

**Vietnam Technological and Commercial
Joint Stock Bank**

Separate financial statements

For the period from 1 January 2025 to 30 September 2025

Số 2199-01/2025/TGD-TCS
Ngày 21/10/2025



Vietnam Technological and Commercial Joint Stock Bank

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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 separate 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 Chairman
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 separate 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 separate financial statements are as follows:

<i>Name</i>	<i>Position</i>
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) cum 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 Mustauphy 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.

SEPARATE 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	89,068,957	81,593,673
Balances with other CIs	7.1	74,774,214	71,890,284
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	3,070,877	8,984,049
Held-for-trading securities		3,070,877	8,984,049
Loans to customers		714,376,877	597,730,677
Loans to customers	9	724,996,937	605,813,718
Provision for loans to customers	10	(10,620,060)	(8,083,041)
Debts purchased	11	41,016	141,628
Debts purchased		41,326	142,698
Provision for debts purchased		(310)	(1,070)
Investment securities	12	111,215,884	130,185,339
Available-for-sale securities	12.1	111,468,201	123,625,275
Held-to-maturity securities	12.2	-	6,900,000
Provision for investment securities	12.3	(252,317)	(339,936)
Long-term investments	13	13,114,367	11,761,001
Investments in subsidiaries		13,071,910	11,691,910
Investment in associates		33,000	-
Other long-term investments		14,580	69,580
Provision for long-term investments		(5,123)	(489)
Fixed assets	14	11,975,815	12,416,526
Tangible fixed assets	14.1	6,064,418	6,538,537
Cost		8,993,024	8,963,327
Accumulated depreciation		(2,928,606)	(2,424,790)
Intangible fixed assets	14.2	5,911,397	5,877,989
Cost		9,274,429	8,408,088
Accumulated amortization		(3,363,032)	(2,530,099)
Other assets	15	39,947,908	38,465,379
Receivables		28,121,994	29,219,847
Accrued interest and fee receivables		9,977,894	7,499,557
Deferred income tax assets		56,216	56,216
Other assets		1,805,519	1,753,293
Provision for other on-balance sheet assets		(13,715)	(63,534)
TOTAL ASSETS		1,064,443,850	939,016,195

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

	Notes	30 September 2025 VND million	31 December 2024 VND million
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	118,336,698	114,294,338
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	24,865,481	42,083,504
Deposits from customers	18	602,345,485	536,746,360
Derivatives and other financial liabilities	19	2,009,302	1,011,825
Valuable papers issued	20	176,547,161	135,857,979
Other liabilities	21	18,646,023	19,348,180
Accrued interest and fee payables		8,033,189	7,167,367
Other liabilities		10,612,834	12,180,813
TOTAL LIABILITIES		917,925,923	807,270,213
SHAREHOLDERS' EQUITY			
Share capital		70,648,458	70,648,458
Charter capital		70,648,517	70,648,517
Share premium		(59)	(59)
Reserves		24,568,210	24,568,966
Retained earnings		51,301,259	36,528,558
TOTAL SHAREHOLDERS' EQUITY	23	146,517,927	131,745,982
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		1,064,443,850	939,016,195

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

SEPARATE 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
- Commitments to buy spot foreign currencies		816,443	3,062,641
- Commitments to sell spot foreign currencies		3,748,970	3,511,618
- Commitments to buy - foreign exchange swap contracts		142,647,182	131,340,913
- Commitments to sell - foreign exchange swap contracts		142,829,919	131,478,490
Letters of Credit (L/C)		36,392,899	38,065,747
Other guarantees		84,341,967	58,558,478
Other commitments		224,785,541	222,711,074
- Commitments for cross-currency swap in foreign currencies		94,256,519	96,252,353
- Commitments for cross-currency swap in VND		88,066,896	91,575,423
- Commitments for interest rate swap in foreign currencies		28,911,650	19,499,211
- Commitments for interest rate swap in VND		4,038,510	7,774,226
- Valuable paper forward commitments		4,743,438	5,157,684
- Other commitments		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
		1,193,952,423	1,140,780,732

Prepared by:


Ms Bui Thi Thu Hien
Accountant

Approved by:


Ms Nguyen Thi Tra My
Chief Accountant

Approved by:


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

Hanoi, Vietnam

21 October 2025

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

	Notes	Quarter III		Accumulated	
		2025 VND million	2024 VND million	For the period from 1 January 2025 to 30 September 2025 VND million	For the period from 1 January 2024 to 30 September 2024 VND million
Interest and similar income	24	16,417,451	14,247,145	45,736,768	42,533,925
Interest and similar expenses	25	(7,139,510)	(5,828,717)	(20,023,128)	(17,106,158)
Net interest and similar income		9,277,941	8,418,428	25,713,640	25,427,767
Fees and commission income		2,341,725	2,168,024	6,508,460	7,105,622
Fees and commission expenses		(817,042)	(669,345)	(2,374,382)	(1,920,976)
Net fees and commission income	26	1,524,683	1,498,679	4,134,078	5,184,646
Net gain from trading foreign currencies	27	559,326	62,182	1,429,770	1,008,906
Net gain/(loss) from held-for-trading securities	28	(161,430)	(527)	49,057	79,300
Net gain/(loss) from investment securities	29	(10,167)	(126,442)	(211,934)	450,503
Other operating income		1,835,649	2,137,220	5,528,019	5,786,102
Other operating expenses		(1,316,484)	(1,788,390)	(4,277,211)	(5,330,940)
Net gain from other operating activities	30	519,165	348,830	1,250,808	455,162
Income from investments in other entities	31	6,413	6,406	8,948	1,932,750
Total operating income		11,715,931	10,207,556	32,374,367	34,539,034
Operating expenses	32	(4,107,737)	(3,126,996)	(10,643,184)	(9,860,841)
Profit before provision for credit loss		7,608,194	7,080,560	21,731,183	24,678,193
Provision expenses for credit losses	33	(1,499,736)	(1,109,359)	(3,598,847)	(3,963,073)
Profit before tax		6,108,458	5,971,201	18,132,336	20,715,120
Current corporate income tax expense	22.1	(1,220,409)	(1,193,020)	(3,359,635)	(3,724,927)
Deferred corporate income tax income	22.3	-	2,372	-	5,487
Corporate income tax expense		(1,220,409)	(1,190,648)	(3,359,635)	(3,719,440)
Profit after tax		4,888,049	4,780,553	14,772,701	16,995,680

Prepared by:


Ms Bui Thi Thu Hien
Accountant

Approved by:


