



An Binh Commercial Joint Stock Bank

SEPARATE FINANCIAL STATEMENTS

QUARTER IV/2025



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SEPARATE STATEMENT OF FINANCIAL POSITION

For Quarter 4 as at 31 December 2025

Unit: VND million

No.	Items	Closing Balance	Opening Balance
A	ASSETS	220,354,627	176,619,414
I	Cash on hand	493,695	315,917
II	Balances with the State Bank of Vietnam	13,021,715	2,669,746
III	Deposits with and loans to other credit institutions	34,108,018	44,326,927
1	Deposits with other credit institutions	34,108,018	43,877,294
2	Loans to other credit institutions	-	449,633
3	Allowance for losses (*)	-	-
IV	Held-for-trading securities	-	-
1	Held-for-trading securities	-	-
2	Allowance for losses on held-for-trading securities (*)	-	-
V	Derivatives and other financial assets	-	-
VI	Loans and advances to customers	112,691,295	97,032,286
1	Loans and advances to customers	113,891,373	98,738,176
2	Allowance for loans and advances to customers (*)	(1,200,078)	(1,705,890)
VII	Purchased debts	5,516,553	6,193,062
1	Purchased debts	5,558,240	6,239,861
2	Allowance for purchased debts (*)	(41,687)	(46,799)
VIII	Investment securities	49,232,255	20,922,414
1	Available-for-sale securities	48,482,000	17,767,222
2	Held-to-maturity securities	1,316,155	4,173,443
3	Allowance for losses on investment securities (*)	(565,900)	(1,018,251)
IX	Long-term investments	318,791	318,791
1	Investments in subsidiaries	260,000	260,000
2	Joint venture capital contribution	-	-
3	Investments in associates	-	-
4	Other long-term investments	58,791	58,791
5	Allowance for diminution in the value of long-term investments (*)	-	-
X	Fixed assets	1,103,384	1,067,014
1	Tangible fixed assets	561,572	585,367
a	Cost	1,352,346	1,334,260
b	Accumulated depreciation (*)	(790,774)	(748,893)
2	Leased fixed assets	-	-
a	Cost	-	-
b	Accumulated depreciation (*)	-	-
3	Intangible fixed assets	541,812	481,647
a	Cost	983,088	869,013
b	Accumulated depreciation (*)	(441,276)	(387,366)
XI	Investment property	-	-
a	Cost	-	-
b	Accumulated depreciation (*)	-	-

No.	Items	Closing Balance	Opening Balance
XII	Other assets	3,868,921	3,773,257
1	Receivables	2,298,051	1,926,384
2	Accrued interest and fees receivable	1,552,733	994,079
3	Deferred corporate income tax assets	11,058	11,058
4	Other assets	428,711	1,046,661
	- In which: Goodwill	-	-
5	Allowance for losses on other assets (*)	(421,632)	(204,925)
	TOTAL ASSETS	220,354,627	176,619,414
B	LIABILITIES AND OWNER'S EQUITY		
I	Borrowings from the State Bank of Vietnam	6,741,277	3,732,769
1	Deposits and borrowings from the State Bank of Vietnam	6,741,277	3,732,769
2	Trading Government bonds with the State Treasury	-	-
II	Deposits and borrowings from other credit institutions	31,118,108	45,930,839
1	Deposits from other credit institutions	29,159,120	42,765,878
2	Borrowings from other credit institutions	1,958,988	3,164,961
III	Deposits from customers	133,421,056	90,729,587
IV	Derivatives and other financial liabilities	11,130	381,690
V	Grants, entrusted funds and loans exposed to risks	3,313	9,364
VI	Valuable papers issued	27,800,183	19,230,000
VII	Other liabilities	4,542,750	2,668,329
1	Accrued interest and fees payable	2,621,152	1,736,023
2	Deferred corporate income tax liabilities	-	-
3	Other liabilities	1,921,598	932,306
4	Allowance for other losses (Allowance for contingent liabilities)	-	-
	Total liabilities	203,637,817	162,682,578
VIII	Owners' equity	16,716,810	13,936,836
1	Capital	10,384,647	10,384,647
a	Charter capital	10,350,368	10,350,368
b	Construction investment fund, fixed asset purchases	-	-
c	Share premium	34,279	34,279
d	Treasury shares (*)	-	-
e	Preference shares	-	-
g	Other equity	-	-
2	Reserves	1,209,735	1,209,735
3	Foreign exchange differences	-	-
4	Asset revaluation differences	-	-
5	Retained earnings / Accumulated losses	5,122,428	2,342,454
6	Non controlling interest	-	-
	TOTAL LIABILITIES AND OWNERS' EQUITY	220,354,627	176,619,414

OFF-BALANCE SHEET ITEMS

No.	Items	Closing Balance	Opening Balance
1	Loan guarantees	-	-
2	Foreign exchange commitments	150,223,284	328,595,475
	<i>Commitments to buy foreign currencies</i>	<i>21,259,403</i>	<i>46,479,141</i>
	<i>Commitments to sell foreign currencies</i>	<i>21,323,160</i>	<i>46,528,277</i>
	<i>Commitments to swap currency transactions</i>	<i>107,640,721</i>	<i>235,588,057</i>
	<i>Commitments on future transactions</i>	-	-
3	Irrevocable loan commitments	4,415	3,497
4	Letters of credit	1,153,168	1,634,376
5	Other guarantees	8,382,102	6,590,915
6	Other commitments	-	1,014,680
7	Interest and fees receivable but not collected yet	401,993	1,262,266
8	Bad debts written off	11,722,493	7,625,711
9	Assets and other documents	13,576,398	8,012,338

