

VIET CAPITAL COMMERCIAL JOINT STOCK BANK

SEPARATE FINANCIAL STATEMENTS

FOR THE SECOND QUARTER ENDED 30 JUNE 2025



Viet Capital Commercial Joint Stock Bank

SEPARATE FINANCIAL STATEMENTS FOR THE SECOND QUARTER OF 2025

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Unit of measure: VND million

| No. | Items | Notes | 30 June 2025 | 31 December 2024 |
|---------------------|--|-------------|--------------------|--------------------|
| A | ASSETS | | | |
| I | Cash on hand | V-1 | 695,332 | 610,881 |
| II | Balances with the State Bank of Vietnam | V-2 | 1,340,595 | 2,766,250 |
| III | Due from and loans to other credit institutions | V-3 | 19,977,179 | 14,236,474 |
| 1 | Due from other credit institutions | | 19,880,679 | 13,493,474 |
| 2 | Loans to other credit institutions | | 96,500 | 743,000 |
| 3 | Provision for credit losses | | - | - |
| IV | Held-for-trading securities | | - | - |
| V | Derivatives and other financial assets | V-4 | 2,354 | - |
| VI | Loans to customers | V-5 | 71,475,694 | 67,189,910 |
| 1 | Loans to customers | V-5.1 | 72,601,419 | 68,142,074 |
| 2 | Provision for credit losses on loans to customers | V-5.2 | (1,125,725) | (952,164) |
| VII | Purchased debts | V-6 | 828,272 | - |
| 1 | Purchased debts | | 834,564 | - |
| 2 | Provision for credit losses on purchased debts | | (6,292) | - |
| VIII | Investment securities | V-7 | 15,863,829 | 13,094,664 |
| 1 | Available-for-sale securities | | 10,169,206 | 9,233,763 |
| 2 | Held-to-maturity securities | | 5,941,265 | 4,073,911 |
| 3 | Provision for investment securities | | (246,642) | (213,010) |
| IX | Long-term investments | V-8 | 100,000 | 100,000 |
| 1 | Investments in subsidiaries | | 100,000 | 100,000 |
| 2 | Investments in joint ventures | | - | - |
| 3 | Investments in associates | | - | - |
| 4 | Other long-term investments | | - | - |
| 5 | Provision for long-term investments | | - | - |
| X | Fixed assets | | 1,516,857 | 1,533,907 |
| 1 | Tangible fixed assets | V-9 | 557,063 | 564,533 |
| a | Cost | | 928,642 | 908,478 |
| b | Accumulated depreciation | | (371,579) | (343,945) |
| 2 | Finance leases | | - | - |
| a | Cost | | - | - |
| b | Accumulated depreciation | | - | - |
| 3 | Intangible fixed assets | V-10 | 959,794 | 969,374 |
| a | Cost | | 1,195,050 | 1,194,710 |
| b | Accumulated amortization | | (235,256) | (225,336) |
| XI | Investment properties | | - | - |
| a | Cost | | - | - |
| b | Accumulated depreciation | | - | - |
| XII | Other assets | V-11 | 3,809,270 | 4,104,964 |
| 1 | Receivables | | 1,289,616 | 1,495,186 |
| 2 | Interest and fees receivable | | 1,752,041 | 1,583,154 |
| 3 | Deferred corporate income tax assets | | - | - |
| 4 | Other assets | | 769,043 | 1,027,482 |
| 5 | Provision for other assets | | (1,430) | (858) |
| TOTAL ASSETS | | | 115,609,382 | 103,637,050 |

| No. | Items | Notes | 30 June 2025 | 31 December 2024 |
|-------------------------------------|--|-------------|--------------------|--------------------|
| B | LIABILITIES AND EQUITY | | | |
| I | Liabilities from the Government and the State Bank of Vietnam | V-12 | 3,627,038 | 1,557,819 |
| 1 | Due to and borrowings from the Government and the State Bank of Vietnam | | 3,627,038 | 1,557,819 |
| 2 | Transactions for the sale and repurchase of Government bonds with the State Treasury | | - | - |
| II | Due to and borrowings from other credit institutions | V-13 | 21,116,089 | 18,721,971 |
| 1 | Due to other credit institutions | | 18,474,421 | 13,598,809 |
| 2 | Borrowings from other credit institutions | | 2,641,668 | 5,123,162 |
| III | Deposits from customers | V-14 | 68,931,698 | 67,524,329 |
| IV | Derivatives and other financial liabilities | V-4 | - | 2,099 |
| V | Grants, entrusted funds and loans exposed to risks | V-15 | 228,156 | 222,364 |
| VI | Valuable papers issued | V-16 | 12,609,792 | 7,525,573 |
| VII | Other liabilities | | 2,211,712 | 1,961,598 |
| 1 | Interests and fees payable | V-17 | 1,760,724 | 1,121,576 |
| 2 | Deferred corporate income tax liabilities | | - | - |
| 3 | Other liabilities | V-18 | 450,988 | 840,022 |
| 4 | Other provision (for contingent liabilities and off-statement of financial position commitments) | | - | - |
| TOTAL LIABILITIES | | | 108,724,485 | 97,515,753 |
| VIII | Owners' equity | V-19 | 6,884,897 | 6,121,297 |
| 1 | Capital | | 6,208,209 | 5,518,471 |
| a | Charter capital | | 6,208,200 | 5,518,462 |
| b | Fund for capital expenditure | | 1 | 1 |
| c | Share premium | | 8 | 8 |
| d | Treasury shares | | - | - |
| e | Preference shares | | - | - |
| g | Other owners' capital | | - | - |
| 2 | Reserves | | 286,628 | 224,347 |
| 3 | Foreign exchange differences | | 425 | - |
| 4 | Asset revaluation differences | | - | - |
| 5 | Retained earnings | | 389,635 | 378,479 |
| a | Profit/loss for the current year | | 73,378 | 311,105 |
| b | Profit/loss of prior year | | 316,257 | 67,374 |
| 6 | Non-controlling interest | | - | - |
| TOTAL EQUITY | | | 6,884,897 | 6,121,297 |
| TOTAL LIABILITIES AND EQUITY | | | 115,609,382 | 103,637,050 |

| No. | Items | Notes | 30 June 2025 | 31 December 2024 |
|---|---|---------|--------------|------------------|
| OFF-SEPARATE STATEMENT OF FINANCIAL POSITION ITEMS | | | | |
| 1 | Credit guarantees | VIII-33 | 3,200 | 3,200 |
| 2 | Foreign exchange commitments | VIII-33 | 12,110,134 | 23,958,919 |
| | Spot foreign exchange commitments - buy | | 1,565,599 | 4,886,162 |
| | Spot foreign exchange commitments - sell | | 1,565,799 | 4,882,067 |
| | Cross currency swap contracts | | 8,978,736 | 14,190,690 |
| | Future contracts | | - | - |
| 3 | Irrevocable lending commitments | | - | - |
| 4 | Letters of credit | VIII-33 | 1,596 | 19,135 |
| 5 | Other guarantees | VIII-33 | 864,121 | 766,438 |
| 6 | Other commitments | VIII-33 | 68,049 | 33,201 |
| 7 | Interest income and fee receivables not yet collected | VIII-34 | 443,019 | 429,352 |
| 8 | Bad debts written-off | VIII-35 | 3,310,562 | 2,829,864 |
| 9 | Other assets and documents | VIII-36 | 14,346,477 | 10,983,494 |

Ho Chi Minh City, 25 July 2025

Prepared by



Huynh My Nghi
 Head of Accounting
 Department

Reviewed by



Ly Cong Nha
 Finance Division Director cum
 Chief Accountant

Approved by



Van Thanh Khanh Linh
 Deputy General Director

Viet Capital Commercial Joint Stock Bank
Separate statement of profit or loss for the second quarter
of 2025 ended 30 June 2025

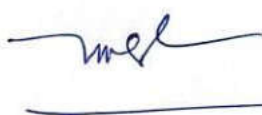
Form B03a/TCTD
(Issued in accordance with Circular No.
49/2014/TT-NHNN dated 31 December 2014)

Unit of measure: VND million

| No. | Items | Notes | Quarter 2 | | Accumulate from 1st January to end of this quarter | |
|-------------|--|--------------|----------------|----------------|--|------------------|
| | | | 2025 | 2024 | 2025 | 2024 |
| 1 | Interest and similar income | VI-20 | 1,967,833 | 1,497,587 | 3,740,163 | 3,040,922 |
| 2 | Interest and similar expenses | VI-21 | 1,325,112 | 947,750 | 2,593,773 | 2,019,465 |
| I | Net interest and similar income | | 642,721 | 549,837 | 1,146,390 | 1,021,457 |
| 3 | Fee and commission income | | 76,773 | 64,553 | 132,799 | 121,207 |
| 4 | Fee and commission expenses | | 80,282 | 41,814 | 118,280 | 77,795 |
| II | Net fee and commission income | VI-22 | (3,509) | 22,739 | 14,519 | 43,412 |
| III | Net gain from trading of foreign currencies | VI-23 | 20,685 | 17,069 | 53,287 | 35,716 |
| IV | Net gain/(loss) from securities held for trading | | - | - | - | - |
| V | Net gain from investment securities | VI-24 | (313) | 7,211 | (491) | 23,013 |
| 5 | Other operating income | | 26,113 | 32,902 | 27,870 | 39,993 |
| 6 | Other operating expenses | | 2,727 | 568 | 3,161 | 2,247 |
| VI | Net gain from other operating activities | VI-25 | 23,386 | 32,334 | 24,709 | 37,746 |
| VII | Income from investments in other entities | | - | - | - | - |
| VIII | Operating expenses | VI-26 | 487,658 | 343,818 | 819,777 | 700,503 |
| IX | Net operating profit before provision for credit losses | | 195,312 | 285,372 | 418,637 | 460,841 |
| X | Provision expenses for credit losses | VI-27 | 182,848 | 202,504 | 326,530 | 308,666 |
| XI | Profit before tax | | 12,464 | 82,868 | 92,107 | 152,175 |
| 7 | Current corporate income tax expense | | 2,730 | 17,047 | 18,729 | 31,102 |
| 8 | Deferred corporate expense tax | | - | - | - | - |
| XII | Corporate income tax expenses | VI-28 | 2,730 | 17,047 | 18,729 | 31,102 |
| XIII | Profit after tax | | 9,734 | 65,821 | 73,378 | 121,073 |
| XIV | Non-Controlling Interest | | | | | |
| XV | Basic earnings per share | | | | | |

Ho Chi Minh City, 25 July 2025

Prepared by



Huynh My Nghi
Head of Accounting
Department

Reviewed by



Ly Cong Nha
Finance Division Director cum
Chief Accountant

Approved by



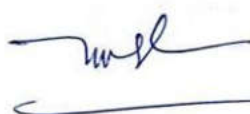
Van Thanh Khanh Linh
Deputy General Director