Ms Nguyen Thi Tra My
Chief Accountant

Approved by:

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

Hanoi, Vietnam

21 October 2025

SEPARATE CASH FLOW STATEMENT

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 OPERATING ACTIVITIES			
Interest and similar income receipts		43,650,070	38,589,076
Interest and similar expense payments		(18,972,051)	(18,637,333)
Net fees and commission receipts		3,939,804	4,941,843
Net receipts from trading activities (foreign currencies and securities)		1,179,274	1,548,550
Other expense		(225,910)	(772,397)
Recovery of loans previously written-off	30	1,094,373	826,000
Payments for employees and other operating expenses		(9,897,051)	(6,683,950)
Current income taxation paid for the period	22.1	(6,153,585)	(3,424,729)
Net cash flows from operating activities before changes in operating assets and liabilities		14,614,924	16,387,060
Changes in operating assets			
(Increase)/decrease in balances with and credit granting to other CIs		(4,591,354)	14,438,577
Decrease in trading securities		8,420,246	434,612
Increase in derivatives and other financial assets		-	(362,623)
Increase in loans to customers		(119,183,219)	(98,785,077)
Utilization of provision	10,15	(1,112,407)	(2,182,049)
(Increase)/Decrease in other operating assets		(709,083)	25,724,828
Changes in operating liabilities			
Increase/(Decrease) in deposits and borrowings from other financial institutions and other CIs		4,042,360	(16,941,373)
Increase in deposits from customers (including State Treasury)		65,628,848	40,664,249
Increase in valuable papers issued (excluding valuable papers issued classified into financing activities)		40,689,182	37,769,784
Increase in derivatives and other financial liabilities		997,477	-
Increase in other liabilities		3,257,245	564,075
Use of reserves	23.1	(756)	(2,358)
Net cash flows from operating activities		12,053,463	17,709,705
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for purchases of fixed assets		(475,980)	(566,434)
Proceeds from disposals of fixed assets		2,684	231,484
Payments for disposals of fixed assets		(2,959)	(40)
Payments for investments in other entities		(1,358,000)	(1,278)
Dividends received and profit shared from long-term investments		8,948	1,932,750
Net cash flows from/(used in) investing activities		(1,825,307)	1,596,482

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

	For the period from	
	1 January 2025 to 30 September 2025	1 January 2024 to 30 September 2024
Notes	VND million	VND million
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividends payment to shareholders	-	(5,140,484)
Net cash flows used in financing activities	-	(5,140,484)
Net cash flows for the period	10,228,156	14,165,703
Cash and cash equivalents at the beginning of the period	147,128,207	108,091,500
Exchange rate revaluation	-	10,494
Cash and cash equivalents at the end of the period	157,356,363	122,267,697
34		

Prepared by:



Ms Bui Thi Thu Hien
Accountant

Approved by:



Ms Nguyen Thi Tra My
Chief Accountant

Approved by:



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

Hanoi, Vietnam

21 October 2025

NOTES TO SEPARATE 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, five (5) subsidiaries, one (1) associate.

NOTES TO SEPARATE 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:

No.	Name	Business License, Business Registration Certificate No.	Industry	% owned by the Bank
1	Techcom Securities Joint Stock Company	125/GP-UBCK dated 30 May 2018 and amended by License No. 92/GPDC-UBCK dated 9 December 2024 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 27th 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 Care	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%

Associate

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

No.	Name	Business License, Business Registration Certificate No.	Industry	% owned by the Bank
1	Mobifone Digital Payment Joint Stock Company (***)	0111115052 dated 27 June 2025 granted by 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 has 11,341 employees (31 December 2024: 10,977 employees).

NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)

as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

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 separate financial statements.

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 preparation and presentation of separate financial statements.

Accordingly, the accompanying separate statement of financial position, the separate statement of profit or loss, the separate cash flow statement and notes to the separate 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 separate financial position of the Bank, the separate results of its operations and its separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

3.2 Basis of preparation

The separate financial statements of the Bank are prepared in accordance with Accounting System applicable to Credit Institutions required under Decision No. 479/2004/QĐ-NHNN issued on 29 April 2004 and the circulars amending and supplementing Decision No. 479/2004/QĐ-NHNN; the financial reporting regime applicable to Credit Institutions required under Decision No. 16/2007/QĐ-NHNN dated 18 April 2007 and the circulars amending and supplementing a number of articles of Decision No. 16/2007/QĐ-NHNN, and other Vietnamese Accounting Standards promulgated by the Ministry of Finance as per:

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

3.3 Basis of assumptions and uses of estimates

The preparation of the separate 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 provision. 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.

NOTES TO SEPARATE 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**4.1 Changes in accounting policies and disclosures**

The accounting policies adopted by the Bank in the preparation of the separate financial statements are consistent with those followed in the preparation of the separate financial statements for the year ended 31 December 2024, except for the following changes:

Official Letter No. 4848/NHNN/TCKT ("Official Letter 4848") on accounting guidance for letter of credit transactions and other business activities related to letters of credit.

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

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.

NOTES TO SEPARATE 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)**4.2 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 risk 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 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.

4.4.2 Measurement

Debt 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 separate statement of profit or loss.

NOTES TO SEPARATE 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)

4.4.3 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 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").

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 CIs; 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.

NOTES TO SEPARATE 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)

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 extended 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 SEPARATE 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)

Group		Description	Provision rate
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 or equal to 90 days under that restructured repayment term; or (c) Second-time rescheduled debts which are unmatured; or (d) Debts which are specified in point (d) of Group 3 overdue for a period 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 from 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 SEPARATE 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; 1 (one) 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 possesses 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 possesses 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.

NOTES TO SEPARATE 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)

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 CIC.

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.

NOTES TO SEPARATE 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)

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

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 securities which are held for an indefinite period and may be sold at any time.

NOTES TO SEPARATE 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)**4.7.2 Recognition**

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

4.7.3 Measurement

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 separate 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 separate 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 separate statement of profit or loss.

For Government bonds, Government-guaranteed bonds and municipal bonds, the Bank does not make provisions 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 balance sheet date. If there is no transaction within 10 days to the balance sheet date, 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.

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.

NOTES TO SEPARATE 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)**4.8 Repurchase and reverse repurchase agreements**

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

4.9 Long-term investments**4.9.1 Investments in subsidiaries**

Subsidiaries are entities controlled by the Bank. Control exists when the Bank has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

Investments in subsidiaries are stated at cost less provision for impairment of investments (if any) in the separate financial statements. Allocation of accumulated profits incurred from date of gaining control over subsidiaries is recorded in the separate statement of profit or loss.