Prepared by

Phan Nguyễn Minh Tâm

Chief Accountant

Bùi Quốc Việt

Hồ Chí Minh City, 28 January 2026

General Director

Lê Mạnh Hùng



SEPARATE INCOME STATEMENT

For Quarter 4 ended 31 December 2025

Unit: VND million

No.	Items	Quarter 4		Accumulated	
		Current year	Previous year	Current year	Previous year
1	Interest and similar income	4,123,864	2,413,335	13,568,172	8,989,882
2	Interest and similar expenses	2,423,016	1,578,343	8,515,370	5,992,560
I	NET INTEREST AND SIMILAR INCOME	1,700,848	834,992	5,052,802	2,997,322
3	Fees and commission income	321,972	285,247	673,408	849,253
4	Fees and commission expenses	211,436	45,417	377,785	319,388
II	NET FEES AND COMMISSION INCOME	110,536	239,830	295,623	529,865
III	NET GAIN/ LOSS FROM TRADING OF FOREIGN CURRENCIES	(121,027)	(265,140)	(1,546)	245,756
IV	NET GAIN/ LOSS FROM TRADING OF HELD-FOR-TRADING SECURITIES	-	865	(839)	588
V	NET GAIN/ LOSS FROM SALE OF INVESTMENT SECURITIES	61,617	230,238	(104,237)	109,475
5	Other operating income	1,562,769	532,016	3,955,720	692,417
6	Other operating expenses	15,769	49,516	650,391	75,608
VI	NET GAIN/ LOSS FROM OTHER OPERATING ACTIVITIES	1,547,000	482,500	3,305,329	616,809
VII	GAIN FROM CAPITAL CONTRIBUTION, SHARE PURCHASES	3,625	3,507	29,016	60,635
VIII	OPERATING EXPENSES	1,288,909	748,156	3,029,522	2,364,669
IX	NET OPERATING PROFIT BEFORE ALLOWANCE EXPENSES FOR CREDIT LOSSES	2,013,690	778,636	5,546,626	2,195,781
X	ALLOWANCE EXPENSES FOR CREDIT LOSSES	792,594	221,285	2,024,645	1,386,791
XI	PROFIT BEFORE TAX	1,221,096	557,351	3,521,981	808,990
7	Corporate income tax expense – current	244,219	125,826	710,646	176,548
8	Corporate income tax expense – deferred	-	-	-	-
XII	CORPORATE INCOME TAX EXPENSE	244,219	125,826	710,646	176,548
XIII	PROFIT AFTER TAX	976,877	431,525	2,811,335	632,442

Prepared by


Phan Nguyễn Minh Tâm

Chief Accountant


Bùi Quốc Việt

General Director




Lê Mạnh Hùng

SEPARATE STATEMENT OF CASH FLOWS

Direct Method

For Quarter 4 ended 31 December 2025

Unit: VND million

No.	Items	Quarter 4/2025	Quarter 4/2024
	Cash flows from operating activities		
1	Interest and similar income received	12,883,240	9,416,373
2	Interest and similar expenses paid	(7,652,489)	(7,280,043)
3	Net fee and commission income received	295,624	529,865
4	Net receipts from trading securities, gold and foreign currencies	(102,892)	368,230
5	Other incomes	3,097,009	299,497
6	Collection of bad debts previously written-off	207,490	196,165
7	Salaries and operating expenses paid	(1,911,188)	(2,277,728)
8	Corporate income tax paid during the year	(531,798)	(96,235)
	Net cash flows from operating activities before changes in operating assets and liabilities	6,284,996	1,156,124
	Changes in operating assets		
9	(Increase)/Decrease in deposits with and loans to other credit institutions	449,633	(449,633)
10	(Increase)/Decrease in trading securities	(27,858,000)	(2,509,514)
11	(Increase)/Decrease in derivatives and other financial assets	-	-
12	(Increase)/Decrease in loans and advances to customers	(14,555,668)	(5,905,848)
13	Utilisation of allowance for credit losses	(588,551)	(352,259)
14	(Increase)/Decrease in other operating assets	(2,531,877)	(347,157)
	Changes in operating liabilities		
15	Increase/(Decrease) in borrowings from the State Bank of Vietnam	3,008,508	3,732,769
16	Increase/(Decrease) in deposits and borrowings from other credit institutions	(14,812,730)	16,889,350
17	Increase/(Decrease) in deposits from customers (including deposits from Vietnam State Treasury)	42,691,469	(9,324,472)
18	Increase/(Decrease) in valuable papers issued (excluding valuable papers issued which are included in financial activities)	8,570,183	3,630,000
19	Increase/(Decrease) in grants and entrusted funds received	(6,052)	(17,248)
20	Increase/(Decrease) in derivatives and other financial liabilities	(370,559)	116,421
21	Increase/(Decrease) in other operating liabilities	634,723	313,894
22	Utilisation of funds	-	-
I	Net cash flows from operating activities	916,075	6,932,427

No.	Items	Quarter 4/2025	Quarter 4/2024
	Cash flows from investing activities		
1	Payment for purchases of fixed assets	(171,778)	(163,120)
2	Proceeds from disposals of fixed assets	860	141,335
3	Payment for disposals of fixed assets	-	-
4	Purchase of investment properties	-	-
5	Proceeds from disposals of investment properties	-	-
6	Payment for disposals of investment properties	-	-
7	Payment for investment in other entities (Payment for purchase of subsidiaries, capital contribution in joint-ventures, associates and other long-term investments)	-	-
8	Proceeds from investments in other entities (Proceed from disposal of subsidiaries, capital contribution in joint-ventures, associates and other long-term investments)	-	-
9	Receipts of dividends from long-term investments	15,314	11,296
II	Net cash flows from investing activities	(155,604)	(10,489)
	Cash flows from financing activities		
1	Increase in equity from capital contribution and/or issuance of shares	-	-
2	Receipts from issuance of valuable papers	-	-
3	Payment for valuable papers settlement	-	-
4	Payment for dividends	-	-
5	Payment for purchase of treasury shares	-	-
6	Proceeds from sale of treasury shares	-	-
III	Net cash flows from financing activities	-	-
	Net cash flows during the period	760,471	6,921,938
	Cash and cash equivalents at the beginning of period	46,862,957	39,941,019
	Effect of exchange rate fluctuations	-	-
	Cash and cash equivalents at the end of period	47,623,428	46,862,957

Ho Chi Minh City, 28 January 2026

Prepared by

Chief Accountant

General Director


Phan Nguyễn Minh Tâm


Bùi Quốc Việt




Lê Mạnh Hùng

NOTES TO THE SEPARATE FINANCIAL STATEMENTS Quarter 4/2025

I. Operating characteristics of the Bank

1. Establishment and Operation Banking License, its valid period:

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

The Bank was established under the Establishment and Banking Operation Licence No. 535/GP-UB issued by the People’s Committee of Ho Chi Minh City on 13 May 1993, the Banking Operation Licence No. 0031/NH-GP issued by the State Bank of Vietnam (“the SBV”) on 15 April 1993 which was replaced by License No. 120/GP-NHNN dated 12 December 2018 (updating and amending content of charter capital following Decision No.2137/QD-NHNN dated 16 October 2019 and amending content of the head office’s address following Decision No.2575/QD-NHNN dated 13 December 2019 of the SBV). Decision No.672/QD-NHNN dated 12 April 2022 by the SBV amends the Bank’s the content of the Establishment and Operation License. Decision No. 1360/QD-NHNN dated 13 July 2023 by the SBV amends the Bank’s the content of the Establishment and Operation License.