Unit of measure: VND million

| No. | Items | Notes | Accumulate from 1st January to end of this quarter | |
|----------|---|-------|--|------------------|
| | | | 2025 | 2024 |
| | CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| 01 | Interest income and similar receipts | | 3,568,725 | 2,823,560 |
| 02 | Interest expenses and similar payments | | (1,925,679) | (2,482,459) |
| 03 | Net fee and commission receipts | | 14,519 | 43,412 |
| 04 | Net receipts from trading of securities, gold and foreign currencies | | 54,377 | 58,614 |
| 05 | Other income | | 136 | 2,905 |
| 06 | Recoveries from bad debts written-off previously | | 24,697 | 31,176 |
| 07 | Payments to employees and other operating expenses | | (817,542) | (666,672) |
| 08 | Corporate income tax paid during the period | | (57,930) | (16,214) |
| | Net cash flows from operating profit before changes in operating assets and liabilities | | 861,303 | (205,678) |
| | Changes in operating assets | | | |
| 09 | (Increase)/decrease in due from and loans to other credit institutions | | (2,853,500) | 900,000 |
| 10 | (Increase)/decrease in trading securities | | (2,802,797) | 467,958 |
| 11 | (Increase)/decrease in derivatives and other financial assets | | (2,354) | - |
| 12 | (Increase)/decrease in loans to customers | | (4,459,345) | (1,820,567) |
| 13 | (Increase)/decrease in provision to write-off loans to customers, securities and long-term investments | | (113,046) | (126,306) |
| 14 | (Increase)/decrease in other assets | | (591,024) | (203,820) |
| | Changes in operating liabilities | | | |
| 15 | Increase/(decrease) in due to Government and the State Bank of Vietnam | | 2,069,219 | 297,702 |
| 16 | (Decrease)/increase in due to and borrowings from other credit institutions | | 2,394,118 | 6,516,056 |
| 17 | Increase/(decrease) in due to customers | | 1,407,369 | 347,984 |
| 18 | Increase/(decrease) in valuable papers issued (except for valuable papers issued in financial activities) | | 3,829,839 | (2,860,523) |
| 19 | Increase/(decrease) in grants, entrusted funds and loans exposed to risks | | 5,792 | (108,195) |
| 20 | Increase/(decrease) in derivatives and other financial liabilities | | (2,099) | (19,483) |
| 21 | (Decrease)/increase in other liabilities | | (333,327) | (48,718) |
| 22 | Utilization of funds | | 59 | - |
| I | NET CASH FLOWS FROM OPERATING ACTIVITIES | | (589,793) | 3,136,410 |

| No. | Items | Notes | Accumulate form 1st January to end of period | 2025 | 2024 |
|---|--|---------------|--|-------------------|--------------------|
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | | |
| 01 | Purchase of fixed assets | | | (28,080) | (30,946) |
| 02 | Proceeds from disposal of fixed assets | | | 218,500 | 4,091 |
| 03 | Payments for disposal of fixed assets | | | | (65) |
| 04 | Purchase of investment properties | | | | - |
| 05 | Proceeds from disposal of investment properties | | | | - |
| 06 | Payments for disposal of investment properties | | | | - |
| 07 | Payments for equity investments in other entities (Payments for acquire subsidiaries, investments in joint-venture, associates and other long-term assets) | | | | - |
| 08 | Proceeds from disposal of investments in other entities (Proceeds from disposal subsidiaries, investments in joint-venture, associates and other long-term assets) | | | | - |
| 09 | Dividends received from capital contribution, long-term investments | | | 831 | 956 |
| II | NET CASH FLOWS FROM INVESTING ACTIVITIES | | | 191,251 | (25,964) |
| CASH FLOWS FROM FINANCING ACTIVITIES | | | | | |
| 01 | Increase in charter capital from capital contribution and/or share issuance | | | 689,738 | - |
| 02 | Proceeds from issuing long term valuable papers eligible to be included in capital and other long-term borrowings | | | 1,254,380 | - |
| 03 | Payments for long-term valuable papers eligible to be included in capital and other long-term borrowings | | | | (1,127,740) |
| 04 | Dividends distributed to shareholders | | | | - |
| 05 | Purchase of treasury shares | | | | - |
| 06 | Proceeds from disposal of treasury shares | | | | - |
| III | NET CASH FLOWS FROM FINANCING ACTIVITIES | | | 1,944,118 | (1,127,740) |
| IV | NET CASH FLOWS FOR THE PERIOD | | | 1,545,576 | 1,982,706 |
| V | CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD | | | 16,870,605 | 12,820,259 |
| VI | Foreign exchange difference | | | 425 | 50,715 |
| VII | CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD | VII-29 | | 18,416,606 | 14,853,680 |

Prepared by



Huynh My Nghi
Head of Accounting
Department

Reviewed by



Ly Cong Nha
Finance Division Director cum
Chief Accountant

Ho Chi Minh City, 25 July 2025

Approved by



Van Thanh Khanh Linh
Deputy General Director

These notes form an integral part of and should be read in conjunction with the accompanying separate financial report for the second quarter of 2025 ended on 30 June 2025.

I- Operation characteristics

1. License for establishment and operation, validity period

The Viet Capital Commercial Joint Stock Bank, previously known as the Gia Dinh Commercial Joint Stock Bank ("the Bank"), is a joint stock commercial bank established in the Socialist Republic of Vietnam.

The bank was established under Establishment and Operation License No. 0025/NH-GP issued by the State Bank of Vietnam ("the SBV") dated 22 August 1992. The Bank Establishment License No. 576/GP-UB was issued by the People's Committee of Ho Chi Minh City dated 8 October 1992. On 13 December 2011, the SBV issued Decision No. 2665/QĐ-NHNN approving the change of the bank's name to Viet Capital Commercial Joint Stock Bank.

Business Registration Certificate number 0301378892 was first registered on 16 October 1992. The Business Registration Certificate has been amended multiple times, with the most recent amendment on 19 June 2023. The Business Registration Certificate was issued by the Department of Planning and Investment of Ho Chi Minh City.

The principal activities of the Bank are to provide banking services including mobilising and receiving short-term, medium-term, and long-term deposits from various organizations and individuals; providing short-term, medium-term, and long-term loans to different organizations and individuals based on the nature and capacity of the Bank's capital; executing foreign exchange transactions; international trade financing services; discounting promissory notes, bonds, and other valuable papers; providing payment services and other banking services permitted by the State Bank of Vietnam.

2. Charter capital

The Bank's charter capital as at 30 June 2025 is VND 6,208.2 billion (as at 31 December 2024 is VND 5,518.46 billion).

3. The composition of the Board of Directors, the General Director's Board, and the Supervisory Board as at 30 June 2025

| | | |
|---|---------------------------|--|
| Board of Directors | Mr. Le Anh Tai | Chairman |
| | Ms. Nguyen Thanh Phuong | Vice Chairman |
| | Mr. Ngo Quang Trung | Member |
| | Mr. Nguyen Nhat Nam | Member |
| | Mr. Pham Quang Khanh | Independent Member |
| Board of Management and Chief Accountant | Mr. Ngo Quang Trung | General Director |
| | Mr. Le Van Be Muoi | Deputy General Director |
| | Mr. Phan Viet Hai | Deputy General Director |
| | Mr. Nguyen Thanh Tu | Deputy General Director |
| | Ms. Van Thanh Khanh Linh | Deputy General Director |
| | Mr. Ly Cong Nha | Finance Division Director cum Chief Accountant |
| Supervisory Board | Ms. Phan Thi Hong Lan | Head of Supervisory Board |
| | Mr. Le Hoang Nam | Member |
| | Ms. Nguyen Thi Thanh Thuy | Full-time Member |

4. Location and operation network

The Bank's Head Office is located at HM Town Building, 412 Nguyen Thi Minh Khai Street, Ban Co Ward, Ho Chi Minh City, Vietnam. As at 30 June 2025, the Bank had one (1) Head Office, forty-one (41) branches, eighty-four (84) transaction offices nation-wide (as at 31 December 2024 The Bank had 1 Head Office, 41 branches and 84 transaction offices nation-wide).

5. Subsidiary

As at 30 June 2025 and 31 December 2024, the Bank has one (1) subsidiary as follows:

| Entity name | Business Registration Certificate | Nature of Business | Percentage of equity owned and voting rights of the Bank |
|---|--|---------------------------|---|
| Asset Management Company Limited – Viet Capital Commercial Joint Stock Bank | 0311401011 | Assets Management | 100% |

The principal activities of the subsidiary are to receive, manage collaterals related to the loans for the fastest handling and recovery, dispose collaterals under the Bank's disposal rights at market price in a form consistent with the provisions of the law, handle collaterals with appropriate measures, and implement other collateral management activities in accordance with legal regulations.

As at 16 February 2012, the SBV issued Decision No.280/QD-NHNN approving the name change to Asset Management Company Limited - Viet Capital Commercial Joint Stock Bank.

6. Total number of staff and employees

As at 30 June 2025, the Bank had 2,932 employees (31/12/2024: 2,849 employees).

II- Accounting period and accounting currency

1. Fiscal year

The Bank's fiscal year of the bank starts on 1 January to 31 December,

2. Accounting and reporting currency

The currency used in the accounting work of the Bank is the Vietnamese Dong ("VND"). According to Circular No. 49/2014/TT-NHNN, for the purpose of preparing separate financial statements, the figures are rounded to the millions and presented in units of million Vietnamese Dong ("million Dong").

III- Applied accounting standards and system

1. Accounting standards and system:

These separate financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Credit Institutions stipulated by the SBV and the relevant statutory requirements applicable to financial reporting. These standards and statutory requirements may differ in some material respects from International Financial Reporting Standards and the generally accepted accounting principles and standards in other countries. Accordingly, the accompanying separate financial statements are not intended to present the unconsolidated financial position and unconsolidated results of operations and unconsolidated cash flows of the Bank in accordance with generally accepted accounting principles and practices in countries or jurisdictions other than Vietnam. Furthermore, their utilisation is not designed for those who are not informed about Vietnam's accounting principles, procedures and practices applicable to credit institutions.

2. Basis of measurement

The separate financial statements, except for the separate statement of cash flows, are prepared on the accrual basis using the historical cost concept. The separate statement of cash flows is prepared using the direct method.

IV- Applied accounting policy

1. Foreign currency transactions

All transactions of the Bank are recorded in original currencies. Monetary assets and liabilities denominated in currencies other than VND are translated into VND at the average of the buying and selling spot exchange rate of that currency ("spot exchange rate") ruling at the end of the last working day of the accounting period if the difference between this spot exchange rate and the weighted average of the buying and selling exchange rate ruling on the last working day of the accounting period is less than 1%, in the case of this difference is equal to or greater than 1%, the Bank uses the weighted average of the buying and selling exchange rate ruling on the last working day of the accounting period. Non-monetary assets and liabilities denominated in currencies other than VND are translated to VND at spot exchange rates ruling on transaction dates.

The transactions related to income/expenses in foreign currency are converted to VND at the average buying and selling exchange rate for immediate transfer on the date of the transaction. The exchange rate differences arising from the revaluation of foreign currency assets and liabilities to VND on the monthly reporting date are recorded in the "Foreign exchange differences" account on the separate financial statement and are recognized in the separate income statement at the end of the accounting period.

2. Derivatives

Currency forward contracts and currency swap contracts are recorded in separate financial statements according to the contract value. The difference between the amount of currencies committed to buy/sell at the exchange rate stated in the contract and the amount of currency converted at the spot rate at the effective date of currency forward contracts and currency swap contracts allocated to the separate statement of operating results by the straight-line method during the effective period of these contracts.

The balance of the currency forward contract is re-evaluated at the spot exchange rate at the end of each month. Unrealized gains/losses are recorded in the foreign exchange difference on the separate financial position report at the end of each month and are transferred to the separate income statement at the end of the fiscal year.

3. Loans to customers, purchased debts

Loans to customers are presented at the amount of outstanding principal less provision for credit losses. Provision for credit losses include specific provision for credit losses and general provision credit losses.