4.9.2 Investments in associates

Investments in associates on which the Bank has significant influence are stated at cost

Profit distribution from accumulated profit of associates after the day that the Bank has significant influence is recognized in the separate statement of profit or loss of the Bank. Profit distribution before the day that the Bank has significant influence is recognized as gain from investments and deducted from the value of the investments.

4.9.3 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).

4.9.4 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.

NOTES TO SEPARATE 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)**4.10 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 separate statement of profit or loss of 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	10 years

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.

NOTES TO SEPARATE 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)**4.12 Operating lease payments**

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

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 separate 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 Other provision

A provision other than provisions described in Notes 4.3, 4.4, 4.5, 4.7, 4.9 and 4.13 is recognized 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.

4.15 Other payables

Other payables are stated at cost.

NOTES TO SEPARATE 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 Share capital****4.16.1 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.

4.16.2 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.

4.16.3 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.

4.16.4 Reserves and funds

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

	<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 before tax (CIT).	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.

NOTES TO SEPARATE 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 Revenue and expenses recognition

4.17.1 Interest income

Interest income is recognized in the separate 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 loan group under Circular 02) is recognized in separate statement of profit or loss upon receipt.

4.17.2 Fees and commission income

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

4.17.3 Dividend income

Dividend receivables in cash are recognized in the separate 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 separate statement of profit or loss. Instead, only changes in number of shares held by the Bank are updated and monitored.

4.17.4 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 credit institutions and foreign bank branches.

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

- ▶ For debts recorded in 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 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.

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.

NOTES TO SEPARATE 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 Revenue and expenses recognition** (continued)**4.17.4 Income and expenses from the sale and purchase of debts** (continued)

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.

4.17.5 Interest expenses

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

4.18 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 separate 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 separate statement of financial position and will be transferred to the separate statement of profit or loss at the end of reporting period.

4.19 Taxation

Income tax on the profit or loss for the period comprises current and deferred tax. Income tax is recognized in the separate 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 the 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 statement of financial position date.

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 separate financial statements may be subject to be changed according to final decision of the tax authorities.

4.20 Fiduciary assets

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

NOTES TO SEPARATE 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)**4.21 Commitments and contingent liabilities**

At any time, the Bank has outstanding commitments to extended 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 expire 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.

4.22 Derivative financial instruments**4.22.1 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 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 separate 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 separate statement of financial position. This difference will be amortized on a straight-line basis to the separate statement of profit or loss over the term of the contract.

4.22.2 Interest rate swap contracts

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

4.22.3 Commodity derivatives contracts

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

NOTES TO SEPARATE 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 Valuable papers issued**

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

4.24 Offsetting

Financial assets and financial liabilities are offset and the net amount reported in the separate statement of financial position if, and only if, there is a currently enforceable legal right to offset 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.

4.25 Employee benefits**4.25.1 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.

4.25.2 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.

4.25.3 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.

NOTES TO SEPARATE 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)**4.26 Financial instruments**

Solely for the purpose of providing disclosures about the significance of financial instruments to the separate financial position, separate 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:

4.26.1 Financial assetsFinancial 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 entity on initial recognition designates as at fair value through statement of profit or loss; or
- ▶ 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.

NOTES TO SEPARATE 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)**4.26 Financial instruments (continued)****4.26.1 Financial assets (continued)**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.

4.26.2 Financial liabilitiesFinancial 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.

4.27 Items which have no balance

Items or balances required by Decision No. 16/2007/QD-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 separate financial statements indicate nil balance.

NOTES TO SEPARATE 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	7,413,317	11,496,899
- In VND	2,209,382	6,984,693
- In foreign currencies	5,203,935	4,512,206
Term deposits	67,360,897	60,393,385
- In VND	51,214,000	41,509,000
- In foreign currencies	16,146,897	18,884,385
	74,774,214	71,890,284

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

	<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	181,150	101,100
Specific provision made for the period (Note 33)	-	29,070
Reclassify from other assets	-	50,170
Closing balance	181,150	180,340

NOTES TO SEPARATE 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)**7.4 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:

	30 September 2025		31 December 2024	
	VND million	%	VND million	%
Current	81,655,640	99.78	70,096,774	99.74
Loss	181,150	0.22	181,150	0.26
	81,836,790	100.00	70,277,924	100.00

8. HELD-FOR-TRADING SECURITIES

	30 September 2025 VND million	31 December 2024 VND million
Debt securities		
Government bonds	529,772	104,940
Debt securities issued by local CIs	2,541,105	8,879,109
	3,070,877	8,984,049

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

	30 September 2025 VND million	31 December 2024 VND million
Debt securities		
- Listed	529,772	104,940
- Unlisted	2,541,105	8,879,109
	3,070,877	8,984,049

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

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

NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)

as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

9. LOANS TO CUSTOMERS

	<u>30 September 2025</u> VND million	<u>31 December 2024</u> VND million
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
	<u>724,996,937</u>	<u>605,813,718</u>

9.1 Loan portfolio by quality

	<u>30 September 2025</u>		<u>31 December 2024</u>	
	VND million	%	VND million	%
Current	711,538,827	98.14	594,272,007	98.10
Special mention	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
	<u>724,996,937</u>	<u>100.00</u>	<u>605,813,718</u>	<u>100.00</u>

9.2 Loan portfolio by term

	<u>30 September 2025</u>		<u>31 December 2024</u>	
	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
	<u>724,996,937</u>	<u>100.00</u>	<u>605,813,718</u>	<u>100.00</u>

NOTES TO SEPARATE 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

10. PROVISION FOR LOANS TO CUSTOMERS

Provision for loans to customers was as follows:

	30 September 2025	31 December 2024
	VND million	VND million
General provision	5,399,355	4,518,890
Specific provision	5,220,705	3,564,151
	10,620,060	8,083,041

NOTES TO SEPARATE 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 (continued)

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

	<i>General provision VND million</i>	<i>Specific provision VND million</i>	<i>Total VND million</i>
As at 1 January 2025	4,518,890	3,564,151	8,083,041
Provision made for the period (Note 33)	880,465	2,768,961	3,649,426
Utilisation of provision in the period	-	(1,112,407)	(1,112,407)
As at 30 September 2025	5,399,355	5,220,705	10,620,060

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

	<i>General provision VND million</i>	<i>Specific provision VND million</i>	<i>Total VND million</i>
As at 1 January 2024	3,754,348	2,367,273	6,121,621
Provision made for the period (Note 33)	725,768	3,692,049	4,417,817
Utilisation of provision in the period	-	(2,180,883)	(2,180,883)
As at 30 September 2024	4,480,116	3,878,439	8,358,555