The Business Registration Certificate No. 0301412222 was issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on 17 May 1993 and its amendments 29th was issued by the Department of Planning and Investment of Hanoi City on 28 June 2023.

2. Type of business structure: The Commercial Joint Stock Bank

3. Board of Directors:

Mr. Vu Van Tien	Chairman (from 14 November 2025)
Mr. Dao Manh Khang	Vice Chairman (from 14 November 2025)
Mr. John Chong Eng Chuan	Member (until 18 April 2025)
Mr. Foong Seong Yew	Member (until 05 June 2025)
Mr. Syed Ahmad Taufik Albar	Member (from 18 April 2025)
Mr. Nguyen Danh Luong	Member
Ms. Do Thi Nhung	Independent Member
Mr. Tran Ba Vinh	Independent Member (until 18 April 2025)
Mr. Trinh Thanh Hai	Independent Member (from 18 April 2025)

4. Board of Supervision:

Ms. Nguyen Thi Hanh Tam	Chief Supervisor
Ms. Nguyen Thi Thanh Thai	Part-time Member
Mr. Nguyen Hong Quang	Full-time Member

5. Board of General Directors and Chief Accountant:

Mr. Le Manh Hung	Deputy General Director, the person who assumes the duties and powers of the General Director (from 14 November 2025)
Mr. Pham Duy Hieu	General Director (until 14 November 2025)

Ms. Nguyen Thi Huong
Mr. Lai Tat Ha
Mr. Khuong Duc Tiep
Mr. Bui Quoc Viet

Deputy General Director
Deputy General Director
Deputy General Director (until 20 April 2025)
Chief Accountant

6. Registered Office:

The Bank's Head Office is located at 1st, 2nd, 3rd Floor, Geleximco Tower, 36 Hoang Cau Street, O Cho Dua Ward, Ha Noi. The Bank's office is located at 18 Phan Dinh Giot, Tan Son Hoa Ward, Ho Chi Minh City.

As at 31 December 2025, the Bank had one (1) Head Office, thirty-five (35) branches, one hundred and thirty (130) transaction offices located in cities and provinces throughout Vietnam. (As at 31 December 2024, the Bank had one (1) Head Office, thirty-five (35) branches, one hundred and thirty (130) transaction offices located in cities and provinces throughout Vietnam).

7. Subsidiaries and Affiliated Company:

ABBank Asset Management One Member Company Limited ("ABBA") was established in accordance with the Business and Operation License No. 01040009199, which was initially issued by Office of Business Registration No. 02 belonging to Department of Planning and Investment of Hanoi on 18 January 2010, and with the charter capital of 260,000 VND million and adjust its operation duration to the remaining period that the Bank is going to operate in Vietnam.

ABBA Security Company Limited (a subsidiary of the Bank was invested indirectly through ABBA) was founded in accordance with the Business License No. 0106112803, which was initially issued by Department of Planning and Investment of Hanoi on 27 February 2013, with the charter capital of 2,000 VND million and its operation duration is the remaining period that the Bank is going to operate in Vietnam.

8. Employees:

The Bank's total number of employees as at 31 December 2025 was 3,383 employees (31 December 2024: 3,709 employees).

II. Annual accounting period and accounting currency

1. Annual accounting period (starts on 1 January and ends on 31 December).
2. Accounting currency: Vietnam Dong ("VND").

III. Applied accounting standards and system

- The Bank's separate financial statements are presented in Vietnam Dong million (rounded to the nearest million, "VND million"), which are prepared under the Vietnamese Accounting Systems applicable to Credit Institutions in accordance with the Decision No. 479/2004/QD-NHNN dated 29 April 2004, Circular No. 10/2014/TT-NHNN dated 20 March 2014 and Circular No. 22/2017/TT-NHNN dated 29 December 2017 amending, supplementing Decision No. 479/2004/QD-NHNN; Decision No. 16/2007/QD-NHNN dated 18 April 2007, Circular No. 49/2014/TT-NHNN on amendments and supplements to a number of articles in the financial reporting policies applicable to Credit Institutions issued together with Decision No. 16/2007/QD-NHNN dated 18 April 2007 and the accounting systems of Credit Institutions issued together with Decision No. 479/2004/QD-NHNN dated 29 April 2004 of the Governor of the SBV; Circular No. 27/2021/TT-NHNN amending chart of accounts of Credit Institutions enclosed with Decision No. 479/2004/QD-NHNN dated 29 April 2004 and regulations on financial statements of Credit Institutions enclosed with Decision No. 16/2007/QD-NHNN dated 18 April 2007 of the Governor of the SBV.
- Vietnamese Accounting Standards System issued by the Ministry of Finance as per:

- + Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Standards on Accounting (Series 1);
- + Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 2);
- + Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 3);
- + Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 4);
- + Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Standards on Accounting (Series 5);
- Accounting regime and standards application: The Bank uses accounting software to record all the occurring economic transactions.
- The assessment criteria applied in making financial statements and important accounting evaluations: Making and presentation of financial statements comply with regulations in VAS 21_Presentation of Financial Statements, VAS 22 _ Disclosures in Financial Statements of Banks and Similar Financial Institutions.

