182,891	27,150,557	46,944,560	139,654,417
<i>In which:</i>								
<i>Government bonds and bonds guaranteed by the Government for settlement</i>	80,199	-	-	3,015,056	15,273	7,063,737	37,311,656	47,485,921
Long-term investments (*)	-	-	-	-	-	-	3,091,795	3,091,795
Fixed assets	-	-	177,581	4,246	74,301	4,839,178	6,948,223	12,043,529
Other assets (*)	18,517	56,677	5,175,185	1,476,662	16,589,574	17,720,461	260,429	41,297,505
Total assets	1,774,836	1,014,342	195,551,650	136,063,455	290,170,704	226,793,223	289,391,790	1,140,760,000
Liabilities								
Due to the Government and the SBV	-	-	41,254	-	-	-	-	41,254
Deposits and borrowings from other financial institutions and other CIs	-	-	95,356,445	20,152,404	19,903,056	11,231,974	-	146,643,879
Deposits from customers	-	-	149,271,352	100,630,805	168,404,413	176,727,800	52,571	595,086,941
Derivatives and other financial liabilities	-	-	77,714	(918,221)	585,346	1,967,314	-	1,712,153
Valuable papers issued	-	-	507,399	10,262,715	25,352,857	145,619,550	-	181,742,521
Other liabilities	-	-	16,835,953	3,125,783	3,387,704	1,129,599	434,078	24,913,117
Total liabilities	-	-	262,090,117	133,253,486	217,633,376	336,676,237	486,649	950,139,865
Net liquidity gap	1,774,836	1,014,342	(66,538,467)	2,809,969	72,537,328	(109,883,014)	288,904,828	190,620,135

(*) These amounts exclude provision

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

43. PROFIT MOVEMENTS

The consolidated profit after tax for the period from 1 January 2025 to 30 September 2025 of the Bank increased by VND 634,653 million equivalent to a increase of 3.46% compared to the period from 1 January 2024 to 30 September 2024 due to the following reasons:

	<i>Profit after tax</i> <i>VND million</i>
	<hr/>
Increase of profit after tax as a result of:	
Increase in net interest and similar income	460,966
(Decrease) in net fee and commission income	(378,346)
Increase in net gain from trading foreign currencies	412,557
(Decrease) in net gain from held-for-trading securities	(18,703)
Increase in net gain from investment securities	472
Increase in net gain from other operating activities	710,204
(Decrease) in income from investments in other entities	(26,596)
(Increase) in operating expenses	(979,447)
Decrease in provision expenses for credit losses	361,389
Decrease in corporate income tax expenses	97,230
(Increase) in deferred tax expenses	(5,073)
	<hr/>
Increase in profit after tax	<u>634,653</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

44. EXCHANGE RATES OF APPLICABLE FOREIGN CURRENCIES AGAINST VIETNAM DONG

	<i>30 September 2025</i>	<i>31 December 2024</i>
	<i>VND</i>	<i>VND</i>
AUD	17,467	15,834
CAD	19,193	17,736
CHF	33,493	28,185
CNY	3,712	3,491
DKK	4,159	3,557
EUR	31,041	26,525
GBP	35,530	31,958
HKD	3,453	3,281
JPY	179	162
NOK	2,646	2,249
SEK	2,805	2,315
SGD	20,492	18,706
THB	825	743
USD	26,427	25,485
XAU	13,630,000	8,320,000

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21 October 2025