Short-term loans are those with repayment term within one year from the loan disbursement date. Medium-term loans are those with repayment term over one year to five years from the loan disbursement date. Long-term loans are those with repayment term over five years from the loan disbursement date.

a. Classification of loans to customers

Debt classification of due from and loans to other credit institutions, unlisted corporate bonds, loans to customers, entrusted loans, debts sold but not yet collected, debt repurchased, repurchased government bonds, purchases of promissory notes, treasury bills and certificates of deposit issued by other credit institutions and foreign bank branches (together referred to as "debts") is conducted in accordance with Circular 31/2024/TT-NHNN. The Bank carries out monthly debt classification based on the outstanding principals of debts at the last working day of the month. The bank implements debt classification using the quantitative method as follows:

| <i>Group</i> | | <i>Description</i> |
|--------------|-------------------------|---|
| 1 | Current debts | (a) Current debts are assessed as fully and timely recoverable for both principals and interests; or (b) Debts are overdue for a period of less than 10 days and assessed as fully recoverable for both overdue principals and interests, and fully and timely recoverable for both remaining principals and interests. |
| 2 | Special mentioned debts | (a) Debts are overdue for a period of between 10 days and 90 days; or (b) Debt with first-time adjusted repayment terms that is unmaturred. |
| 3 | Sub-standard debts | (a) Debts are overdue for a period between 91 days and 180 days; or (b) Debt with first-time extended repayment term that is unmaturred; or (c) Debts which interests are exempted or reduced because customers do not have sufficient capability to repay all interests under credit contracts; 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 made in compliance with Clauses 1, 3, 4, 5, 6 of Article 134 of Laws on credit institutions; or ▪ Debts made in compliance with Clauses 1, 2, 3, 4 of Article 135 of Laws on credit institutions; or ▪ Debts made in compliance with Clauses 1, 2, 5 of Article 136 of Laws on credit institutions. (e) Debts are required to be recovered according to regulatory inspection conclusions; or (f) Debts to be collected under debt collection decisions by the bank due to customers' breach of the agreements made with the bank have not yet been collected within less than 30 days from the date of issuance of such decisions. |

| Group | | Description |
|-------|----------------|--|
| 4 | Doubtful debts | (a) Debts are overdue for a period between 181 days and 360 days; or (b) Debts that repayment term are restructured for the first time but still overdue for a period of 90 days under that restructured repayment term; or (c) Debts with second-time rescheduled debt which is unmaturing; or (d) Debts are specified in point (d) of sub-standard debts and overdue for a period between 30 days and 60 days after decisions of recovery have been issued; or (e) Debts are required to be recovered according to regulatory inspection conclusions but still overdue for a period up to 60 days since the recovery date as required by regulatory inspection conclusions; or (f) Debts to be collected under debt collection decisions due to customers' breach of the agreement have not yet been collected between 30 days and 60 days from the date of issuance of such decisions. |
| 5 | Loss debts | (a) Debts are overdue for a period more than 360 days; or (b) Debts that repayment terms are restructured for the first time and overdue for a period of 91 days or more under the first restructured repayment term; or (c) Debts that repayment terms are restructured for the second time and overdue under that second restructured repayment term; or (d) Debts that repayment terms are restructured for the third time or more, regardless of being overdue or not; or (e) Debts specified in point (d) of Sub-standard debts and overdue for a period of more than 60 days after decisions on recovery have been issued; or (f) Debts required to be recovered according to regulatory inspection conclusions but still outstanding with an overdue period over 60 days since the recovery date as required by regulatory inspection conclusions; or (g) Debts to be collected under debt collection decisions due to customers' breach of the agreement have not yet been collected over 60 days from the date of issuance of such decisions; (h) Debts of credit institutions under special control as announced by the SBV, or debts of foreign bank branches that capital and assets are blocked. |

For off-statement of financial position commitments, the Bank classified them based on the number of overdue days from the date when the Bank performs committed obligations:

- Group 3 - Sub-standard debts: overdue less than 30 days;
- Group 4 - Doubtful debts: overdue from 30 days to less than 90 days;
- Group 5 - Loss debts: overdue from 91 days or more.

Where a customer owes more than one debt to the Bank and has any of its debts classified into a higher risk group of debts, the Bank is obliged to classify the remaining debts of such customer into the group of debts with higher risk corresponding with their level of risk.

The Bank is also required to use the results of debt classification as provided by the Credit Information Center of the SBV ("CIC") at the date of classification to adjust the results of its internal classification of debts. Where debts and off-statement of financial position commitments of one customer are classified by the Bank into a group of debts with lower risk as compared to those provided by CIC, the Bank is required to reclassify such debts and off-statement of financial position commitments to the group of debts as provided by CIC.

Debt classification for loans having rescheduled debt repayment term, exempted or reduced interest and fees in order to support customers affected by Covid-19 pandemic.

The bank applies Circular No. 14/2021/TT-NHNN dated 7 September 2021 ("Circular 14") and Circular No. 03/2021/TT-NHNN dated 2 April 2021 ("Circular 03") of the State Bank of Vietnam, amending and supplementing certain provisions of Circular No. 01/2020/TT-NHNN dated 13 March 2020 ("Circular 01") of the State Bank of Vietnam regarding the restructuring of debt repayment terms, exemption and reduction of interest and fees, and maintaining the debt group to support customers affected by the Covid-19 pandemic.

Debt classification for loans having rescheduled debt repayment term, maintaining the debt group to assist customers facing difficulties in doing business and customers facing difficulties in repaying their customer loans.

From 24 April 2023, the Bank has implemented a policy to restructure the repayment term, maintaining the debt classification to support customers facing difficulties in production and business activities, as well as those struggling to repay loans for living and consumption needs, in accordance with Circular No. 02/2023/TT-NHNN issued by the State Bank of Vietnam on 23 April 2023, and Circular No.06/2024/TT-NHNN issued on 18 June 2024.

b. Specific provision for credit losses

According to Decree 86/2024/ND-CP dated 11 July 2024 ("Decree 86"), specific provision are determined based on the debt balance and the debt classification results of each customer's loans at the end of the last day of the preceding month.

The specific provision is calculated based on the customer's loan balance less the discounted value of collateral assets.

| | Specific provision rate |
|-----------------------------------|-------------------------|
| Group 1 – Current debts | 0% |
| Group 2 – Special mentioned debts | 5% |
| Group 3 – Sub-standards debts | 20% |
| Group 4 – Doubtful debts | 50% |
| Group 5 – Loss debts | 100% |

The value and discounted rate of the collateral assets are determined according to the regulation of Decree 86.

For customers with outstanding debts, they are entitled to restructuring of debt repayment terms, interest exemption and reduction according to the regulation of Circular 01, Circular 03 and Circular 14. The Bank shall make specific provisions for these customers in accordance with the provisions of Circular 03. Accordingly, the Bank shall make additional specific provision as follows:

| Additional provision | Deadline |
|--|---------------------|
| At least 30% of the total required additional specific provision | By 31 December 2021 |
| At least 60% of the total required additional specific provision | By 31 December 2022 |
| 100% of the total required additional specific provision | By 31 December 2023 |

In addition, for customers whose outstanding debts are restructured and the debt group remains the same as prescribed in Circular 02, the bank shall determine the additional specific provision amount to be deducted according to Circular 02, whereby the bank shall make additional specific provision as follows:

Additional provision

Deadline

At least 50% of the total required additional specific provision

By 31 December 2023

100% of the total required additional specific provision

By 31 December 2024

c. General provision for credit losses

According to Decree 86, a general provision for credit loss is established at a rate of 0.75% of the total outstanding principal balance at the end of each month for debts from Group 1 to Group 4, excluding due from and loans to other credit institutions, the purchase of valued papers issued by other credit institutions, and the repurchase of government bonds.

d. Writing-off bad debts

Bad debts are debt in groups 3, 4 and 5.

In accordance with Decree 86, debts are written-off against the provision when they have been classified to Group 5 or when borrowers have been declared bankrupt or dissolved (for borrowers being organizations and enterprises) or borrowers are deceased or missing (for borrowers being individuals).

Bad debts written-off against provision are recorded in the off-statement of financial position accounts for monitoring and debt collection. The amount collected from previously written-off bad debts is recognised in the separate statement of income upon receipt.

e. Loans sold to Vietnam Asset Management Company ("VAMC")

The bank sell loans to VAMC according to Decree No. 53/2013/ND-CP issued by the Government on 18 May 2013 ("Decree 53"), Decree No. 34/2015/ND-CP issued by the Government on 31 March 2015, amending and supplementing certain provisions of Decree 53 ("Decree 34"), Circular No. 19/2013/TT-NHNN issued by the State Bank of Vietnam (SBV) on 6 September 2013 ("Circular 19"), Circular No. 14/2015/TT-NHNN issued by SBV on 28 August 2015 ("Circular 14"), Circular No. 08/2016/TT-NHNN issued by SBV on 16 June 2016 ("Circular 08"), Circular No. 09/2017/TT-NHNN issued by SBV on 14 August 2017 ("Circular 09") regarding the amendment and supplementation of certain provisions of Circular 19 and the write-off from the financial situation report according to the guidelines in Official Letter No. 8499/NHNN-TCKT issued by SBV on 14 November 2013 ("Official Letter 8499") and Official Letter No. 925/NHNN-TCKT issued by SBV on 19 February 2014 ("Official Letter 925").

The special bonds issued by VAMC corresponding to the bad debt sold by the Bank are recorded as held-to-maturity debt securities issued by domestic economic organizations in the separate financial statements.

4. Due from and loans to other credit institutions

Due from and loans to other credit institutions are presented according to the principal balance at the end of the accounting period.

The credit risk classification of due from and loans to other credit institutions and the corresponding provision is carried out in accordance with Circular 31 and Decree 86. Accordingly, the Bank makes specific provisions for due from (excluding current account) and loans to other credit institutions according to the method stated in Note IV.3.

According to Circular 31 and Decree 86, the Bank is not required to make general provisions for due from and loans to other credit institutions.

5. Securities

a. Available-for-sale securities

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

Debt securities are recorded at par value at the purchase date, Accrued interest on securities before purchase or prepaid interest pending allocation, discounts/premiums (if any), are reflected in a separate account.

Provision for diminution in value of securities is made when the carrying value is higher than the market value in compliance with Circular No. 48/2019/TT-BTC dated 08 August 2019 ("Circular 48") issued by the Ministry of Finance and Circular No. 24/2022/TT-BTC dated 07 April 2022 amending and supplementing some articles of Circular 48, Government bonds, Government-guaranteed bonds and municipal bonds are exempted from such provisioning requirement. Provision expense is recognized in the "Net gain/(loss) from investment securities" account of the separate income statement.

b. Held-to-maturity investment securities (excluding special bonds issued by VAMC)

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

Held-to-maturity securities are recorded similarly as available-for-sale debt securities at Note IV.5.a.

c. Special bonds issued by VAMC

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

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

Specific provision for each special bond is recognized in the income statement in "Provision expense for credit loss". General provision is not required for the special bonds.

Upon receiving the debt sold to VAMC, the bank utilizes the risk provisions that have been allocated annually for special bonds to address bad debts, the difference between the provisions made and the unrecovered principal amount will be reversed and recorded in the income statement.

6. Capital contribution, Long-term investments

a. Investments in subsidiaries

The subsidiary is a company controlled by the Bank. Control exists when the Bank has the authority to govern the financial and operating policies of the invested entity to obtain economic benefits from its activities. When assessing control rights, potential voting rights that are currently exercisable may be considered.

Investments in subsidiaries are recorded at cost less provision for impairment. Distributions from accumulated net profit arising from the date of investment in subsidiaries are recognized in the

separate income statement. A provision for impairment is made when a subsidiary incurs a loss, except when such loss was anticipated by the Bank at the time of investment. The provision for impairment is reversed when the subsidiary subsequently generates profit to offset the previously provisioned losses. The provision is only reversed to the extent that the carrying amount of the investment does not exceed its carrying amount had no provision been made.

b. Other long-term investments

Other long-term investments are long-term capital contributions to other companies over which the Bank does not have control or significant influence. These long-term investments are initially recorded at cost at the time of investment. After initial recognition, these investments are measured at cost less any impairment losses.

c. Provision for long-term investment

Provision for long-term investment impairment is made if the economic organization in which the Bank is investing incurs a loss (except for planned losses identified in the business plan prior to investment) as guided by Circular 48. Accordingly, the provision amount is the difference between the total actual capital contribution of the parties at the investee and the actual equity multiplied by the Bank's ownership percentage in that entity. The provision for long-term investment impairment is reversed when the recoverable value of the long-term investments increases after the provision has been made. The provision is only reversed to the extent that the carrying amount of the investments does not exceed their carrying amount assuming no provision had been recognized.