IV. Accounting policies applied in credit institutions

1. Foreign currency transactions:

The Bank's transactions are accounted in original currencies. Monetary denominated in currencies other than VND are translated into VND at exchange rates on the accounting period ending date; non-monetary denominated in currencies other than VND are translated into VND at rates of exchange at the transaction dates.

Assets and liabilities balances in foreign currencies at the end of the month are translated into VND at the exchange rates of that day.

Foreign exchange differences arising from monthly translation are recognised in the foreign exchange differences in the Statement of Financial Position.

2. Derivatives and risk provision accounting:

Derivatives are recorded in the Statement of Financial Position with the value of the contract on the transaction date. Profit or loss from carrying out derivatives is recorded in the Income Statement. Unrealised profit or loss is recorded into the difference of derivatives revaluation term on Statement of Financial Position and is charged against the profit or loss account as at the year-end date.

3. Accounting for interest income, expense and discontinuation of accrued interest:

Recorded on the basis of cash basis and accrual basis. Discontinuation of accrued interest when the borrowing customers have overdue debts. Accrued overdue interest is moved out to the off-balance sheet items until collected.

4. Accounting for fees and commissions:

Commissions and fees are recorded under the cash basis of accounting.

5. Accounting for loans to customers and purchased debts:

5.1. Accounting for loans to customers:

- Regulations for loans recognition: presented at the outstanding principal balances on the reporting date.
- Regulations for debt classification and credit risk evaluation: Pursuant to Circular No. 11/2021/TT-NHNN dated 30 July 2021 of the SBV: Providing the classification of assets, risk provisioning levels and methods and use of provisions for handling risks in operations of credit institutions and foreign bank branches, this Circular shall enter in force as of 1 October 2021; Circular No. 31/2024/TT-NHNN dated 30 June 2024 of the SBV: Providing the classification of assets in the operation of commercial banks, non-bank credit institutions and foreign bank branches, this Circular comes into force from 01 July 2024 replacing the Circular No. 11/2021/TT-NHNN dated 30 July 2021 of the SBV.

- The fundamental for setting up an allowance for credit risk and writing off loans with no ability to collect: Pursuant Circular No. 11/2021/TT-NHNN dated 30 July 2021 of the SBV; Circular No. 31/2024/TT-NHNN dated 30 June 2024 of the SBV replacing the Circular No. 11/2021/TT-NHNN dated 30 July 2021 of the SBV.

5.2. Accounting for purchased debts:

- Regulations for purchased debts recognition: recognised at purchasing price on the contract.
- Regulations for debt classification and purchased debts risk evaluation: Pursuant to Circular No. 11/2021/TT-NHNN dated 30 July 2021 of the SBV: Providing the classification of assets, risk provisioning levels and methods and use of provisions for handling risks in operations of credit institutions and foreign bank branches; Circular No. 31/2024/TT-NHNN dated 30 June 2024 of the SBV: Providing the classification of assets in the operation of commercial banks, non-bank credit institutions and foreign bank branches, replacing the Circular No. 11/2021/TT-NHNN dated 30 July 2021 of the SBV.
- The fundamental for setting up an allowance for risks in debts purchasing: Pursuant Circular No. 11/2021/TT-NHNN dated 30 July 2021 of the SBV; Circular No. 31/2024/TT-NHNN dated 30 June 2024 of the SBV replacing the Circular No. 11/2021/TT-NHNN dated 30 July 2021 of the SBV.

6. Accounting for trading and investing securities transactions:

6.1. Regulations for classifying held-for-trading, available-for-sale and held-to-maturity securities:

- *Held-for-trading securities*: are debt, equity securities or other securities that are purchased by the Bank with the trading strategy of selling them within less than one year to enjoy the arbitrages.
- *Available-for-sale securities*: include debt and equity securities that are invested by the Bank with the long-term intent and being available for sale, they do not belong to the securities that are usually bought in or sold out; however, they are able to be sold out whenever considered to gain profit.
- *Held-to-maturity securities*: are debt securities that are purchased by the Bank with the investing intention to enjoy the interest and the Bank definitely assures the holding-to-maturity ability of this kind of securities. Held-to-maturity securities have a determined value and its specific maturity date. In case, the securities are sold out prior to maturity date, which is reclassified into a held-for-trading or available-for-sale securities instead.

6.2. Trading securities transaction:

- Regulations for recording the value of held-for-trading securities: initially recorded at its original purchase cost.
- Regulations and methods for evaluating and setting up allowance for losses on held-for-trading securities: Circular No. 48/2019/TT-BTC dated August 08, 2019 of the Ministry of Finance on instructions on the appropriating and handling of provisions of devaluation of stocks, losses of investments, bad debts and warranty on products, goods, services, construction works at enterprises. This Circular takes effect on 10 October 2019 and applied to the 2019 fiscal year; Circular 228/2009/TT-BTC dated on 7 December 2009, Circular 34/2011/TT-BTC and Circular 89/2013/TT-BTC shall be annulled.

6.3. Investment securities transaction:

- Regulations for recording the value of investment securities (available-for-sale securities and held-to-maturity securities): initially recognized at its par value; the difference between cost which includes transaction cost directly attributable to the acquisition, and par value is recorded into discount account or premium account and charged into the profit or loss account during the remaining of its maturity.
- Regulations and methods for evaluating and setting up allowance for losses on investment securities: Circular No. 48/2019/TT-BTC dated August 08, 2019 of the Ministry of Finance on instructions on the appropriating and handling of provisions of devaluation of stocks, losses of investments, bad debts and warranty on products, goods, services, construction works at enterprises. This Circular takes effect on 10 October 2019 and applied to the 2019 fiscal year; Circular 228/2009/TT-BTC dated on 7 December 2009, Circular 34/2011/TT-BTC and Circular

89/2013/TT-BTC shall be annulled.

* Special bonds issued by Vietnam Asset Management Company (“VAMC”) are valuable papers issued by VAMC to purchase the Bank’s bad debts. Regulations for purchase, sale and settlement of bad debts of VAMC pursuant to the Circular No. 19/2013/TT-NHNN (“Circular 19”) dated 6 September 2013 and the Circular No. 14/2015/TT-NHNN dated 28 August 2015 (“Circular 14”) issued by the SBV amending and supplementing certain articles of Circular 19. The Bank accounts for bad debts sold in exchange for special bonds issued by VAMC in accordance with the guidance of Official Letter No. 8499/NHNN-TCKT (“Official Letter 8499”) dated 14 November 2013 issued by the SBV and Official Letter No. 925/NHNN-TCKT (“Official Letter 925”) dated 19 February 2014 issued by the SBV.