11. DEBTS PURCHASED

	<i>30 September 2025 VND million</i>	<i>31 December 2024 VND million</i>
Debts purchased in VND	41,326	142,698
Provision for debts purchased	(310)	(1,070)
	41,016	141,628

Breakdown of debts purchased was as follows:

	<i>30 September 2025 VND million</i>	<i>31 December 2024 VND million</i>
Principals of debts purchased	41,326	142,698
	41,326	142,698

Movements in provision for debts purchased 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	1,070	620
Provision made/(reversed) for the period (Note 33)	(760)	1,759
Closing balance	310	2,379

NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)

as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

11. DEBTS PURCHASED (continue)

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

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Current	41,326	142,698
	41,326	142,698

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	111,468,201	123,625,275
- Debt securities	111,468,201	123,625,275
Held-to-maturity securities	-	6,900,000
- Debt securities	-	6,900,000
Provision for investment securities	(252,317)	(339,936)
- Provision for available-for-sale securities	(252,317)	(299,436)
- Provision for held-to-maturity securities	-	(40,500)
	111,215,884	130,185,339

12.1 Available-for-sale securities

	<i>30 September 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Debt securities	111,468,201	123,625,275
Government securities, municipal bonds	40,521,618	45,202,931
<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	47,784,480	31,610,548
<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	23,029,199	29,311,796
<i>In which:</i>		
<i>Bonds guaranteed by the Government for settlement</i>	80,199	80,199
Foreign debt securities	132,904	-
Provision for available-for-sale securities	(252,317)	(299,436)
General provision for unlisted corporate bonds	(172,118)	(219,237)
Specific provision for unlisted corporate bonds	(80,199)	(80,199)
	111,215,884	123,325,839

NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)

as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

12. INVESTMENT SECURITIES (continued)**12.2 Held-to-maturity securities**

	<u>30 September 2025</u> VND million	<u>31 December 2024</u> 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)
	<u>-</u>	<u>6,859,500</u>

12.3 Provision for investment securities

	<u>30 September 2025</u> VND million	<u>31 December 2024</u> VND million
Provision for credit risk of unlisted corporate bonds	252,317	339,936
	<u>252,317</u>	<u>339,936</u>

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

	<u>General provision</u> VND million	<u>Specific provision</u> VND million	<u>Diminution provision</u> VND million	<u>Total</u> VND million
As at 1 January 2025	259,737	80,199	-	339,936
Provision reversed for the period (Note 29)	(87,619)	-	-	(87,619)
As at 30 September 2025	<u>172,118</u>	<u>80,199</u>	<u>-</u>	<u>252,317</u>

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

	<u>General provision</u> VND million	<u>Specific provision</u> VND million	<u>Diminution provision</u> VND million	<u>Total</u> VND million
As at 1 January 2024	209,954	16,040	13	226,007
Provision made/(reserved) for the period (Note 29)	(54,305)	64,159	(13)	9,841
As at 30 September 2024	<u>155,649</u>	<u>80,199</u>	<u>-</u>	<u>235,848</u>

NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)

as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

12. INVESTMENT SECURITIES (continued)**12.4 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:

	30 September 2025		31 December 2024	
	VND million	%	VND million	%
Current	67,893,653	99.88	65,365,523	99.88
Loss	80,199	0.12	80,199	0.12
	67,973,852	100.00	65,445,722	100.00

13. LONG-TERM INVESTMENTS

	30 September 2025 VND million	31 December 2024 VND million
Investments in subsidiaries – cost	13,071,910	11,691,910
Investments in associates – cost	33,000	-
Other long-term investments – cost	14,580	69,580
Provision for long-term investments	(5,123)	(489)
	13,114,367	11,761,001

Movements in provision for long-term investments were as follows:

	For the period from 1 January 2025 to 30 September 2025 VND million	For the period from 1 January 2024 to 30 September 2024 VND million
Opening balance	489	489
Provision made for the period (Note 32)	4,634	-
Closing balance	5,123	489

NOTES TO SEPARATE 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:

<i>VND million</i>	<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	5,292,310	3,350,401	306,172	14,444	8,963,327
Additions	-	23,966	-	-	23,966
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
As at 30 September 2025	5,283,271	3,378,778	316,579	14,396	8,993,024
Accumulated depreciation					
As at 1 January 2025	330,394	1,956,799	133,073	4,524	2,424,790
Charges for the period	89,502	417,672	23,480	1,069	531,723
Disposals	(45)	(27,814)	-	(48)	(27,907)
As at 30 September 2025	419,851	2,346,657	156,553	5,545	2,928,606
Net book value					
As at 1 January 2025	4,961,916	1,393,602	173,099	9,920	6,538,537
As at 30 September 2025	4,863,420	1,032,121	160,026	8,851	6,064,418

14.2 Intangible fixed assets

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

<i>VND million</i>	<i>Land use rights</i>	<i>Computer software</i>	<i>Others</i>	<i>Total</i>
Cost				
As at 1 January 2025	1,960,988	6,437,533	9,567	8,408,088
Additions	-	452,015	-	452,015
Transfers from advances for fixed assets purchases and construction in progress	-	440,043	-	440,043
Disposals	(908)	(24,235)	-	(25,143)
Reclassification	-	(574)	-	(574)
As at 30 September 2025	1,960,080	7,304,782	9,567	9,274,429
Accumulated amortization				
As at 1 January 2025	86,272	2,440,623	3,204	2,530,099
Charges for the period	31,979	824,474	736	857,189
Disposals	(46)	(24,210)	-	(24,256)
As at 30 September 2025	118,205	3,240,887	3,940	3,363,032
Net book value				
As at 1 January 2025	1,874,716	3,996,910	6,363	5,877,989
As at 30 September 2025	1,841,875	4,063,895	5,627	5,911,397

NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)

as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

15. OTHER ASSETS

	30 September 2025 VND million	31 December 2024 VND million
Receivables	28,121,994	29,219,847
Internal receivables	118,595	50,213
External receivables	28,003,399	29,169,634
- Deposits for office rental	1,774,668	1,753,237
- Optional deposits for office purchase	9,570,484	9,570,484
- Receivables related to interest subsidy programs	20,006	33,937
- Advances for contracts	913,264	811,941
- Deposits for gold, commodity and foreign currencies trading in future markets	155,913	150,600
- Advances for fixed assets purchase	1,652,224	1,245,016
- Construction in progress	140,208	133,552
- Receivables from loans sold contract	25,320	37,361
- Credit-risk bearing receivables relating to L/C under L/C issued by Techcombank	1,244,479	7,874,929
- Purchase of documents without recourse under L/C issued by Techcombank	11,768,920	7,070,103
- Other external receivables	737,913	488,474
Accrued interest and fee receivables	9,977,894	7,499,557
Deferred income tax assets (Note 22.3)	56,216	56,216
Other assets	1,805,519	1,753,293
- Materials	43,982	14,088
- Prepaid expenses	1,728,638	1,706,308
- Other assets	32,899	32,897
Provision for other on-balance sheet assets (i)	(13,715)	(63,534)
	39,947,908	38,465,379

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

	30 September 2025 VND million	31 December 2024 VND million
Provision for receivables from loans sold contract	190	280
- General provision	190	280
Provision for other credit risk bearing assets	9,333	59,062
- General provision	9,333	59,062
Provision for other assets	4,192	4,192
	13,715	63,534

NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)

as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

15. OTHER ASSETS (continued)

Movements in provision for other on-balance sheet assets during the period 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	63,534	691,566
Provision (reversed)/made for receivables from loans sold contract for the period (Note 33)	(90)	(273,977)
- General provision	(90)	1,359
- Specific provision	-	(275,336)
Provision reversed for other credit risk bearing assets for the period (Note 33)	(49,729)	(211,596)
- General provision	(49,729)	(211,596)
Provision made for other assets for the period (Note 32)	-	16
Use of provision for other assets for 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	13,715	154,673

Analysis of credit quality for balance of receivables from 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	1,269,799	100.00	7,912,290	100.00
	1,269,799	100.00	7,912,290	100.00

16. DUE TO THE GOVERNMENT AND THE SBV

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

NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)

as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

17. DEPOSITS AND BORROWINGS FROM OTHER FINANCIAL INSTITUTIONS, OTHER CIs**17.1 Deposits from other financial institutions and other CIs**

	30 September 2025 VND million	31 December 2024 VND million
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

	30 September 2025 VND million	31 December 2024 VND million
In VND	1,335,604	2,591,770
In foreign currencies	23,529,877	39,491,734
	24,865,481	42,083,504

18. DEPOSITS FROM CUSTOMERS

	30 September 2025 VND million	31 December 2024 VND million
Current accounts	226,937,683	194,464,890
Current accounts in VND	212,514,510	178,378,690
Current accounts in foreign currencies	14,423,173	16,086,200
Term deposits	367,838,301	334,758,860
Term deposits in VND	363,588,961	330,772,887
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
	602,345,485	536,746,360

NOTES TO SEPARATE 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 ASSETS/(LIABILITIES)

VND million

	30 September 2025		31 December 2024	
	Total contract nominal value	Total net carrying value of assets/(liabilities)	Total contract nominal value	Total net carrying value of assets/(liabilities)
Foreign exchange forward contracts	81,502,695	69,417	146,149,641	211,727
Foreign exchange swap contracts	142,368,494	271,610	130,580,670	178,576
Cross-currency swap contracts	87,639,002	(2,350,329)	82,995,284	(1,402,128)
	311,510,191	(2,009,302)	359,725,595	(1,011,825)

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:

	30 September 2025 VND million	31 December 2024 VND million
Under 12 months	30,900,006	22,000,006
Certificates of deposit	30,900,006	22,000,006
From 12 months to 5 years	145,647,155	113,857,973
Certificates of deposit	96,766,540	75,780,290
Bond	48,880,615	38,077,683
	176,547,161	135,857,979

Types of valuable papers issued are as follows:

	30 September 2025 VND million	31 December 2024 VND million
Certificates of deposits issued for individual customers	85,268,371	68,935,183
Certificates of deposits issued for economic entities	42,398,175	28,845,113
Bond	48,880,615	38,077,683
	176,547,161	135,857,979

NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)

as at 30 September 2025 and for the period from 1 January 2025 to 30 September 2025

21. OTHER LIABILITIES

	30 September 2025 VND million	31 December 2024 VND million
Accrued interest and fee payables	8,033,189	7,167,367
Other liabilities	10,612,834	12,180,813
Internal payables	2,709,250	2,919,956
- Payables to employees	2,486,423	2,884,151
- Other internal payables	222,827	35,805
External payables	7,903,584	9,260,857
- Remittance payables	1,709,503	829,522
- Taxes payable (Note 22)	1,970,240	4,757,417
- Deferred income	793,488	438,269
- Bonus and welfare funds	11,806	11,134
- Deferred proceeds from sale of collaterals	28,484	61,216
- Accrued expenses	1,815,006	2,380,941
- Settlement on behalf of other CIs	1,303,686	419,292
- Other payables	271,371	363,066
	18,646,023	19,348,180

22. OBLIGATIONS TO THE STATE BUDGET

VND million

	Opening balance	Incurred during the period		Closing balance
		Payables	Paid	
Value added tax	59,160	526,338	(514,258)	71,240
Corporate income tax	4,601,448	3,359,632	(6,153,585)	1,807,495
Other taxes	96,809	1,089,861	(1,095,165)	91,505
	4,757,417	4,975,831	(7,763,008)	1,970,240

NOTES TO SEPARATE 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 separate 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 separate 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	18,132,336	20,715,120
- Non-taxable dividend income	(8,948)	(1,932,750)
- Adjustment to decrease taxable income	(1,325,213)	(158,038)
Taxable corporate income	16,798,175	18,624,332
- Corporate income tax expense calculated on taxable income of current period	3,359,635	3,724,866
- Adjustment for under/(over) provision of corporate income tax expense in prior period	-	61
Current corporate income tax expense for the period	3,359,635	3,724,927
Opening corporate income tax payable	4,601,448	3,278,348
- Corporate income tax paid for the period	(6,153,585)	(3,424,729)
- Adjustment for corporate income tax payables in prior period	(3)	-
Closing corporate income tax payable	1,807,495	3,578,546

22.2 Applicable tax rate

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

22.3 Deferred corporate income tax

Movement of deferred corporate income tax in the period as below:

	<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	56,216	49,052
Deferred corporate income tax income arising from deductible temporary tax differences	-	5,487
Closing balance (Note 15)	56,216	54,539

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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23. CAPITAL AND RESERVES