7. Tangible fixed assets

a. Cost

The tangible fixed assets are presented at their original cost less accumulated depreciation. The original cost of tangible fixed assets includes the purchase price, import taxes, non-refundable purchase taxes, and directly related costs to bring the asset to its intended location and condition for the intended use. The costs incurred after tangible fixed assets have been put into operation, such as repair, maintenance, and overhaul costs, are recorded in the separate income statement for the period in which the costs are incurred. In cases where it can be clearly demonstrated that these costs enhance the expected future economic benefits derived from the use of tangible fixed assets beyond the standard operating level as initially assessed, these costs are capitalized as an additional cost basis of the tangible fixed assets.

b. Depreciation

Depreciation of tangible fixed assets is calculated on a straight-line basis over the estimated useful life of the assets. Useful life of the assets are estimated as follows:

- | | |
|---------------------------------------|--------------|
| • Buildings and structures | 5 - 50 years |
| • Machinery and equipment | 5 - 20 years |
| • Vehicles and transmission equipment | 6 - 10 years |
| • Equipment and management tools | 3 - 10 years |
| • Other tangible assets | 4 - 25 years |

c. Disposals

Profits and losses arising from the disposal or sale of fixed assets are determined by the difference between the net amount due to disposal and the residual value of the assets and are recorded as other incomes or other expenses in the separate income statement.

8. Intangible fixed assets

a. Land use rights

Land use rights are expressed at historical cost minus the accumulated depreciation value. The initial historical cost of land use rights includes the purchase price and expenses directly related to the acquisition of land use rights. Depreciation is calculated using the straight-line method according to the licensed term.

The bank does not calculate amortization for land use rights indefinitely.

b. Computer software

The purchase price of new computer software, which is not a part attached to the relevant hardware, is capitalized and accounted for as an intangible fixed asset. Microcomputer software is distributed in a straight-line method within 3 to 20 years.

c. Disposals

Profits and losses arising from the disposal or sale of intangible fixed assets are determined by the difference between the net amount due to disposal and the residual value of the assets and are recorded as other incomes or other expenses in the separate income statement.

9. Other assets

Other assets, excluding receivables from credit activities, are recorded at cost less provision for risks for on-statement of financial position assets.

The other assets are considered for provisioning for risks related to on-statement of financial position assets based on the aging of overdue debts or according to the expected losses that may occur in cases where debts are not yet due for payment but the economic organization is in a state of bankruptcy or is undergoing dissolution procedures; the debtor is missing, fleeing, being prosecuted or tried by legal authorities, or is serving a sentence or has passed away. The incurred provision costs are recorded as operating expenses for the year.

For overdue assets, the Bank applies the provision level based on the duration of the overdue period in accordance with the guidelines of Circular 48, as follows:

| Overdue | Provision rates |
|------------------------------------|-----------------|
| From over 6 months to under 1 year | 30% |
| From 1 year to under 2 years | 50% |
| From 2 years to under 3 years | 70% |
| Above 3 years | 100% |

10. Accounting for leased assets transactions

Rents under operating leases are allocated in a straight-line basis to the "Other operating expenses" section of the separate income statement over the lease term.

11. Cash and cash equivalents

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

12. Deposits from customers

Deposits from customers are recorded at historical cost.

13. Value papers issued

Value papers issued are recorded at historical cost.

14. Other liabilities

Other liabilities are recorded at historical cost.

15. Employees benefits

According to the Social Insurance Law, from 1 January 2009, the Bank and its employees are required to contribute to the unemployment insurance fund managed by Vietnam Social Insurance. The unemployment insurance paid by the Bank for the employees' working period is recorded as an expense in the separate income statement when incurred.

16. Provisions

A provision, except for the provision described in note IV.3 is recognized if, as a result of a past event, the Bank has a current legal or constructive obligation that can be reliably estimated, and it is certain that it will reduce future economic benefits to settle the liabilities arising from that obligation. Provisions are not recognized for future operating losses.

17. Owners' equity

a. Common stock

Common stock is classified as equity. Costs directly related to the issuance of common stock are recognized as a deduction from equity.

b. Share premium

Upon receiving capital from shareholders, the difference between the issue price and the par value of the shares is recorded in the "share premium" account in equity.

18. Reserves

According to Decree No. 93/2017/ND-CP issued by the Government of Vietnam on 7 August 2017 and Law on Credit Institution No.32/2024/QH15 the bank must set aside mandatory reserve funds as follows before distributing profits:

| | Periodic/annual allocation | Maximum balance |
|-------------------------------|----------------------------|-------------------|
| Capital supplementary reserve | 10% profit after tax | Chartered capital |
| Financial reserve | 10% profit after tax | Not specified |

The financial reserve fund is used to cover the remaining part of the losses and damages to assets that occur during the business process after being compensated by the compensation money from the organizations or individuals responsible for the losses, from insurance organizations, and using the provisions set aside in the expenses; used for other purposes as prescribed by law.

Other funds belonging to equity are allocated from the after-tax profits of the Bank. The rate of allocation for these funds is determined by the General Meeting of Shareholders, in accordance with legal regulations.

The remaining profit after deducting the aforementioned fund allocations and distributing dividends to shareholders is recorded as the retained earnings of the Bank.

19. Bonus and welfare fund

The bonus and welfare fund, not mandated by law, is allocated from after-tax profits and is permitted to be fully distributed, primarily used to pay for the staff and employees of the Bank. The bonus and welfare fund are recorded in the Bank's liabilities.

20. Interest income and interest expenses

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

Fees and commission income

Fees and commission income include fee income and expenses from payment services, treasury services, and other services. Income and expenses from service activities are recognized when the services are provided.

21. Dividend income

The dividend is recorded in the separate income statement when the Bank's entitlement to receive the dividend is established.

22. Other income

Other revenues are recognized on a cash basis.

23. Principles and methods of recording corporate income tax and corporate income tax expenses

Corporate income tax is calculated on the profits of the period, including current income tax and deferred income tax. Corporate income tax is recognized in the separate statement of profit or loss, except in cases where there are income taxes related to items recognized directly in equity, in which case these income taxes are also recognized directly in equity.

The current income tax is the tax payable based on taxable income for the year, using the tax rates in effect at the end of the fiscal year, and any tax adjustments payable related to previous years.

Deferred tax is determined for temporary differences between the tax base of assets and liabilities and their carrying amount recorded in the separate financial reporting purposes. The amount of deferred 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 reporting date.

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

24. Related parties

The related parties are businesses and individuals, directly or indirectly through one or more intermediaries, who have control over the Bank and its subsidiaries or are under the control of the Bank and its subsidiaries, or share common control with the Bank and its subsidiaries. The affiliated parties and individuals who directly or indirectly hold voting rights of the Bank and its subsidiaries that have a significant influence on the Bank and its subsidiaries, key management personnel including members of the Board of Directors, members of the Board of Management, members of the Supervisory Board, close family members of these individuals or affiliated parties, or companies affiliated with these individuals are also considered related parties.

In considering the relationship of each stakeholder, attention must be paid to the nature of the relationship rather than merely its legal form.

25. Off-statement of financial position commitments

Off-statement of financial position commitments include guarantees, payment acceptances, and unconditional irrevocable loan commitments with specific execution timelines.

The classification of off-statement of financial position commitments is carried out solely for the purpose of managing and monitoring the quality of credit activities in accordance with regulations.

According to Decree 86, the bank are not required to set provisions for off-statement of financial position commitments.

V – Notes to the statement of financial position

1. Cash on hand

| | 30 June 2025 | 31 December 2024 |
|-----------------------|---------------------|-------------------------|
| | VND million | VND million |
| In VND | 676,340 | 565,544 |
| In foreign currencies | 18,992 | 45,337 |
| | 695,332 | 610,881 |

2. Balances with the State Bank of Vietnam

Balances with the State Bank of Vietnam (the “SBV”) include settlement and compulsory reserve. According to the regulations of the State Bank of Vietnam regarding mandatory reserves, banks are allowed to maintain a floating balance in the mandatory reserve account. The average monthly mandatory reserve balance must not be lower than the mandatory reserve ratio multiplied by the average deposit balance of the previous month at the Bank as follows:

| Deposit at the Bank | Mandatory reserve ratio | |
|---|--------------------------------|-------------------------|
| | 30 June 2025 | 31 December 2024 |
| The average balance of the previous month: | | |
| <i>From customers:</i> | | |
| ▪ Deposit with term less than 12 months in foreign currencies | 8% | 8% |
| ▪ Deposits with term over 12 months in foreign currencies | 6% | 6% |
| ▪ Deposits with term less than 12 months in VND | 3% | 3% |
| ▪ Deposits with term over 12 months in VND | 1% | 1% |
| <i>From overseas credit institutions:</i> | | |
| ▪ Deposits in foreign currencies | 1% | 1% |
| ▪ | | |
| | 30 June 2025 | 31 December 2024 |
| | VND million | VND million |
| Demand deposit account and mandatory reserve fund | | |
| ▪ VND | 1,327,948 | 2,747,468 |
| ▪ Foreign currencies | 12,647 | 18,782 |
| | 1,340,595 | 2,766,250 |

3. Due from and loans to other credit institutions

| | 30 June 2025 VND million | 31 December 2024 VND million |
|--|-----------------------------|---------------------------------|
| 3.1. Due from other credit institutions | | |
| Demand deposits | | |
| In VND | 1,410,233 | 927,148 |
| In foreign currencies | 78,321 | 335,329 |
| Term deposits | | |
| In VND | 17,740,250 | 11,346,625 |
| In foreign currencies | 651,875 | 884,372 |
| Total | 19,880,679 | 13,493,474 |
| 3.2. Loans to other credit institutions | | |
| In VND | 96,500 | 743,000 |
| In foreign currencies | | |
| Total | 96,500 | 743,000 |
| Total due from and loans to other credit institutions | 19,977,179 | 14,236,474 |

3.3. Analysis of due from and loans to other credit institutions by quality

As at 30 June 2025 and 31 December 2024, all due from and loans to other credit institutions are classified as Group 1- Current debt

| | 30 June 2025 VND million | 31 December 2024 VND million |
|------------------------------------|-----------------------------|---------------------------------|
| Current debts | | |
| Due from other credit institutions | 18,392,125 | 12,230,997 |
| Loans to other credit institutions | 96,500 | 743,000 |
| | 18,488,625 | 12,973,997 |

4. Derivatives and other financial assets/ other financial liabilities

| | | Total contract value (at contractual exchange rate) | Total carrying value (using exchange rate at reporting date) | |
|----------|---|---|--|--------------|
| | | | Assets | Liabilities |
| | Closing balance | | | |
| 1 | Currency derivative instrument | 4,493,836 | 2,354 | - |
| | - Currency forward transactions | - | - | - |
| | - Currency swap transactions | 4,493,836 | 2,354 | - |
| 2 | Other derivative instrument | - | - | - |
| | Opening balance | | | |
| 1 | Currency derivative financial instrument | 7,100,463 | - | 2,099 |
| | - Currency forward transactions | - | - | - |
| | - Currency swap transactions | 7,100,463 | - | 2,099 |
| 2 | Other derivative financial instrument | - | - | - |

5. Loans to customers

5.1. Loans to customers

| | 30 June 2025 VND million | 31 December 2024 VND million |
|---|-----------------------------|---------------------------------|
| Loans to domestic economic entities and individuals | 72,527,243 | 68,059,904 |
| Pending debts awaiting resolution | 74,176 | 82,170 |
| | 72,601,419 | 68,142,074 |
| - Analysis of loans by quality: | | |
| | 30 June 2025 VND million | 31 December 2024 VND million |
| Group 1 - Current | 69,045,930 | 65,067,613 |
| Group 2 - Special mention | 698,105 | 889,837 |
| Group 3 - Substandard | 393,335 | 269,589 |
| Group 4 - Doubtful | 810,034 | 519,414 |
| Group 5 - Loss | 1,579,839 | 1,313,451 |
| Debts pending for settlement secured by foreclosed assets and unsettled debts with collaterals | 74,176 | 82,170 |
| | 72,601,419 | 68,142,074 |
| - Analysis of loans by terms: | | |
| | 30 June 2025 VND million | 31 December 2024 VND million |
| Short-term loans | 44,104,112 | 43,953,163 |
| Medium-term loans | 6,040,052 | 5,658,404 |
| Long-term loans | 22,457,255 | 18,530,507 |
| | 72,601,419 | 68,142,074 |
| - Analysis of loans by type of customers and ownership: | | |
| | 30 June 2025 VND million | 31 December 2024 VND million |
| Loans to corporation | | |
| Other joint-stock companies | 14,633,465 | 10,704,882 |
| Other limited companies | 10,419,770 | 9,265,984 |
| Joint stock companies which the State owned more than 50% of their charter capital or their share capital with voting rights or over which the State has control in accordance with the companies' charter | 15,867 | 25,078 |
| Private companies | 65,340 | 74,364 |
| Partnerships | 1,500 | 8,750 |
| Cooperatives and inter-cooperative | 25,621 | 24,891 |
| Administrative agencies, Party, unions and associations | 100 | 100 |
| One-member limited liability companies of which 100% charter capital is owned by the State | - | 8,815 |
| Foreign invested enterprises | - | 9,600 |
| Loans to individuals | 47,439,715 | 48,019,610 |
| Others | 41 | - |
| | 72,601,419 | 68,142,074 |