7. Accounting for intangible fixed assets:

- Regulations for recording intangible fixed assets: Pursuant to the Circular No. 45/2013/TT-BTC dated 10 June 2013 of the Minister of Finance.
- Depreciation method and depreciation period of intangible fixed assets: Straight-line basis in accordance with the Circular No. 45/2013/TT-BTC dated 10 June 2013 of the Minister of Finance.

8. Accounting for goodwill:

- Regulations for recording goodwill.
- Method and time allocation for goodwill.

9. Accounting for tangible fixed assets:

- Regulations for recording tangible fixed assets: Pursuant to the Circular No. 45/2013/TT-BTC dated 10 June 2013 of the Minister of Finance.
- Depreciation method, useful life, depreciation rate of tangible fixed assets: Straight-line basis in accordance with the Circular No. 45/2013/TT-BTC dated 10 June 2013 of the Minister of Finance.

10. Accounting for lease transaction:

- Regulations for recording assets in transactions as follows:
 - + Operating leases: Payments made under operating lease contracts are recognized in the Income Statement for the period on a straight-line basis over the terms of the lease contracts.
 - + Financial leases: Asset leases will be classified as financial leases if the contents of the asset lease contracts include the transfer of most of risks and benefits associated with the assets’ ownership from the lessors to the lessees.
- Method for financial leased asset depreciation and operating leased payment allocation: Rental expenses arising from operating leases are recognized on a straight-line basis over the term of the lease contract.

11. Investment property (in consolidated financial statements):

- Regulation for recording investment property.
- Method for investment property depreciation.

12. Cash and cash equivalents:

Cash on hand, balances with the SBV, treasury bills and other short-term valuable papers having enough conditions for rediscounting at the SBV, securities with terms to maturity within no more than three months from trade dates, deposits with and loans to other credit institutions with no term or terms to maturity of not more than three months from the date of making deposits.

13. Provisions, contingent liabilities and unidentified assets:

In accordance with VAS 18 on provisions, contingent assets and liabilities pursuant to the Decision No. 100/QĐ-BTC dated 28 December 2005.

14. Accounting for employees’ duties:

Under the Vietnam Labor Law.

15. Regulations and methods for recording corporate income tax and corporate income tax expense:

- Current corporate income tax and deferred corporate income tax
 - + Current corporate income tax is recorded at the expected value refunded from (payable to) the tax authorities, utilizing the tax rates and tax laws that have been effective until the end of accounting period.
 - + Deferred corporate income tax is a liability recorded as a result of the temporary difference between the book value and the tax base of an asset or liability for the purpose of financial reporting.
- Current income tax expense and deferred income tax expense: Recording on the amount of tax paid to the taxation authority till the reporting date.

16. Accounting for loan capital, debt securities issuance and equity instrument:

Regulations for recognizing interest expense: loan capital; bill, bond issued; preferred share; repurchase of valuable papers issued by the Bank: in accordance with accrued and cash basis.

17. Owner's equity:

- Ordinary Shares.
- Share premium: In receipt of equity from shareholders, the difference between issue price and par value is credited to the account of share premium in equity.
- Setting up and using funds from profit after tax pursuant to the law.

18. Entrusted risk activities:

Grants, entrusted funds in VND from local organizations that are received from Joint Stock Commercial Bank for Investment and Development of Vietnam – Transaction Center III used for loaning to small firms and the last borrower meets the regulations in Policy's RDFII. SMEFP3 Project is received entrusted fund from the SBV for lending small and medium enterprises that satisfy the requirements under the regulations of the project.

19. Previous period accounting balance adjustments: Not having any adjustments in previous period balance.

V. Supplement information for items presented in the Statement of Financial Position: (Unit: VND million)

	<u>Closing Balance</u>	<u>Opening Balance</u>
1. Held-for-trading securities		
1.1. Debt securities	-	-
- Government or local authority securities	-	-
- Securities issued by other domestic credit institutions	-	-
- Securities issued by domestic financial institutions	-	-
- Foreign debt securities	-	-
1.2. Equity securities	-	-
- Equity securities issued by other credit institutions	-	-
- Equity securities issued by domestic financial institutions	-	-
- Foreign equity securities	-	-
1.3. Other held-for-trading securities	-	-
1.4. Allowance for losses on held-for-trading securities	-	-
Total	-	-

2. Derivatives and other financial assets: (Unit: VND million)

	Total contract value (at foreign exchange rate at the contract effective date)	Total carrying value (at foreign exchange rate on the reporting date)	
		Assets	Liabilities
<u>At the end of the period</u>			
1. Currency derivatives			
- Currency forward contracts	18,583,729	-	64,004
- Currency swap contracts	50,502,379	52,874	-
- Currency option purchase			
+ Call option purchase			
+ Put option purchase			
- Currency option sale			
+ Call option sale			
+ Put option sale			
- Currency future contracts			
2. Other derivative instruments			
<u>At the beginning of the period</u>			
1. Currency derivatives			
- Currency forward contract	44,784,400	-	48,929
- Currency swap contracts	109,135,321	-	332,761
- Currency option purchase			
+ Call option purchase			
+ Put option purchase			
- Currency option sale			
+ Call option sale			
+ Put option sale			
- Currency future contracts			
2. Other derivative instruments			

3. Loans and advances to customers	<u>Closing Balance</u>	<u>Opening Balance</u>
Loans to domestic economic entities and individuals	113,244,114	97,314,989
Discounted transferrable instruments and valuable papers	622,328	1,362,023
Finance leasing	-	-
Payments on behalf of customers	14,687	44,130
Loans funded by grants and entrusted funds received	10,138	16,729
Loans to foreign economic entities and individuals	106	305
Loans to under the Government's agreement	-	-
Frozen loans and loans for pending settlement	-	-
Total	113,891,373	98,738,176

- Loan portfolio by debt groups:	<u>Closing Balance</u>	<u>Opening Balance</u>
Current debts	112,024,831	93,607,645
Special mention debts	869,441	1,439,320
Sub-standard debts	177,703	630,133
Doubtful debts	250,317	954,041
Loss debts	569,081	2,107,037
Total	113,891,373	98,738,176

(*) The Bank's NPL ratio as at 31 December 2025 is 0.53% according to the guidance of the SBV in Circular No. 31/2024/TT-NHNN dated 30 June 2024.