23.1 Statement of changes in equity

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

	Charter capital	Share premium	Charter capital supplementary reserve	Financial reserve	Other reserves	Total reserves	Retained earnings	Total
As at 1 January 2025	70,648,517	(59)	13,009,815	11,558,677	474	24,568,966	36,528,558	131,745,982
Net profit for the period	-	-	-	-	-	-	14,772,701	14,772,701
Use of reserves for the period	-	-	-	(756)	-	(756)	-	(756)
As at 30 September 2025	70,648,517	(59)	13,009,815	11,557,921	474	24,568,210	51,301,259	146,517,927

VND million

NOTES TO THE SEPARATE 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	2,626,571	1,929,541
Interest income from loans	36,034,096	34,363,552
Income from debt investment securities	4,752,451	4,588,084
Income from guarantee services	903,891	628,437
Income from debt factoring activities	2,944	12,369
Other income from credit activities	1,416,815	1,011,942
	45,736,768	42,533,925

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	13,167,911	9,955,374
Interest expenses for borrowings	1,302,648	3,820,958
Interest expenses for valuable papers issued	5,407,271	3,159,530
Other expenses for credit activities	145,298	170,296
	20,023,128	17,106,158

NOTES TO THE SEPARATE 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	6,508,460	7,105,622
Settlement and cash services	4,871,963	6,356,135
Cashier services	158	145
Bancassurance services	800,561	594,068
Other services	835,778	155,274
Fees and commission expenses for	(2,374,382)	(1,920,976)
Settlement and cash services	(2,261,408)	(1,846,596)
Cashier services	(54,075)	(45,197)
Other services	(58,899)	(29,183)
	4,134,078	5,184,646

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	2,913,477	4,697,202
Gain from spot foreign exchange trading	2,011,446	1,531,364
Gain from currency derivatives	902,031	3,165,838
Loss for trading of foreign currencies	(1,483,707)	(3,688,296)
Loss for spot foreign exchange trading	-	(950,517)
Loss for currency derivatives	(1,483,707)	(2,737,779)
	1,429,770	1,008,906

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

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28. NET GAIN 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>
Income from trading of held-for-trading securities	234,901	231,831
Expenses for trading of held-for-trading securities	(185,844)	(152,531)
	49,057	79,300

29. NET GAIN/(LOSS) 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	270,602	988,936
Expenses for trading of investment securities	(570,155)	(528,592)
Provision reversed of general provision of unlisted corporate bonds (Note 12.3)	87,619	54,305
Provision made of specific provision of unlisted corporate bonds (Note 12.3)	-	(64,159)
Provision reversed for diminution in value of investment securities (Note 12.3)	-	13
	(211,934)	450,503

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	5,528,019	5,786,102
Income from other derivatives	4,239,530	4,279,048
Recovery of loans previously written-off	1,094,373	826,000
Other income (*)	194,116	681,054
Other operating expenses	(4,277,211)	(5,330,940)
Expenses for other derivatives	(3,926,112)	(4,642,363)
Other expenses (*)	(351,099)	(688,577)
	1,250,808	455,162

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

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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>
Dividends received from long-term investment	8,948	1,932,750
	8,948	1,932,750

32. OPERATING EXPENSES

	<i>Note</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	4,658,459	4,676,499
Publication, marketing and promotion		1,018,140	875,259
Office and asset rental		324,572	310,141
Depreciation and amortization of fixed assets		1,388,912	1,138,966
Information technology expenses (*)		988,146	811,026
Maintenance and repair of assets expenses		312,999	284,876
Tax, duties and fees		201,897	151,367
Tools and equipment expenses		58,353	108,068
Telecommunication expenses		39,856	36,085
Utilities expenses		92,373	95,400
Customers' deposits insurance expenses		483,351	386,314
Per diem expenses		47,133	30,419
Provision made for long-term investments	13	4,634	-
Provision made for other assets	15	-	16
Consulting expenses		185,504	213,972
Other operating expenses		838,855	742,433
		10,643,184	9,860,841

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

NOTES TO THE SEPARATE 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>Note</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	725,768
Specific provision made for loans to customers	10	2,768,961	3,692,049
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)
		3,598,847	3,963,073

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 of 3 months or less	950,000	17,500,000
Balances with other CIs with original terms of 3 months or less	74,774,214	71,890,284
	157,356,363	147,128,207

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)	11,341	10,696
I. Average number of employees for the period (person)	11,159	10,762
II. Employees' remuneration		
1. Basic salaries	3,649,191	4,000,175
2. Allowances and other income	1,009,268	676,324
3. Total (1+2)	4,658,459	4,676,499
4. Average salary/month	36	41
5. Average remuneration/month	46	48

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

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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 SEPARATE FINANCIAL STATEMENTS (continued)

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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.

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39. SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES (continued)

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

Loans to customers

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

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39. SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES (continued)

Term deposits from customers

Related party	Relationship	For the period from 1 January 2025 to 30 September 2025			VND million
		Opening balance	Increase	(Decrease)	
Eurowindow Holding	(i),(ii)				
Term deposits from customers		-	347,000	(347,000)	-
Interest payables		-	332	(332)	-
TC Advisors Corporation	(iii)				
Term deposits from customers		63,000	166,000	(175,000)	54,000
Interest payables		34	1,196	(1,012)	218
Techcom Non-life Insurance Joint Stock Company	(iv)				
Term deposits from customers		339,000	400,500	(370,000)	369,500
Interest payables		3,893	9,975	(4,250)	9,618
Masterise Homes Real Estate Development Company Limited	(ii),(iii)				
Term deposits from customers		358,110	403,502	(357,815)	403,797
Interest payables		3,073	10,600	(9,931)	3,742
Millennia Education Joint Stock Company	(iii)				
Term deposits from customers		-	1,000	(1,000)	-
Interest payables		-	2	(2)	-

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39. SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES (continued)

Term deposits from customers (continued)

Related party	Relationship	For the period from 1 January 2025 to 30 September 2025			VND million
		Opening balance	Increase	(Decrease)	
ISADO Business Cooperation and Development Company Limited	(iii)	2,500	500	(1,000)	2,000
Term deposits from customers		1	42	(43)	-
Interest payables					
Vietnam Technological and Commercial Joint Stock Bank - Asset Management Company Limited	(iv)	608,917	15,457	306	624,680
Term deposits from customers		3,362	15,409	(15,763)	3,008
Interest payables					
Masan Group Corporation Joint Stock Company	(i)	420,000	4,185,000	(4,505,000)	100,000
Term deposits from customers		690	16,852	(17,516)	26
Interest payables					
Mobifone Digital Payment Joint Stock Company	(iv)	-	295,000	(15,000)	280,000
Term deposits from customers		-	2,732	(423)	2,309
Interest payables					
A group of companies related to Masan Group Corporation Joint Stock Company	(v)	2,166,950	16,710,600	(15,339,150)	3,538,400
Term deposits from customers		7,335	74,175	(68,055)	13,455
Interest payables					
Members of the Board of Directors, Board of Supervision, the Executive Team and other related individuals	(vi)	1,185,167	723,205	(657,065)	1,251,307
Term deposits from customers		11,853	24,912	(28,846)	7,919
Interest payables					