- Analysis of loans by industry:

| | 30 June 2025 VND million | 31 December 2024 VND million |
|---|-----------------------------|---------------------------------|
| Trading, repair of motor vehicles, motorcycles and other vehicles | 28,311,512 | 28,575,016 |
| Manufacturing and processing | 1,871,147 | 2,374,736 |
| Water supply; sewerage, waste management and remediation activities | 24,482 | 23,285 |
| Hotels and accommodation services | 4,248,721 | 3,821,708 |
| Education and training | 24,652 | 16,609 |
| Science and technology activities | 34,187 | 37,588 |
| Administrative activities and supporting service | 555,878 | 650,147 |
| Real estate trading | 13,077,897 | 11,406,598 |
| Activities of households as employers, undifferentiated goods and services producing activities of households for own use | 9,106,232 | 8,670,901 |
| Finance services, banking and insurance activities | 906,845 | 1,014,973 |
| Mining exploration | 69,819 | 39,497 |
| Arts and entertainment | 48,959 | 50,151 |
| Agriculture, forestry and fisheries | 7,701,470 | 5,308,748 |
| Electricity, gas, steam and air conditioning supply | 327,780 | 373,900 |
| Information and communication | 13,788 | 17,137 |
| Transportation and warehousing | 439,717 | 516,067 |
| Construction | 4,871,384 | 4,186,731 |
| Activities of Communist Party, socio-political organization, public administration and defence; compulsory security | 158 | 853 |
| Health and social support activities | 142,123 | 167,928 |
| Activities of international organizations and institutions | - | 1,400 |
| Others | 824,668 | 888,101 |
| | 72,601,419 | 68,142,074 |

5.2. Change (increase/decrease) in provision for credit losses for loans to customers

Provision for loans to customers comprised of:

| | 30 June 2025 VND million | 31 December 2024 VND million |
|--------------------|-----------------------------|---------------------------------|
| Specific provision | 593,620 | 451,566 |
| General provision | 532,105 | 500,598 |
| | 1,125,725 | 952,164 |

Changes in specific provision for credit losses of loans to customers are as follows:

| | 30 June 2025 VND million | 31 December 2024 VND million |
|---|-----------------------------|---------------------------------|
| Beginning balance | 451,566 | 375,487 |
| Provision charged/(reversed) during the period | 255,100 | 323,849 |
| Provision used to sell debt to VAMC | - | (97,640) |
| Provision used to write off debts during the period | (113,046) | (150,130) |
| Ending balance | 593,620 | 451,566 |

Changes in general provision for credit losses of loans to customers are as follows:

| | 30 June 2025 VND million | 31 December 2024 VND million |
|-------------------------------------|-----------------------------|---------------------------------|
| Beginning balance | 500,598 | 425,620 |
| Provision charged during the period | 31,507 | 74,978 |
| Ending balance | 532,105 | 500,598 |

6. Purchased debts

| | 30 June 2025 VND million | 31 December 2024 VND million |
|-------------------------------|-----------------------------|---------------------------------|
| Purchased debts in VND | 834,564 | - |
| Provision for purchased debts | (6,292) | - |
| | 828,272 | - |

- *Details of the principal and interest of purchased debts are as follows:*

| | 30 June 2025 VND million | 31 December 2024 VND million |
|-----------------------------|-----------------------------|---------------------------------|
| Principal of debt purchased | 861,953 | - |
| Interest on purchased debt | 7,441 | - |
| | 869,394 | - |

- *The quality of the debt purchased is as follows*

| | 30 June 2025 VND million | 31 December 2024 VND million |
|-----------------|-----------------------------|---------------------------------|
| Current | 832,234 | - |
| Special mention | 2,330 | - |
| | 834,564 | - |

7. Investment securities

| | 30 June 2025 VND million | 31 December 2024 VND million |
|---|-----------------------------|---------------------------------|
| Available-for-sale securities | | |
| <i>Debt securities</i> | | |
| ▪ Government securities | 9,619,698 | 8,984,310 |
| ▪ Debt securities issued by other domestic credit institutions | 549,508 | 249,453 |
| ▪ Debt securities issued by domestic economic entities | - | - |
| <i>Equity securities</i> | | |
| ▪ Equity securities issued by other domestic credit institutions | - | - |
| Total available-for-sale securities | 10,169,206 | 9,233,763 |
| Provision for available-for-sale securities | - | - |
| ▪ Diminution provision | - | - |
| ▪ General provision | - | - |
| Total | 10,169,206 | 9,233,763 |
| <i>Held-to-maturity securities (excluding special bonds issued by VAMC)</i> | | |
| ▪ Government securities | 1,754,398 | 1,754,452 |
| ▪ Debt securities issued by other domestic credit institutions | 2,444,016 | 546,836 |
| ▪ Debt securities issued by domestic economic entities | - | - |
| ▪ Provision for held-to-maturity securities | - | - |
| Total | 4,198,414 | 2,301,288 |
| Special bonds issued by VAMC | | |
| ▪ Par value of special bonds | 1,742,851 | 1,772,623 |
| ▪ Provision for special bonds | (246,642) | (213,010) |
| Total special bonds issued by VAMC | 1,496,209 | 1,559,613 |
| Total investment securities | 15,863,829 | 13,094,664 |

8. Long-term investments

- Analysis by type of investments:

| | 30 June 2025 VND million | 31 December 2024 VND million |
|--------------------------|-----------------------------|---------------------------------|
| Investment in subsidiary | 100,000 | 100,000 |
| | 100,000 | 100,000 |

9. Tangible fixed assets

- Increase, decrease of tangible fixed assets during the period:

| Cost | Buildings and structures VND million | Machinery and equipment VND million | Transmission vehicles VND million | Office equipment VND million | Others VND million | Total VND million |
|--|---|--|--------------------------------------|---------------------------------|-----------------------|----------------------|
| Beginning balance | 339,325 | 298,297 | 199,679 | 7,257 | 63,920 | 908,478 |
| Purchasing | 160 | 14,451 | 4,243 | 251 | 1,270 | 20,375 |
| Transfer from Construction in progress | - | - | - | - | - | - |
| Other additions | - | - | - | - | - | - |
| Disposal | - | - | - | - | 211 | 211 |
| Closing balance | 339,485 | 312,748 | 203,922 | 7,508 | 64,979 | 928,642 |
| Accumulated depreciation | | | | | | |
| Beginning balance | 37,674 | 166,222 | 108,950 | 3,994 | 27,105 | 343,945 |
| Charged for the period | 4,137 | 11,491 | 9,455 | 441 | 2,197 | 27,721 |
| Disposal | - | - | - | - | 87 | 87 |
| Others decreased | - | - | - | - | - | - |
| Closing balance | 41,811 | 177,713 | 118,405 | 4,435 | 29,215 | 371,579 |
| Net book value | | | | | | |
| Beginning balance | 301,651 | 132,075 | 90,729 | 3,263 | 36,815 | 564,533 |
| Closing balance | 297,674 | 135,035 | 85,517 | 3,073 | 35,764 | 557,063 |

- Other information about tangible fixed assets:

| 30 June 2025 | 31 December 2024 |
|--------------|------------------|
| VND million | VND million |
| 103,239 | 98,985 |

Cost of fully depreciated tangible fixed assets that are still in use

10. Intangible fixed assets

- Increase, decrease of intangible fixed assets during the period:

| | Land using rights VND million | Computer software VND million | Total VND million |
|---------------------------------|-------------------------------------|-------------------------------------|----------------------|
| Cost | | | |
| Beginning balance | 810,344 | 384,366 | 1,194,710 |
| Purchasing | - | 340 | 340 |
| Other additions | - | - | - |
| Disposal | - | - | - |
| Opening balance | 810,344 | 384,706 | 1,195,050 |
| Accumulated amortization | | | |
| Beginning balance | 36,873 | 188,463 | 225,336 |
| Charged for the period | 1,788 | 8,132 | 9,920 |
| Disposal | - | - | - |
| Closing balance | 38,661 | 196,595 | 235,256 |
| Net book value | | | |
| Beginning balance | 773,471 | 195,903 | 969,374 |
| Closing balance | 771,683 | 188,111 | 959,794 |

- Other information about intangible fixed assets:

| | 30 June 2025 VND million | 31 December 2024 VND million |
|---|-----------------------------|---------------------------------|
| Cost of fully amortized intangible fixed assets that are still in use | 97,886 | 91,802 |

11. Other assets

11.1. Receivables

| | 30 June 2025 VND million | 31 December 2024 VND million |
|--|-----------------------------|---------------------------------|
| Constructions in progress and advances for purchases of fixed assets | 216,789 | 209,423 |
| Deposits for office rental | 37,361 | 45,817 |
| Receivable from payment intermediaries | 6,778 | 5,546 |
| Deposits for office rental at Viet Capital Center Building | 900,000 | 900,000 |
| Advances for costs related to disposals of collaterals | 60,008 | 51,940 |
| Advances for employees | 3,843 | 1,814 |
| Receivables from Vietcap Securities Joint Stock Company | 2,775 | 408 |
| Receivables from VPS Securities Joint Stock Company | 3,562 | 516 |
| Receivables from interest subsidy program | 1,171 | 1,181 |
| Profit receivables from a subsidiary | - | 831 |
| Other receivables | 57,329 | 277,710 |
| | 1,289,616 | 1,495,186 |

Details of advances for purchase of fixed assets and construction in progress are as follows:

| | 30 June 2025 VND million | 31 December 2024 VND million |
|--|-----------------------------|---------------------------------|
| Advances of purchase of branch office in Tan Binh District, Ho Chi Minh City | 59,253 | 59,253 |
| Advances of purchase of branch office in Quy Nhon City | 25,071 | 25,071 |
| Advances of purchase of branch office in Can Tho | 29,450 | 29,450 |
| Advances of purchase of branch office in Tien Giang | 36,589 | 36,589 |
| Advances of purchase of branch office in Tay Ninh | 9,749 | - |
| Purchase of software and other fixed assets | 46,687 | 50,490 |
| Advances of other constructions | 9,990 | 8,570 |
| | 216,789 | 209,423 |

11.2 Interest and fees receivables

| | 30 June 2025 VND million | 31 December 2024 VND million |
|--|-----------------------------|---------------------------------|
| Interest, fees receivable from loans | 1,463,603 | 1,386,266 |
| Interest, fees receivable from investment activities | 202,263 | 148,557 |
| Interest, fees receivable from deposits in other credit institutions | 85,941 | 48,216 |
| Interest, fees receivable from swap contracts | 234 | 115 |
| | 1,752,041 | 1,583,154 |

11.3 Other assets

| | 30 June 2025 VND million | 31 December 2024 VND million |
|---|-----------------------------|---------------------------------|
| Prepaid expenses | 181,578 | 190,655 |
| Foreclosed assets awaiting for resolution (i) | 142,754 | 137,267 |
| Payment intermediary activities | 410,105 | 677,722 |
| Other assets | 34,606 | 21,838 |
| | 769,043 | 1,027,482 |

- (i) These are the properties received by the Bank as a substitute for the fulfilment of the obligations of the guarantor, which have been transferred to the Bank's ownership and are awaiting disposal.