- Loan portfolio by terms:	<u>Closing Balance</u>	<u>Opening Balance</u>
Short-term loans	71,492,194	58,571,030
Medium-term loans	18,288,425	19,110,583
Long-term loans	24,110,754	21,056,563
Total	113,891,373	98,738,176

4. The fluctuation (increase/decrease) of Allowance for loans and advances to customers:

<u>This period</u>	<u>Specific allowance</u>	<u>General allowance</u>
Opening Balance	981,156	724,734
Allowance made during the period/ (The allowance reversed during the period)	(42,444)	125,183
Allowance used during the period	(588,551)	-
Closing Balance	350,161	849,917

<u>Previous period</u>	<u>Specific allowance</u>	<u>General allowance</u>
Opening Balance	597,535	728,040
Allowance made during the period/ (The allowance reversed during the period)	454,603	(3,306)
Allowance used during the period	(70,982)	-
Closing Balance	981,156	724,734

5. Investment securities

5.1. Available-for-sale investment securities

	<u>Closing Balance</u>	<u>Opening Balance</u>
a. Debt securities	48,479,600	17,764,822
b. Equity securities	2,400	2,400
c. Allowance for losses on available-for-sale investment securities	(63,458)	(40,007)
Total	48,418,542	17,727,215

5.2. Held-to-maturity investment securities

	<u>Closing Balance</u>	<u>Opening Balance</u>
a. Cost	1,316,155	4,173,443
b. Allowance for losses on held-to-maturity investment securities	(502,442)	(978,244)
Total	813,713	3,195,199

6. Capital contributions, long-term investments:

- Analysis of investment value by types of investment:	<u>Closing Balance</u>	<u>Opening Balance</u>
Investment in subsidiaries (*)	260,000	260,000
Investments in joint venture company	-	-
Investments in associates	-	-
Other long-term investments	58,791	58,791
Allowance for diminution in the value of long-term investments	-	-
Total	318,791	318,791

(*) This value is 0 when illustrated on the consolidated financial statements

7. Borrowings from Government and the SBV

	<u>Closing Balance</u>	<u>Opening Balance</u>
7.1. Borrowing from the SBV	6,740,841	3,732,769
7.2. Deposits from Vietnam State Treasury	436	-
7.3. Selling and buying Government Bonds with the State Treasury	-	-
7.4. Others	-	-
Total	6,741,277	3,732,769

8. Deposits and borrowings from other credit institutions

8.1. Deposits from other credit institutions

	<u>Closing Balance</u>	<u>Opening Balance</u>
a. Demand deposits	4,020	5,685
- In VND	3,776	5,134
- In foreign currencies	244	551
b. Term deposits	29,155,100	42,760,193
- In VND	28,103,100	33,328,893
- In foreign currencies	1,052,000	9,431,300
Total	29,159,120	42,765,878

8.2. Borrowings from other credit institutions	<u>Closing Balance</u>	<u>Opening Balance</u>
- In VND	1,464,548	3,006,912
- In foreign currencies	494,440	158,049
Total	1,958,988	3,164,961
Total deposits and borrowings from other credit institutions	31,118,108	45,930,839

9. Deposits from customers

Presented by types of deposits:	<u>Closing Balance</u>	<u>Opening Balance</u>
Demand deposits	11,859,430	11,004,466
- Demand deposits in VND	10,878,691	10,127,103
- Demand deposits in foreign currencies	980,739	877,363
Term deposits	121,145,757	79,295,873
- Term deposits in VND	121,007,544	79,149,029
- Term deposits in foreign currencies	138,213	146,844
Specialised capital deposits	9,437	12,733
Marginal deposits	406,432	416,515
Total	133,421,056	90,729,587

10. Ordinary valuable papers issued (excluding complex financial instruments)

	<u>Closing Balance</u>	<u>Opening Balance</u>
Bonds		
- Par value	14,200,000	5,400,000
+ Less than 12 months	-	-
+ From 12 months to 5 years	9,800,000	5,000,000
+ More than 5 years	4,400,000	400,000

	<u>Closing Balance</u>	<u>Opening Balance</u>
Promissory notes		
- <i>Par value</i>	-	-
+ Less than 12 months	-	-
+ From 12 months to 5 years	-	-
+ More than 5 years	-	-
Certificates of deposit		
- <i>Par value</i>	13,600,183	13,830,000
+ Less than 12 months	13,554,000	13,830,000
+ From 12 months to 5 years (*)	46,183	-
+ More than 5 years	-	-
Total	27,800,183	19,230,000

(*) A certificate of deposit with a face value of VND 50 billion and a discount amount of VND 3,817 million.

	<u>Closing Balance</u>	<u>Opening Balance</u>
11. Other liabilities		
Internal payables	201,044	58,960
External payables	4,323,642	2,572,987
Other allowances:	-	-
- Allowance for commitments	-	-
- Allowance for payment services	-	-
- Allowance for other risks (allowance for operating risk,... excluding other allowances for	-	-
Bonus and welfare funds	18,064	36,382
Total	4,542,750	2,668,329

12. Obligations to the State Treasury: (Unit: VND million)

Items	Balance	Movements during the period		Balance
	Opening	Incurred	Paid /Net-off	Closing
1. Value added tax	4,313	70,047	64,688	9,672
2. Special consumption tax				
3. Corporate income tax	50,416	710,646	531,798	229,264
4. Import and export tax				
5. Tax on use of State Treasury				
6. Natural resource tax				
7. Other taxes	8,339	170,239	150,730	27,848
Total	63,068	950,932	747,216	266,784