NOTES TO THE SEPARATE 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

<u>Related party</u>	<u>Relationship</u>	<u>30 September 2025</u> <u>VND million</u>	<u>31 December 2024</u> <u>VND million</u>
Techcom Securities Joint Stock Company	(iv)	7,902,600	6,437,300
Masan Group Corporation Joint Stock Company	(i)	10,011,169	11,264,548
Masan Consumer Corporation	(ii)	1,269,900	1,015,300

Guarantees, letters of credit

<u>Related party</u>	<u>Relationship</u>	<u>30 September 2025</u> <u>VND million</u>	<u>31 December 2024</u> <u>VND million</u>
European Plastic Window 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 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
Techcom Non-life Insurance Joint Stock Company	(iv)	27	-

NOTES TO THE SEPARATE 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

<i>Related party</i>	<i>Relationship</i>	<i>30 September 2025 VND million</i>	<i>31 December 2024 VND million</i>
European Plastic Window 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	(ii),(iii)	33	220,021
Phong Phu - Lam Dong Joint Stock Company	(ii)	12,496	4,638
Masterise Corporation Joint Stock Company	(ii),(iii)	257,512	23,714
Quang San Investement Company Limited	(iii)	201	325
Sunflower Construction Company Limited	(ii)	394	340
An Binh General Trading and Service Joint Stock Company	(ii)	25	240
Vinh Shopping Mall Investment Joint Stock Company (Vicentra)	(ii)	25	20
Vietnam Technological and Commercial Joint Stock Bank - Asset Management Company Limited	(iv)	82,864	100,293
Techcom Securities Joint Stock Company	(iv)	4,862,950	2,634,327
Techcom Capital Management Joint Stock Company	(iv)	16,181	10,473
Masan Group Corporation Joint Stock Company	(i)	35,922	693,029
Techcom Non-life Insurance Joint Stock Company	(iv)	3,463	929
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 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, Supervision, the Executive Team and other related individuals	(vi)	71,236	358,560

NOTES TO THE SEPARATE 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)***Loss from trading foreign currencies***

<i>Related party</i>	<i>Relationship</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>
Masan Group Corporation Joint Stock Company	(i)	(459,833)	(217,962)
Techcom Securities Joint Stock Company	(iv)	(28,260)	(37,675)
Masan Consumer Corporation	(ii)	(28,636)	-
Nui Phao Mining Company Limited	(iii),(v)	(8)	-

Income from other derivatives

<i>Related party</i>	<i>Relationship</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>
Masan Joint Stock Company	(ii)	-	48,727
Masan Group Corporation Joint Stock Company	(i)	359,759	520,637
Techcom Securities Joint Stock Company	(iv)	468,486	350,242
One Mount Distribution Joint Stock Company	(ii)	-	2,559
Masan Consumer Corporation	(ii)	66,105	-

Expenses for other derivatives

<i>Related party</i>	<i>Relationship</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>
Masan Joint Stock Company	(ii)	-	(49,791)
Masan Group Corporation Joint Stock Company	(i)	(314,674)	(512,835)
Techcom Securities Joint Stock Company	(iv)	(447,390)	(415,772)
One Mount Distribution Joint Stock Company	(ii)	-	(24,839)
Masan Consumer Corporation	(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) Subsidiary, 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 Board of Member, or the Executive Team or Board of Supervision of the Bank; or members of the Board of Directors 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 their close family members

NOTES TO THE SEPARATE 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 30 September 2025 are as follows:

	<i>Total loans</i> <i>VND million</i>	<i>Total deposits</i> <i>VND million</i>	<i>Other credit</i> <i>commitments</i> <i>VND million</i>	<i>Derivatives (*)</i> <i>VND million</i>	<i>Trading and</i> <i>investment</i> <i>securities</i> <i>VND million</i>
Domestic	739,470,615	694,561,415	440,733,230	311,406,789	114,539,078
Overseas	2,215	1,296,541	12,196,001	103,402	-
	739,472,830	695,857,956	452,929,231	311,510,191	114,539,078

(*) *Nominal contract value*

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

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 separate 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	124,330,428	78,778,357
Others	450,972,999	551,472,365
	1,191,768,287	1,194,005,281

NOTES TO THE SEPARATE 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 arise 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 compulsory deposits with the SBV are classified as "Under 1 month", the portion that is not a part of compulsory reserve is classified as "Non-sensitive to interest rate" items;
- ▶ Demand balances with other financial institutions and CIs are classified as "Under 1 month" 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 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 credit institutions; 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 separate 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 separate financial statements;
- ▶ Demand deposits from customers, margin deposits from customers:
 - For behavioral model applied portfolio: the interest rate re-pricing time based on the results of the analysis of the behavioral model of this portfolio in the stressful scenario;
 - Non-behavioral model portfolio is classified as "Non-sensitive to interest rate" with balances in USD, are classified as "Under 1 month" with balances in other currencies.
- ▶ Demand deposits from other financial institutions and other CIs, demand deposit from the State Treasury: are classified as "Under 1 month"
- ▶ Interest rate repricing terms of valuable papers issued based on the actual payment/maturity period under 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 SEPARATE 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)