12. Debts to the Government and State Bank of Vietnam

| | 30 June 2025 VND million | 31 December 2024 VND million |
|--|-----------------------------|---------------------------------|
| <i>Borrowings from the State Bank of Vietnam</i> | | |
| Borrowing under credit facilities | - | - |
| Borrowings through discount of valuable papers | 3,627,038 | 1,557,819 |
| Borrowing secured pledge of valuable papers | - | - |
| Borrowings in clearing | - | - |
| Special borrowings | - | - |
| Other borrowings (including term borrowings follow Government-designated targets) | - | - |
| Overdue debts | - | - |
| | 3,627,038 | 1,557,819 |

13. Due to and borrowings from other credit institutions

| | 30 June 2025 VND million | 31 December 2024 VND million |
|---|-----------------------------|---------------------------------|
| <i>Due to other credit institutions</i> | | |
| Demand deposits | | |
| Demand deposit in VND | 544,051 | 567,312 |
| Term deposits | | |
| Term deposits in VND | 17,278,495 | 12,147,125 |
| Term deposits in foreign currencies | 651,875 | 884,372 |
| Total | 18,474,421 | 13,598,809 |
| <i>Borrowings from other credit institutions</i> | | |
| In VND | 2,641,668 | 5,123,162 |
| - In which: Discounted, re-discounted | 2,641,668 | 5,123,162 |
| <i>Mortgaged and pledged borrowings</i> | - | - |
| In foreign currencies | - | - |
| Total | 2,641,668 | 5,123,162 |
| Total due to and borrowings from other credit institutions | 21,116,089 | 18,721,971 |

14. Deposits from customers

Analysis by type of deposits

| | 30 June 2025 | 31 December 2024 |
|--|-------------------|-------------------|
| | VND million | VND million |
| Demand deposits | 4,484,797 | 4,550,351 |
| Demand deposits in VND | 4,423,042 | 4,528,945 |
| Demand deposits in foreign currencies | 61,755 | 21,406 |
| Term deposits | 64,284,967 | 62,822,298 |
| Term deposits in VND | 25,808,366 | 19,477,172 |
| Term deposits in foreign currencies | 720 | 3,243 |
| Term savings deposits in VND | 38,359,144 | 43,259,109 |
| Term savings deposits in foreign currencies | 116,737 | 82,774 |
| Margin deposits | 95,937 | 110,885 |
| Margin deposits in VND | 95,888 | 110,837 |
| Margin deposits in foreign currencies | 49 | 48 |
| Specialised capital deposits | 65,997 | 40,795 |
| Specialised capital deposits in VND | 55,006 | 40,250 |
| Specialised capital deposits in foreign currencies | 10,991 | 545 |
| | 68,931,698 | 67,524,329 |

Analysis by customers and type of business:

| | 30 June 2025 | 31 December 2024 |
|---|-------------------|-------------------|
| | VND million | VND million |
| Other joint stock companies | 4,045,303 | 4,201,212 |
| Other limited liability companies | 2,849,760 | 2,873,046 |
| State-owned companies | 161,441 | 360,268 |
| Joint stock companies with more than 50% of charter capital owned by the State | 13,835 | 7,362 |
| Foreign invested companies | 295,814 | 297,104 |
| One-member limited liability companies of which 100% charter capital is held by the State | 156,861 | 122,674 |
| Limited liability companies with two or more members of which more than 50% of the charter capital is held or controlled by the State | 108,457 | 132,124 |
| Administrative agencies, parties, unions and associations | 242,283 | 267,300 |
| Private companies | 3,200 | 752 |
| Business households | 14,894 | 13,397 |
| Cooperatives and inter-cooperatives | 3,577 | 6,375 |
| Partnerships | 49 | 44 |
| Others | 431,996 | 442,232 |
| Deposits from individuals | 60,604,228 | 58,800,439 |
| | 68,931,698 | 67,524,329 |

15. Grants, entrusted funds and loans exposed to risks

| | 30 June 2025 VND million | 31 December 2024 VND million |
|---|---|---|
| Grants, entrusted funds and loans in VND | - | - |
| Grants, entrusted funds and loans in gold, foreign currencies | 228,156 | 222,364 |
| | 228,156 | 222,364 |

16. Valuable papers issued

| | 30 June 2025 VND million | 31 December 2024 VND million |
|---|---|---|
| Valuable paper issued less than 12 months | 6,250,010 | 4,648,151 |
| Valuable paper issued from 12 months to 5 years | 3,636,852 | 1,408,872 |
| Valuable paper issued from 5 months or more | 2,722,930 | 1,468,550 |
| | 12,609,792 | 7,525,573 |

17. Interest and fees payable

| | 30 June 2025 VND million | 31 December 2024 VND million |
|------------------------------------|---|---|
| Interest on deposits | 1,386,032 | 945,481 |
| Interest on borrowings | 30,045 | 28,302 |
| Interest on valuable papers issued | 342,846 | 147,692 |
| Interest on derivatives | 1,801 | 101 |
| | 1,760,724 | 1,121,576 |

18. Other liabilities

| | 30 June 2025 VND million | 31 December 2024 VND million |
|-----------------------------------|---|---|
| Taxes payable to the State Budget | 5,662 | 48,982 |
| Dividend payables | 1,234 | 1,234 |
| Payables to employees | 3 | 13,839 |
| Bonus and welfare fund | 10,853 | 10,853 |
| Other payables | 433,236 | 765,114 |
| | 450,988 | 840,022 |

19. Owners' equity

a. Statement of changes in owners' equity

| | Charter capital | Capital expenditure fund | Share premium | Capital supplementary reserve | Investment and development reserve | Financial reserve | Other reserves | Foreign exchange differences | Retained earnings | Total |
|--|------------------|--------------------------|---------------|-------------------------------|------------------------------------|-------------------|----------------|------------------------------|-------------------|------------------|
| | VND million | VND million | VND million | VND million | VND million | VND million | VND million | VND million | VND million | VND million |
| As at 1 January 2025 | 5,518,462 | 1 | 8 | 46,318 | 1,560 | 175,182 | 1,287 | - | 378,479 | 6,121,297 |
| Net profit for the period | - | - | - | - | - | - | - | - | 73,378 | 73,378 |
| Capital increase from share issuance during the period | 689,738 | - | - | - | - | - | - | - | - | 689,738 |
| Appropriation to reserves | - | - | - | 31,111 | - | 31,111 | - | - | (62,222) | - |
| Other increases | - | - | - | - | - | 59 | - | - | - | 59 |
| Exchange rate differences | - | - | - | - | - | - | - | 425 | - | 425 |
| Amortised at bonus and welfare fund | - | - | - | - | - | - | - | - | - | - |
| As at 30 June 2025 | 6,208,200 | 1 | 8 | 77,429 | 1,560 | 206,352 | 1,287 | 425 | 389,635 | 6,884,897 |

(*) The bonus and welfare fund has been transferred to other payables and liabilities in accordance with the guidance of Circular No. 10/2014/TT-NHNN applicable to the separate financial statements ended 30 June 2025.

b. Shares:

| | 30 June 2025 Shares | 31 December 2024 Shares |
|--------------------------------|------------------------|----------------------------|
| - Number of shares registered | 620,820,000 | 551,846,215 |
| - Number of shares issued | 620,820,000 | 551,846,215 |
| + Ordinary shares | 620,820,000 | 551,846,215 |
| + Preference shares | - | - |
| - Number of shares repurchased | - | - |
| + Ordinary shares | - | - |
| + Preference shares | - | - |
| - Number of outstanding shares | 620,820,000 | 551,846,215 |
| + Ordinary shares | 620,820,000 | 551,846,215 |
| + Preference shares | - | - |

* Par value of outstanding share: 10,000 VND

VI- Additional information on items presented on the Income Statement

20. Interest and similar income

| | 30 June 2025 VND million | 30 June 2024 VND million |
|--|-----------------------------|-----------------------------|
| Interest income from deposits | 305,430 | 118,528 |
| Interest income from loans to customers | 3,153,642 | 2,728,340 |
| Interest income from investment securities | 183,397 | 142,686 |
| Income from guaranteed services | 8,933 | 6,497 |
| Interest income from purchasing debts | 35,921 | - |
| Other income from credit activities | 52,840 | 44,871 |
| Total | 3,740,163 | 3,040,922 |

21. Interest and similar expenses

| | 30 June 2025 VND million | 30 June 2024 VND million |
|--|-----------------------------|-----------------------------|
| Interest expense on deposits | 2,128,485 | 1,672,233 |
| Interest expenses on borrowings | 97,326 | 32,696 |
| Interest expense on valuable papers issued | 366,981 | 312,869 |
| Other expenses on credit activities | 981 | 1,667 |
| Total | 2,593,773 | 2,019,465 |

22. Net fees and commission income

| | 30 June 2025 VND million | 30 June 2024 VND million |
|---------------------------------------|-----------------------------|-----------------------------|
| Fees and commission income | 132,799 | 121,207 |
| Settlement services | 117,079 | 108,889 |
| Treasury services | 3,672 | 3,423 |
| Others | 12,048 | 8,895 |
| Fees and commission expenses | 118,280 | 77,795 |
| Settlement services | 64,618 | 49,993 |
| Treasury services | 4,846 | 4,205 |
| Others | 48,816 | 23,597 |
| Net fees and commission income | 14,519 | 43,412 |

23. Net gain/(loss) from trading of foreign currencies

| | 30 June 2025 VND million | 30 June 2024 VND million |
|--|-----------------------------|-----------------------------|
| <i>Income from foreign exchange activities</i> | 56,818 | 170,264 |
| Income from spot foreign exchange | 51,469 | 142,094 |
| Income from currency derivative instruments | 5,349 | 28,170 |
| <i>Expense from foreign exchange activities</i> | 3,531 | 134,548 |
| Expense from spot foreign exchange | 15 | 480 |
| Expense from currency derivative instruments | 3,516 | 134,068 |
| Net gain from trading of foreign currencies | 53,287 | 35,716 |

24. Net gain/(loss) from trading of investment securities

| | 30 June 2025 VND million | 30 June 2024 VND million |
|--|-----------------------------|-----------------------------|
| Gain from trading of investment securities | 138 | 24,428 |
| Loss from trading of investment securities | (629) | (1,415) |
| | (491) | 23,013 |

25. Net gain/(loss) from other operating activities

| | 30 June 2025 VND million | 30 June 2024 VND million |
|---|-----------------------------|-----------------------------|
| <i>Other operating income</i> | 27,870 | 39,993 |
| Income from property leasing activities | 143 | 759 |
| Recovery of debts have been written off | 24,697 | 31,176 |
| Income from other operating activities | 3,030 | 8,058 |
| <i>Other operating expenses</i> | 3,161 | 2,247 |
| Social work expenses | 375 | 348 |
| Other expenses | 2,786 | 1,899 |
| | 24,709 | 37,746 |

26. Operating expenses

| | 30 June 2025 VND million | 30 June 2024 VND million |
|--|-----------------------------|-----------------------------|
| 1. Tax, duties and fees | 676 | 739 |
| 2. Personnel expenses: | 446,895 | 374,573 |
| <i>In which:</i> | | |
| <i>Salaries and allowances</i> | 359,299 | 290,025 |
| <i>Salary related contributions</i> | 40,571 | 41,366 |
| <i>Subsidies</i> | 1,905 | 1,844 |
| <i>Others</i> | 45,120 | 41,338 |
| 3. Asset expenditure | 204,326 | 178,180 |
| <i>In which:</i> | | |
| <i>Depreciation and amortization charges</i> | 37,641 | 36,889 |
| <i>Others</i> | 166,685 | 141,291 |
| 4. Administrative expenses | 121,103 | 107,280 |
| <i>In which:</i> | | |
| <i>Business trip expenses</i> | 7,328 | 7,137 |
| <i>Union activities of credit institutions expenses</i> | 1 | 46 |
| 5. Insurance expenses for customer deposits | 46,205 | 39,731 |
| 6. Provision expense (Excluding provision for on-statement of financial position and off-statement of financial position, provision expense for credit losses investment securities) | 572 | - |
| Total | 819,777 | 700,503 |