13. Owner's equity:

13.1 The movement in Owner's equity: (Unit: VND million)

	Charter capital	Share Premium	Reserves	Difference in assets revaluing	Difference in foreign exchange rate	Investment and improvement fund	Financial reserve	Charter capital supplementation reserve	Other reserves	Retained earnings/ Accumulated losses	Non controlling interest	Other owner's equity	Total
	1	2	3	4	5	6	7	8	9	10	11	12	13
Opening Balance	10,350,368	34,279	-	-	-	-	961,958	229,669	18,108	2,342,454	-	-	13,936,836
The increases during the period													
- The increase in equity													
- Net profit for the period										2,811,335			2,811,335
- The moving from reserves to equity													
- The sales of treasury stocks													
- Other increases													
The decreases during the period													
- The utilisation													
- Appropriation to bonus and welfare funds										(31,361)			(31,361)
- The purchase of treasury stocks													
- Dividend distributions													
- Other decreases													
Closing balance	10,350,368	34,279	-	-	-	-	961,958	229,669	18,108	5,122,428	-	-	16,716,810

13.2. Notes to complex financial instruments: (Unit: VND million)

	<u>Closing balance</u>	<u>Opening balance</u>
Convertible bonds		
- Total value	-	-

13.3. Shares:

	<u>Closing balance</u>	<u>Opening balance</u>
Number of registered shares for issuing	1,035,036,762	1,035,036,762
Number of shares sold to the public	1,035,036,762	1,035,036,762
+ Ordinary shares	1,035,036,762	1,035,036,762
Number of shares repurchased	-	-
+ Ordinary shares	-	-
Number of outstanding shares	1,035,036,762	1,035,036,762
+ Ordinary shares	1,035,036,762	1,035,036,762
Par-value of outstanding shares (VND)	10,000	10,000

VI. Supplement information for items presented in the Income Statement: (Unit: VND million)

14. Interest and similar income	<u>This period</u>	<u>Previous period</u>
Interest income from deposits	1,851,044	1,139,904
Interest income from loans to customers	8,094,616	7,009,031
Interest income from trading, investing in debt securities:	1,749,143	539,650
- Interest income from trading securities	-	-
- Interest income from investment securities	1,749,143	539,650
Income from guarantee services	172,205	137,408
Interest income on financing lease	-	-
Interest income from debts trading	219,294	116,504
Other income from credit activities	1,481,870	47,385
Total	13,568,172	8,989,882

15. Interest and similar expenses:	<u>This period</u>	<u>Previous period</u>
Interest expense on deposits	6,918,349	4,941,980
Interest expense on borrowings	185,623	88,071
Interest expense on valuable papers	1,411,398	962,346
Interest expense on financing lease	-	-
Other credit operating expenses	-	163
Total	8,515,370	5,992,560
Net interest and similar income	5,052,802	2,997,322

16. Net gain/ loss from trading of held-for-trading securities:	<u>This period</u>	<u>Previous period</u>
Gains from held-for-trading securities	223	3,562
Losses from held-for-trading securities	1,062	2,974
Allowance (expense)/ reversal on losses on held-for-trading securities	-	-
Net gain/ (loss) from trading of held-for-trading securities	(839)	588

17. Net gain/ loss from sale of investment securities :	<u>This period</u>	<u>Previous period</u>
Gains from sales of investment securities	49,662	290,920
Losses from sales of investment securities	280,448	51,360
Allowance (expense)/ reversal on losses on investment securities	126,549	(130,085)
Net gain/ (loss) from sale of investment securities	(104,237)	109,475

18. Gain from capital contribution, share purchases	<u>This period</u>	<u>Previous period</u>
Dividend income received from capital contribution, investment in share purchases	29,016	60,635
- From trading equity securities (recorded on Account 14)	-	-
- From investment equity securities (recorded on Account 15)	-	-
- From capital contributions, long-term investments (recorded on Account 34)	29,016	60,635
Other incomes	-	-
Total	29,016	60,635

19. Operating expenses:	<u>This period</u>	<u>Previous period</u>
19.1. Taxes, fees	1,702	2,076
19.2. Personnel expenses:	1,518,707	1,193,893
<i>In which: - Salary and allowances</i>	<i>1,383,771</i>	<i>1,058,784</i>
- Salary related contribution	78,801	86,139
- Benefits expenses	17,805	14,983
- Other staff expenses (meal allowance)	38,330	33,987
19.3. Asset expenditure:	693,190	595,922
<i>-In which: depreciation of fixed assets</i>	<i>121,014</i>	<i>105,137</i>
19.4. Administration expenses:	496,603	458,818
<i>In which: - Travelling expenses</i>	<i>13,999</i>	<i>14,541</i>
- Credit institution's union expenses	-	-
19.5. Insurance for customers' deposits	101,419	94,408
19.6. Allowance (exclusive of on and off-balance sheet allowance on credit losses; allowance for loss on securities)	217,901	19,552
19.7. Other operating expenses	-	-
Total	3,029,522	2,364,669

VII. Other informations:

22. Concentration of assets, liabilities and off-balance sheet commitments by geographical area

Unit: VND million

	Total balances for loan	Total deposits	Credit commitments	Financial derivatives	Trading and investment in securities
Domestic	119,449,508	190,335,913	9,535,270	69,086,108	49,798,155
Overseas	105	44,446	-	-	-