As at 30 September 2025	Overdue	Non-sensitive to interest rate	Under 1 month	Interest re-pricing during the period					Over 5 years	Total
				From 1 to 3 months	Over 3 to 6 months	Over 6 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	-	58,846,414	18,740,046	-	-	-	-	-	-	77,586,460
Balances with and credit granting to other CIs (*)	87,783	-	75,472,590	11,725,082	650,000	1,221,284	93,368	-	-	89,250,107
Held-for-trading securities (*)	-	-	513,589	-	-	1,523,398	504,126	529,764	-	3,070,877
<i>In which:</i>										
Government bonds	-	-	-	-	-	-	8	529,764	-	529,772
Loans to customers (*)	2,529,016	-	196,508,593	141,047,882	136,258,543	147,278,103	99,731,991	1,642,809	-	724,996,937
Debts purchased (*)	-	-	-	41,326	-	-	-	-	-	41,326
Investment securities (*)	80,199	1,159,297	1,700,000	22,615,057	3,365,000	42,749,000	6,419,356	33,380,292	-	111,468,201
<i>In which:</i>										
Government bonds and bonds guaranteed by the Government for settlement	80,199	1,163,932	-	3,015,057	15,000	-	5,919,356	33,248,100	-	43,441,644
Long-term investments (*)	-	13,119,490	-	-	-	-	-	-	-	13,119,490
Fixed assets	-	11,975,815	-	-	-	-	-	-	-	11,975,815
Other assets (*)	12,892	39,948,731	-	-	-	-	-	-	-	39,961,623
Total assets	2,709,890	129,095,436	292,934,818	175,429,347	140,273,543	192,771,785	106,748,841	35,552,865	1,075,516,525	
Liabilities										
Due to the Government and the SBV	-	41,254	-	-	-	-	-	-	-	41,254
Deposits and borrowings from other financial institutions and other CIs	-	-	94,340,296	12,706,948	11,283,700	5,255	499	-	-	118,336,698
Deposits from customers	-	523,368	152,801,079	103,848,164	117,871,799	50,773,690	176,475,624	51,761	-	602,345,485
Derivatives and other financial liabilities	-	1,664	6,291,319	33,647,083	(4,300,883)	(4,465,798)	(29,164,083)	-	-	2,009,302
Valuable papers issued	-	(9,385)	23,435,305	84,805,560	16,268,900	50,000,000	2,046,781	-	-	176,547,161
Other liabilities	-	18,646,023	-	-	-	-	-	-	-	18,646,023
Total liabilities	-	19,202,924	276,867,999	235,007,755	141,123,516	96,313,147	149,358,821	51,761	917,925,923	
Interest sensitivity gap	2,709,890	109,892,512	16,066,819	(59,578,408)	(849,973)	96,458,638	(42,609,980)	35,501,104	157,590,602	

(*) These amounts exclude provision.

NOTES TO THE SEPARATE 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 SEPARATE 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			
As at 30 September 2025	USD equivalent	EUR equivalent	Other currencies equivalent	Total
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 (*)	552,745	36,962	60	589,767
Total assets	66,173,052	881,362	1,270,851	68,325,265
Liabilities				
Deposits and borrowings from other financial institutions and other CIs	39,122,678	184,649	485	39,307,812
Deposits from customers	17,177,612	611,338	1,188,839	18,977,789
Derivatives and other financial liabilities	6,444,121	37,503	9,807	6,491,431
Other liabilities	1,481,380	35,972	70,710	1,588,062
Total liabilities	64,225,791	869,462	1,269,841	66,365,094
FX position on balance sheet	1,947,261	11,900	1,010	1,960,171
FX position off-balance sheet	2,955,132	7,760	(30,365)	2,932,527
Total FX position on and off-balance sheet	4,902,393	19,660	(29,355)	4,892,698

(*) These amounts exclude provision

NOTES TO THE SEPARATE 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 separate 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 balances with and credit granting to other financial institutions and other 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 balance sheet date.

NOTES TO THE SEPARATE 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	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	Total
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	-	75,472,590	11,725,082	1,871,284	93,368	-	89,250,107
Held-for-trading securities (*)	-	-	513,589	-	1,523,654	503,870	529,764	3,070,877
<i>In which:</i>								
Government bonds	-	-	-	-	-	8	529,764	529,772
Loans to customers (*)	1,571,351	957,665	20,571,221	81,328,249	212,470,636	176,480,796	231,617,019	724,996,937
Debts purchased (*)	-	-	-	10,447	25,886	4,993	-	41,326
Investment securities (*)	80,199	-	1,699,989	7,414,860	46,109,133	14,861,672	41,302,348	111,468,201
<i>In which:</i>								
Government bonds and bonds guaranteed by the Government for settlement	80,199	-	-	3,015,056	15,273	6,161,672	34,169,444	43,441,644
Long-term investments (*)	-	-	-	-	-	-	13,119,490	13,119,490
Fixed assets	-	-	177,567	3,848	73,037	4,780,996	6,940,367	11,975,815
Other assets (*)	12,892	-	4,691,142	1,229,316	16,420,466	17,428,274	179,533	39,961,623
Total assets	1,752,225	957,665	184,758,247	101,711,802	278,494,096	214,153,969	293,688,521	1,075,516,525
Liabilities								
Due to the Government and the SBV	-	-	41,254	-	-	-	-	41,254
Deposits and borrowings from other financial institutions and other CIs	-	-	83,154,864	12,660,904	11,288,956	11,231,974	-	118,336,698
Deposits from customers	-	-	155,888,526	101,122,081	168,554,507	176,727,800	52,571	602,345,485
Derivatives and other financial liabilities	-	-	85,093	(888,911)	845,806	1,967,314	-	2,009,302
Valuable papers issued	-	-	6	7,900,000	23,874,550	144,772,605	-	176,547,161
Other liabilities	-	-	12,881,551	1,837,712	2,390,895	1,096,614	439,251	18,646,023
Total liabilities	-	-	252,051,294	122,631,786	206,954,714	335,796,307	491,822	917,925,923
Net liquidity gap	1,752,225	957,665	(67,293,047)	(20,919,984)	71,539,382	(121,642,338)	293,196,699	157,590,602

(*) These amounts exclude provision

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

43. PROFIT MOVEMENTS

The separate profit after tax for the period from 1 January 2025 to 30 September 2025 of the Bank decreased by VND 2,222,979 million equivalent to an decrease of 13.08% 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>
Decrease in profit after tax as a result of:	
Increase in net interest and similar income	285,873
(Decrease) in net fee and commission income	(1,050,568)
Increase in net gain from trading foreign currencies	420,864
(Decrease) in net gain from held-for-trading securities	(30,243)
(Decrease) in net gain from investment securities	(662,437)
Increase in net gain from other operating activities	795,646
(Decrease) in income from investments in other entities	(1,923,802)
(Increase) in operating expenses	(782,343)
Decrease in provision expenses for credit losses	364,226
Decrease in corporate income tax expenses	359,805
	<hr/>
(Decrease) in profit after tax	(2,222,979)

NOTES TO THE SEPARATE 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

	30 September 2025	31 December 2024
	VND	VND
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

Prepared by:



Ms Bui Thi Thu Hien
Accountant

Approved by:



Ms Nguyen Thi Tra My
Chief Accountant

Approved by:



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



Hanoi, Vietnam

21 October 2025