27. Provision expenses for credit losses

| | 30 June 2025 VND million | 30 June 2024 VND million |
|---|-----------------------------|-----------------------------|
| Specific provisions charged/(reversal) for loan to customers | 255,100 | 200,101 |
| General provisions charged/(reversal) for loan to customers | 31,507 | 11,847 |
| Provision charged/(reversal) for special bonds issued by VAMC | 33,632 | 96,718 |
| Provision charged/(reversal) for purchased debts | 6,291 | - |
| Total | 326,530 | 308,666 |

28. Corporate income tax expenses

Current income tax expense

| | 30 June 2025 VND million | 30 June 2024 VND million |
|--|-----------------------------|-----------------------------|
| Accounting profit before tax | 92,107 | 152,175 |
| <i>Adjustments to decrease</i> | | |
| Income from joint venture capital contributions | - | - |
| Dividend from equity securities | - | - |
| Gains from disposals of real estate | 589 | 4,068 |
| <i>Adjustments to increase</i> | | |
| Non-deductible expenses | 1,538 | 3,330 |
| Estimated taxable income/(loss) for the period | 93,056 | 151,437 |
| Loss carried forward from the previous year | - | - |
| Estimated taxable income/(loss) for the period | 93,056 | 151,437 |
| At applicable CIT tax rate of 20% | 18,611 | 30,287 |
| Adjustments of CIT for prior year | - | - |
| Corporate income tax expense from disposals of real estate | 118 | 815 |
| Current corporate income tax expense | 18,729 | 31,102 |
| Income tax payable at the beginning of the period | 41,908 | 2,159 |
| Income tax paid during the period | (57,930) | (16,214) |
| Income tax payable at the end of the period | 2,707 | 17,047 |

VII- Additional information on some items presented on the Cash Flow

29. Cash and cash equivalents

| | 30 June 2025 VND million | 30 June 2024 VND million |
|---|-----------------------------|-----------------------------|
| Cash and cash equivalents | 695,332 | 647,174 |
| Balances with the State Bank of Vietnam | 1,340,595 | 1,207,115 |
| Cash and foreign currencies deposited at other credit institutions (including demand deposits and term deposits not exceeding 3 months) | 16,380,679 | 12,999,391 |
| | 18,416,606 | 14,853,680 |

VIII- Other information

30. Employees' income

| Items | 30 June 2025 VND million | 30 June 2024 VND million |
|-------------------------------------|-----------------------------|-----------------------------|
| I. Total number of employees | 2,902 | 2,606 |
| II. Employees' income | | |
| 1. Total salary | 359,299 | 290,025 |
| 2. Bonus | 43,531 | 39,128 |
| 3. Other income | 1,905 | 1,844 |
| 4. Total income (1+2+3) | 404,735 | 330,997 |
| 5. Average salary | 20.64 | 18.55 |
| 6. Average income | 23.24 | 21.17 |

31. Statutory obligations

| Items | Opening balance | Movement during the period | | Closing balance |
|-------------------------|--------------------|----------------------------|----------------|-----------------|
| | | Payables | Paid | |
| | VND million | VND million | VND million | VND million |
| Corporate income tax | 41,908 | 18,729 | 57,930 | 2,707 |
| Value added tax | 3,288 | 10,717 | 11,940 | 2,065 |
| Personal income tax | 2,895 | 42,021 | 44,367 | 549 |
| Foreign contractors tax | 891 | 2,340 | 2,890 | 341 |
| Other taxes | - | 147 | 147 | - |
| Other charges, fees | - | 351 | 351 | - |
| | 48,982 | 74,305 | 117,625 | 5,662 |

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

| | 30 June 2025 VND million | 31 December 2024 VND million |
|---------------------|-----------------------------|---------------------------------|
| Land and properties | 95,118,517 | 87,978,295 |
| Movables | 2,503,359 | 2,585,631 |
| Valuable papers | 13,291,682 | 9,970,023 |
| Other assets | 5,582,071 | 5,033,780 |
| Total | 116,495,629 | 105,567,729 |

33. Contingent liabilities and commitments

| | 30 June 2025 VND million | 31 December 2024 VND million |
|--|-----------------------------|---------------------------------|
| Lending guarantees | 3,200 | 3,200 |
| Commitments on foreign exchange transactions | 12,110,134 | 23,958,919 |
| L/C commitments | 3,251 | 22,142 |
| Payment guarantees | 180,682 | 254,404 |
| Performance guarantees | 331,448 | 145,635 |
| Bidding guarantees | 33,264 | 52,877 |
| Other commitments, guarantees | 481,058 | 454,601 |
| | 13,143,037 | 24,891,778 |
| Less: Margin deposits | (95,937) | (110,885) |
| | 13,047,100 | 24,780,893 |

34. Interest and fees receivables but not yet collected

| | 30 June 2025 VND million | 31 December 2024 VND million |
|---|---|---|
| Loan interests that have not been collected | 399,074 | 368,136 |
| Securities interests that have not been collected | - | - |
| Deposits interests that have not been collected | - | - |
| Receivable fees that have not been collected | 43,945 | 61,216 |
| Total | 443,019 | 429,352 |

35. Bad debts written-off

| | 30 June 2025 VND million | 31 December 2024 VND million |
|---|---|---|
| Principal bad debts written off under monitoring period | 1,395,989 | 1,298,669 |
| Interest bad debts written off under monitoring period | 1,914,573 | 1,531,195 |
| Other debts written off | - | - |
| Total | 3,310,562 | 2,829,864 |

36. Other assets and documents

| | 30 June 2025 VND million | 31 December 2024 VND million |
|--|---|---|
| Precious metals and gemstones held under trust | - | - |
| Other assets held under trust | 11,864,332 | 10,694,021 |
| Leased assets | - | - |
| Collateral assets received as a substitute for the fulfilment of the guarantor's obligations awaiting disposal | 82,122 | 89,450 |
| Other valuable documents are being preserved | 2,400,023 | 200,023 |
| Total | 14,346,477 | 10,983,494 |

37. Related parties

Balances at the year-end

| Relationship | Transactions | VND million |
|-----------------------|--|-------------|
| Subsidiary | Deposits | 135,214 |
| Related companies | Deposits | 89,469 |
| | Interest payables for deposits | 644 |
| | Receivables from related companies | 2,775 |
| | Borrowings | 137,612 |
| | Interest receivables for loans | 164 |
| Other related parties | Deposits from Board of Directors | 315,480 |
| | Deposits from Board of Management and Chief Accountant | 8,136 |
| | Deposits from Supervisory Board | 1,259 |
| | Interest payables for deposits from Board of Directors | 4,203 |
| | Interest payables for deposits from Board of Management and Chief Accountant | 147 |
| | Interest payables for deposits from Supervisory Board | 19 |

Transactions from the beginning of the year to the end of this quarter

| Relationship | Transactions | VND million |
|-----------------------|---|-------------|
| Subsidiary | Term deposits | 260,000 |
| | Repayments of principal and interest for deposits | 262,207 |
| Related companies | Term deposits | 23,050 |
| | Repayments of principal and interest for deposits | 106,544 |
| | Loan disbursement | 218,778 |
| | Repayments of principal and interest for loans | 281,257 |
| Other related parties | Remuneration to Board of Directors | 4,230 |
| | Remuneration to Supervisory Board | 1,545 |
| | Income paid to Board of Management and Chief Accountant | 9,221 |

38. Concentration of assets, liabilities and off-statement of financial position commitments by geographical area

| | Balance with the SBV | Total deposits and loans - gross | Total deposits and borrowings | Valuable papers issued | Credit commitments - gross | Derivatives (total contractual value) | Investment securities -gross |
|----------|----------------------|----------------------------------|-------------------------------|------------------------|----------------------------|---------------------------------------|------------------------------|
| | VND million | VND million | VND million | VND million | VND million | VND million | VND million |
| Domestic | 1,340,595 | 92,518,168 | 93,902,981 | 12,609,792 | 1,032,904 | 4,493,836 | 16,110,471 |
| Overseas | - | 60,430 | - | - | - | - | - |

IX- Financial risk management

39. Risk management related to financial instruments

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

The independent risk control process does not take into account business risks such as changes in environment, technology and industry structure. These risks are controlled by strategy planning process of the Bank.

40. Credit risk

Credit risk is the possibility of loss in the Group's operations due to customers' failure or inability to perform their obligations as committed.

In order to performing credit risk management, the Bank issued credit policies and instructions to standardise credit activities of the Bank.

The Bank controls and manages the credit risk by establishing credit limit based on the level of risk that the Bank can accept with each customer, each geographical area and each industry. The credit limit of each customer is established by using the credit rating system in which each customer would be classified at each specific risk level. This level can be changed and updated regularly.

The Bank has established the credit quality review process that allows early prediction of changes in financial position and credit-worthiness of counterparties based on qualitative and quantitative factors.

41. Market risk

a. Interest rate risk

Interest rate risk is the risk that the fair value of a financial instrument will fluctuate because of changes in market interest rates. The Bank will expose to interest rate risk when there is a gap between maturity date or interest repricing date of assets, liabilities and off-statement of financial position commitments in a specific period of time.

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

Analysis of assets and liabilities in term of interest repricing period

The interest repricing period is the period from the reporting date to earlier of contractual repricing date or maturity date of assets and liabilities, depend on which factors come sooner.

The following assumptions and conditions are applied in analysing the interest repricing period of assets and liabilities of the Bank:

- Cash on hand; derivatives and other financial assets; long-term investments; other assets (including fixed assets and other assets) and other liabilities are categorised as interest free.
- Balances with the SBV are classified as demand deposits so the interest repricing period is categorised as up to 1 month.
- The actual interest rate reset period of investment securities is calculated based on the actual maturity period at the end of the fiscal year for each type of security.
- The interest repricing period of deposits with and loans to other credit institutions; loan to customers; due to and borrowings from other credit institutions and deposits from customers are defined as follows:
 - Items with the fixed interest rate during the contract term: the interest repricing period is from the end of accounting period to maturity date.
 - Items with the variable interest rate: the interest repricing period is from the end of accounting period to the earlier of contractual repricing date or maturity date.
- The actual interest rate reset period for issued valuable papers is based on the remaining maturity period of each type of valuable paper.