24. Market risk

24.1 Interest rate risk (Unit: VND million)

Items	Overdue	Risk-free interest rate revaluation	Interest rate revaluated during the period						Total
			Less than 1 month	From 1 – 3 months	From 3 - 6 months	From 6 - 12 months	From 1 - 5 years	Over 5 years	
Assets									
Cash on hand	-	493,695	-	-	-	-	-	-	493,695
Balances with the State Bank of Vietnam	-	13,021,715	-	-	-	-	-	-	13,021,715
Deposits with and loans to other credit institutions (*)	-	-	34,108,018	-	-	-	-	-	34,108,018
Held-for-trading securities (*)	-	-	-	-	-	-	-	-	-
Derivatives and other financial assets (*)	-	-	-	-	-	-	-	-	-
Loans and advances to customers (*)	1,866,542	-	13,170,385	104,412,686	-	-	-	-	119,449,613
Investment securities (*)	-	1,318,555	-	500,000	3,724,757	24,165,898	8,501,290	11,587,655	49,798,155
Capital contributions, long-term investments (*)	-	318,791	-	-	-	-	-	-	318,791
Fixed assets and investment property	-	1,103,384	-	-	-	-	-	-	1,103,384
Other assets (*)	-	4,290,553	-	-	-	-	-	-	4,290,553
Total assets (1)	1,866,542	20,546,693	47,278,403	104,912,686	3,724,757	24,165,898	8,501,290	11,587,655	222,583,924
Liabilities									
Deposits and borrowings from the State Bank of Vietnam and other credit institutions	-	-	27,954,556	8,191,572	1,671,128	3,496	38,633	-	37,859,385
Deposits from customers	-	-	33,616,189	23,755,848	50,116,360	23,237,115	2,681,914	13,630	133,421,056
Derivatives and other financial liabilities	-	11,130	-	-	-	-	-	-	11,130
Grants, entrusted funds and loans exposed to risks	-	-	-	-	173	660	2,480	-	3,313
Valuable papers issued	-	-	-	2,149,000	1,200,000	10,605,000	9,846,183	4,000,000	27,800,183
Other liabilities	-	4,542,750	-	-	-	-	-	-	4,542,750
Total liabilities (2)	-	4,553,880	61,570,745	34,096,420	52,987,661	33,846,271	12,569,210	4,013,630	203,637,817
Interest sensitivity gap of balance sheet items (1) - (2)	1,866,542	15,992,813	(14,292,342)	70,816,266	(49,262,904)	(9,680,373)	(4,067,920)	7,574,025	18,946,107
Off-balance-sheet commitments affecting to interest sensitivity gap of assets and liabilities (net)	-	-	-	-	-	-	-	-	-
Total interest sensitivity gap	1,866,542	15,992,813	(14,292,342)	70,816,266	(49,262,904)	(9,680,373)	(4,067,920)	7,574,025	18,946,107

24.2 Liquidity risk (Unit: VND million)

Items	Overdue		Current					Total
	Over 3 months	Up to 3 months	Up to 1 month	From over 1 to 3 months	From over 3 to 12 months	From over 1 to 5 years	Over 5 years	
Assets								
Cash on hand	-	-	493,695	-	-	-	-	493,695
Balances with the State Bank of Vietnam	-	-	13,021,715	-	-	-	-	13,021,715
Deposits with and loans to other credit institutions	-	-	34,108,018	-	-	-	-	34,108,018
Held-for-trading securities	-	-	-	-	-	-	-	-
Derivatives and other financial assets	-	-	97,310	-	-	-	-	97,310
Loans and advances to customers	997,101	869,441	6,663,812	14,945,383	62,092,699	10,732,529	23,148,648	119,449,613
Investment securities	-	-	-	500,000	27,890,655	9,817,446	11,590,054	49,798,155
Capital contributions, long-term investments	-	-	-	-	-	-	318,791	318,791
Fixed assets and investment properties	-	-	-	368	11,402	132,417	959,197	1,103,384
Other assets	360,521	-	2,374,233	150,446	598,924	806,429	-	4,290,553
Total assets	1,357,622	869,441	56,758,783	15,596,197	90,593,680	21,488,821	36,016,690	222,681,234
Liabilities	-	-	-	-	-	-	-	-
Deposits and borrowings from the State Bank of Vietnam and other credit institutions	-	-	27,954,556	8,191,572	1,674,624	38,633	-	37,859,385
Deposits from customers	-	-	34,297,853	23,074,184	73,353,475	2,681,914	13,630	133,421,056
Derivatives and other financial liabilities	-	-	-	76,392	32,048	-	-	108,440
Grants, entrusted funds and loans exposed to risks	-	-	-	-	833	2,480	-	3,313
Valuable papers issued	-	-	-	2,149,000	11,805,000	9,846,183	4,000,000	27,800,183
Other liabilities	-	-	4,542,750	-	-	-	-	4,542,750
Total liabilities	-	-	66,795,159	33,491,148	86,865,980	12,569,210	4,013,630	203,735,127
Net liquidity gap	1,357,622	869,441	(10,036,376)	(17,894,951)	3,727,700	8,919,611	32,003,060	18,946,107



24.3 Currency risk (Unit: VND million)

Assets and liabilities categorised by currencies that are translated into VND as at 31 December 2025 as follows:

Items	EUR	USD	Other currencies	Total
Assets				
Cash on hand	1,184	14,591	413	16,188
Balances with the State Bank of Vietnam	86	134,275	-	134,361
Deposits with and loans to other credit institutions	127,460	1,576,929	37,177	1,741,566
Held-for-trading securities	-	-	-	-
Derivatives and other financial assets	-	-	-	-
Loans and advances to customers	136,455	1,528,478	-	1,664,933
Investment securities	-	-	-	-
Capital contributions, long-term investments	-	-	-	-
Fixed assets and investment property	-	-	-	-
Other assets	169	4,455	-	4,624
Total assets	265,354	3,258,728	37,590	3,561,672
Liabilities and equity	-	-	-	-
Deposits and borrowings from the State Bank of Vietnam and other credit institutions	27	1,546,656	-	1,546,683
Deposits from customers	24,576	1,065,212	29,320	1,119,108
Derivatives and other financial liabilities	216,020	98,542	-	314,562
Grants, entrusted funds and loans exposed to risks	-	-	-	-
Valuable papers issued	-	-	-	-
Other liabilities	257	5,008	1,658	6,923
Equity and reserves	-	-	-	-
Total liabilities and owner's equity	240,880	2,715,418	30,978	2,987,276
FX position on-balance sheet	24,474	543,310	6,612	574,396
FX position off-balance sheet	-	234,939	1,757	236,696
Total FX position on and off-balance sheet	24,474	778,249	8,369	811,092

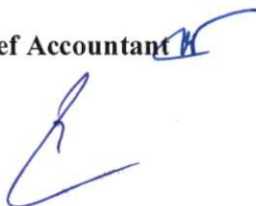
Ho Chi Minh City, 28 January 2026

Prepared by



Phan Nguyễn Minh Tâm

Chief Accountant



Bùi Quốc Việt

General Director



Lê Mạnh Hùng