Viet Capital Commercial Joint Stock Bank

Notes to the separate financial statements for the second quarter of 2025 ended 30 June 2025 (continued)

Form B05a/TCCTD
(Issued in accordance with
Circular No. 49/2014/TT-NHNN dated 31 December 2014)

| | Overdue | Free of interest | Less than 1 month | From 1 to 3 months | Over 3 to 6 months | Over 6 to 12 months | Over 1 to 5 years | Over 5 years | Total |
|--|------------------|------------------|--------------------|--------------------|---------------------|---------------------|-------------------|-------------------|--------------------|
| | VND million | VND million | VND million | VND million | VND million | VND million | VND million | VND million | VND million |
| Assets | | | | | | | | | |
| I- Cash and gold | - | 695,332 | - | - | - | - | - | - | 695,332 |
| II- Balances with the SBV | - | - | 1,340,595 | - | - | - | - | - | 1,340,595 |
| III- Due from and loans to other credit institutions | - | - | 13,188,554 | 4,288,625 | 500,000 | 2,000,000 | - | - | 19,977,179 |
| IV- Derivatives and other financial assets | - | 2,354 | - | - | - | - | - | - | 2,354 |
| V- Loan to customers and purchase debt | 3,557,819 | - | 18,862,990 | 31,147,991 | 8,777,376 | 7,407,986 | 2,701,084 | 980,737 | 73,435,983 |
| VI- Investment securities | - | 1,742,852 | 100,000 | 2,000,000 | - | - | 300,016 | 11,967,603 | 16,110,471 |
| VII- Long-term investments | - | 100,000 | - | - | - | - | - | - | 100,000 |
| VIII- Fixed assets and investment properties | - | 1,516,857 | - | - | - | - | - | - | 1,516,857 |
| IX- Other assets | - | 3,810,700 | - | - | - | - | - | - | 3,810,700 |
| Total assets | 3,557,819 | 7,868,095 | 33,492,139 | 37,436,616 | 9,277,376 | 9,407,986 | 3,001,100 | 12,948,340 | 116,989,471 |
| Liabilities | | | | | | | | | |
| I- Due to and borrowings from SBV and other credit institutions | - | - | 17,620,997 | 6,151,951 | 633,555 | 336,624 | - | - | 24,743,127 |
| II- Deposits from customers | - | 83,914 | 18,760,959 | 15,277,149 | 22,077,883 | 11,809,823 | 921,920 | 50 | 68,931,698 |
| III- Derivatives and other financial liabilities | - | - | - | - | - | - | - | - | - |
| IV- Grants, entrusted funds and loans exposed to risks | - | - | - | - | 228,156 | - | - | - | 228,156 |
| V- Valuable papers issued | - | - | 247,229 | 2,043,022 | 2,069,549 | 4,196,967 | 1,330,095 | 2,722,930 | 12,609,792 |
| VI- Other liabilities | - | 2,211,712 | - | - | - | - | - | - | 2,211,712 |
| Total liabilities | - | 2,295,626 | 36,629,185 | 23,472,122 | 25,009,143 | 16,343,414 | 2,252,015 | 2,722,980 | 108,724,485 |
| On-statement of financial position interest sensitivity gap | 3,557,819 | 5,572,469 | (3,137,046) | 13,964,494 | (15,731,767) | (6,935,428) | 749,085 | 10,225,360 | 8,264,986 |
| Off-statement of financial position interest sensitivity gap | - | - | - | - | - | - | - | - | - |
| Interest sensitivity gap on and off-statement of financial position | 3,557,819 | 5,572,469 | (3,137,046) | 13,964,494 | (15,731,767) | (6,935,428) | 749,085 | 10,225,360 | 8,264,986 |

b. Currency risk

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

The Bank was established and operates in Vietnam and its accounting currency is VND, major transactions of the Bank are also in VND. The financial assets and liabilities of the Bank is mainly denominated in VND, a part in USD. However, some of the Bank's other financial assets and financial liabilities are denominated in currencies other than VND and USD. The Bank has defined limits on the level of exposure by each currency. The currency position is monitored daily and the Bank takes risk mitigation actions to ensure that the currency position is within the defined limit.

The Bank's assets and liabilities categorised by currencies are translated into VND as follows:

| Items | EUR equivalent | USD equivalent | Other currencies equivalent | Total |
|--|-------------------|-------------------|-----------------------------------|------------------|
| Assets | | | | |
| I- Cash and gold | 534 | 17,340 | 1,118 | 18,992 |
| II- Balances with the SBV | - | 12,647 | - | 12,647 |
| III- Due from and loans to other credit institutions | 1,322 | 723,782 | 5,092 | 730,196 |
| IV- Securities held for trading | - | - | - | - |
| V- Derivatives and other financial assets | - | (521,505) | - | (521,505) |
| VI- Loan to customers and purchase debt | - | 202,069 | - | 202,069 |
| VII- Investment securities | - | - | - | - |
| VIII- Fixed assets and investment properties | - | - | - | - |
| IX- Other assets | - | 69,626 | - | 69,626 |
| Total assets | 1,856 | 503,959 | 6,210 | 512,025 |
| Liabilities and equity | | | | |
| I- Due to and borrowings from SBV and other credit institutions | - | 651,875 | - | 651,875 |
| II- Deposits from customers | 206 | 189,312 | 734 | 190,252 |
| III- Derivatives and other financial liabilities | - | - | - | - |
| IV- Grants, entrusted funds and loans exposed to risks | - | 228,156 | - | 228,156 |
| V- Valuable papers issued | - | - | - | - |
| VI- Other liabilities | 1 | 13,734 | 95 | 13,830 |
| Total liabilities and equity | 207 | 1,083,077 | 829 | 1,084,113 |
| Foreign exchange position on-statement of financial position | 1,649 | (579,118) | 5,381 | (572,088) |
| Foreign exchange position off-statement of financial position | (3,558) | 677,918 | (543) | 673,817 |
| Foreign exchange position on and off-statement of financial position | (1,909) | 98,800 | 4,838 | 101,729 |

c. Liquidity risk

Liquidity risk is the risk that the Bank has difficulties in fulfilling its obligations for financial liabilities. Liquidity risk arises when the Bank does not have ability to fulfil the payment obligations when financial liabilities are due under both normal and stressed conditions. To reduce the liquidity risk, the Bank has to mobilise from various capitals besides the basic capital of the Bank has asset management policies which have flexible liquidity, follow the future cash flows and daily liquidity. The Bank should evaluate the expected cash flows and available ability of current guaranteed assets in case of mobilising more capital.

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

The maturity period of assets and liabilities represents the remaining term of the assets and liabilities from the date of the separate financial statements to the payment date as stipulated in the contract or issuance terms.

The following assumptions and conditions are applied in analysing the maturity of assets and liabilities of the Bank:

- Balances with the SBV are classified as demand deposits, included compulsory reserve. The balance of compulsory reserve depends on elements and term of deposits from customers of the Bank.
- The maturity of due from and loans to other credit institutions, derivatives and other financial assets and loans to customers are determined based on the contractual maturity date. The actual maturity date can be changed as the loans contracts are extended.
- The maturity of investment securities is based on the contractual maturity date of each securities.
- The maturity of long-term equity investments is categorised over 5 years because these investments do not have exact maturity date and the Bank has intention to hold them in long-term.
- The maturity of fixed assets is determined by the remaining useful lives of assets.
- The maturity of due to and borrowings from other credit institutions and deposits from customers is determined based on the characteristics of each type or the maturity date specified in the contracts, Demand deposits from other credit institutions and customers are performed as requirements of customer and categorised as call deposits. The maturity for borrowings and term deposits are determined based on contractual maturity date. In practice, they can be renewed and therefore the actual maturities of those assets and liabilities may be longer than the original contractual terms.

| | Overdue | | | | | Current | | | | | Total |
|---|---------------------------|----------------------------|---------------------------|--------------------------------|---------------------------------|--------------------------------|--------------------------|-------------|---|---|--------------------|
| | Over 3 months VND million | Up to 3 months VND million | Up to 1 month VND million | Over 1 to 3 months VND million | Over 3 to 12 months VND million | Over 1 to 5 months VND million | Over 5 years VND million | VND million | | | VND million |
| Assets | | | | | | | | | | | |
| I- Cash and gold | - | - | 695,332 | - | - | - | - | - | - | - | 695,332 |
| II- Balances with the SBV | - | - | 1,340,595 | - | - | - | - | - | - | - | 1,340,595 |
| III- Due from and loans to other credit institutions | - | - | 13,188,554 | 4,288,625 | 2,500,000 | - | - | - | - | - | 19,977,179 |
| IV- Derivatives and other financial assets | - | - | (366) | 2,720 | - | - | - | - | - | - | 2,354 |
| V- Loan to customers and purchase debt | 2,857,385 | 700,435 | 6,893,594 | 11,146,324 | 24,250,163 | 6,623,835 | 20,964,247 | | | | 73,435,983 |
| VI- Investment securities | - | - | 100,000 | 2,000,000 | - | 2,042,868 | 11,967,603 | | | | 16,110,471 |
| VII- Capital contribution, long-term investments | - | - | - | - | - | - | 100,000 | | | | 100,000 |
| VIII- Fixed assets and investment properties | - | - | - | - | - | - | 1,516,857 | | | | 1,516,857 |
| IX - Other assets | 2,860 | - | 915,907 | 747,450 | 378,584 | 854,773 | 911,126 | | | | 3,810,700 |
| Total assets | 2,860,245 | 700,435 | 23,133,616 | 18,185,119 | 27,128,747 | 9,521,476 | 35,459,833 | | | | 116,989,471 |
| Liabilities | | | | | | | | | | | |
| I- Due to and borrowings from the SBV and other credit institutions | - | - | 17,620,997 | 6,151,951 | 970,179 | - | - | | | | 24,743,127 |
| II- Deposits from customers | - | - | 19,608,348 | 14,521,515 | 33,882,365 | 919,420 | 50 | | | | 68,931,698 |
| III- Derivatives and other financial liabilities | - | - | - | - | - | - | - | | | | - |
| IV- Grants, entrusted funds and loans exposed to risks | - | - | - | 130,375 | - | 97,781 | - | | | | 228,156 |
| V- Valuable papers issued | - | - | 247,229 | 2,043,022 | 6,266,516 | 1,330,095 | 2,722,930 | | | | 12,609,792 |
| VI- Other liabilities | - | - | 879,378 | 481,483 | 816,228 | 34,597 | 26 | | | | 2,211,712 |
| Total liabilities | - | - | 38,355,952 | 23,328,346 | 41,935,288 | 2,381,893 | 2,723,006 | | | | 108,724,485 |
| Net liquidity gap | 2,860,245 | 700,435 | (15,222,336) | (5,143,227) | (14,806,541) | 7,139,583 | 32,736,827 | | | | 8,264,986 |

42. Segment report

| | The period from 01 January to 30 June 2025 | | | | |
|---|--|--------------------|---------------------|--------------------|------------------|
| | The Southern region | The Central region | The Northern region | Eliminations | Total |
| | VND million | VND million | VND million | VND million | VND million |
| I. Income | 7,719,428 | 928,207 | 799,870 | (5,489,717) | 3,957,788 |
| 1. Interest and similar income from: | 7,525,396 | 913,688 | 782,420 | (5,481,341) | 3,740,163 |
| ▪ External customers | 3,043,440 | 432,709 | 264,014 | | 3,740,163 |
| ▪ Internal | 4,481,956 | 480,979 | 518,406 | (5,481,341) | - |
| 2. Fee and commission income | 105,733 | 13,071 | 13,995 | | 132,799 |
| 3. Other income | 88,299 | 1,448 | 3,455 | (8,376) | 84,826 |
| II. Expenses | 7,563,199 | 773,805 | 691,864 | (5,489,717) | 3,539,151 |
| 1. Interest and similar expenses from: | 6,852,985 | 646,816 | 575,313 | (5,481,341) | 2,593,773 |
| ▪ External customers | 1,835,326 | 365,020 | 393,427 | | 2,593,773 |
| ▪ Internal | 5,017,659 | 281,796 | 181,886 | (5,481,341) | - |
| 2. Depreciation expenses | 30,769 | 3,910 | 2,962 | | 37,641 |
| 3. Direct operating expenses | 679,445 | 123,079 | 113,589 | (8,376) | 907,737 |
| Operating profit before provision expenses for credit losses | 156,229 | 154,402 | 108,006 | | 418,637 |
| Provisions for credit losses | 320,716 | 4,075 | 1,739 | | 326,530 |
| Segment profit before tax | (164,487) | 150,327 | 106,267 | | 92,107 |

| | As at 30 June 2025 | | | |
|-------------------------|---------------------|--------------------|---------------------|--------------------|
| | The Southern region | The Central region | The Northern region | Total |
| | VND million | VND million | VND million | VND million |
| I. Assets | 99,915,451 | 9,601,671 | 6,092,260 | 115,609,382 |
| 1. Cash on hand | 456,247 | 117,621 | 121,464 | 695,332 |
| 2. Fixed assets | 1,342,580 | 139,305 | 34,972 | 1,516,857 |
| 3. Other assets | 98,116,624 | 9,344,745 | 5,935,824 | 113,397,193 |
| II. Liabilities | 80,506,848 | 13,827,366 | 14,390,271 | 108,724,485 |
| 1. External liabilities | 80,088,988 | 13,817,931 | 14,366,578 | 108,273,497 |
| 2. Internal liabilities | 10,856 | - | - | 10,856 |
| 3. Other liabilities | 407,004 | 9,435 | 23,693 | 440,132 |

Ho Chi Minh City, 25 July 2025

Prepared by



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