

**PROSPERITY AND GROWTH
COMMERCIAL JOINT STOCK
BANK**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 1091/2026/CTV-16-D

Re: Regular disclosure of financial statements

Hanoi, 19 August 2026

Respectfully send to: Hanoi Stock Exchange (HNX)

Pursuant to Clause 3 and Clause 4, Article 14 of the Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the securities market, Prosperity and Growth Commercial Joint Stock Bank (Securities code: PGB) to disclose the reported in the 2026 reviewed interim financial statements to the Hanoi Stock Exchange as follows:

1. Reviewed interim financial statements for the 6-month period ended 30 June as prescribed in Clause 3, Article 14 of the Circular No. 96/2020/TT-BTC including:

☒ Separate financial statements (Organizations without subsidiaries and superior accounting units with affiliated units);

☐ Consolidated financial statements (Organization with subsidiaries);

☐ General financial statements (Organizations with affiliated accounting units having their own accounting apparatus).

2. The **explanatory document** must be disclosed **simultaneously** with the financial statements as prescribed in Clause 4, Article 14 of Circular No. 96/2020/TT-BTC, including:

+ Has the profit after corporate income tax in the Income Statement of the reporting period changed by 10% or more compared to the report of the same period last year?

☒ Yes

☐ No

Explanatory document: Profit after tax changed by 10% compared to the same period last year:

☒ Yes

☐ No

+ Does profit after tax in the reporting period suffer a loss, shifting from profit in the same period last year to loss in this period or vice versa?

☐ Yes

☒ No

Explanatory document: Profit after tax in the reporting period suffers a loss, shifting from profit in the same period last year to loss in this period or vice versa:

☐ Yes

☒ No

+ Is there a difference of 5% or more in the after-tax profit in the reporting period before and after auditing or review, changing from loss to profit or vice versa?

☐ Yes

☒ No

Explanatory document: After-tax profit after audit changes by 5% compared to before auditing:

☐ Yes

☒ No

**PROSPERITY AND GROWTH COMMERCIAL JOINT
STOCK BANK**

LEGAL REPRESENTATIVE

CAO THI THUY NGÀ (SIGNED)

**PROSPERITY AND GROWTH COMMERCIAL
JOINT STOCK BANK**

(Incorporated in the Socialist Republic of Vietnam)

**REVIEWED INTERIM
FINANCIAL STATEMENTS**

For the 6-month period ended 30 June 2026

(In accordance with Vietnamese Accounting Standards,
accounting regime applicable to credit institutions in Vietnam
and legal regulations relating to interim financial reporting)

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PROSPERITY AND GROWTH COMMERCIAL JOINT STOCK BANK

4th, 5th and 6th Floor, Thanh Cong Building, Plot P-D17 Cau Giay Urban Area,
Cau Giay Ward, Hanoi, Vietnam

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Prosperity and Growth Commercial Joint Stock Bank (the “Bank”) presents this report together with the Bank’s interim financial statements for the 6-month period ended 30 June 2026.

The members of the Board of Directors, Board of Supervisors, Board of Management of the Bank during the period and to the date of the interim financial statements were as follows:

Board of Directors

Ms. Cao Thi Thuy Nga	Chairman
Mr. Vuong Phuc Chinh	Member
Mr. Dinh Thanh Nghiep	Member
Mr. Nguyen Van Huong	Member
Mr. Nguyen Van Ty	Independent member
Mr. Bui Vuong Anh	Independent member

Board of Supervisors

Mr. Tran Ngoc Dung	Head of Board of Supervisors
Mr. Trinh Manh Hoan	Member
Ms. Ha Hong Mai	Member
Ms. Dinh Thuy Tram	Member
Ms. Chu Thi Huong	Member (A resignation letter was submitted on 24 July 2026)

Board of Management and Chief Accountant

Mr. Nguyen Van Huong	Chief Executive Officer
Mr. Tran Van Luan	Standing Deputy Chief Executive Officer
Ms. Vo Hang Phuong	Standing Deputy Chief Executive Officer
Mr. Phuong Tien Dung	Deputy Chief Executive Officer
Ms. Vuong Ngoc Lien	Chief Accountant
	Deputy Head of Finance cum Chief Accountant (appointed on 11 August 2026)
Ms. Nguyen Thi Thu Ha	Chief Accountant (resigned on 11 August 2026)
	Deputy Head of Finance (resigned on 08 January 2026)

Authorized person for signing the interim financial statements

Mr. Nguyen Van Huong	Chief Executive Officer (According to Decision No.199/2025/QĐ-CTHDQT of the Chairman of the Board of Directors dated 05 May 2025)
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PROSPERITY AND GROWTH COMMERCIAL JOINT STOCK BANK

4th, 5th and 6th Floor, Thanh Cong Building, Plot P-D17 Cau Giay Urban Area,
Cau Giay Ward, Hanoi, Vietnam

STATEMENT OF THE BOARD OF MANAGEMENT (Continued)

THE BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY

The Board of Management of the Bank is responsible for preparing the interim financial statements, which give a true and fair view of the interim financial position of the Bank as at 30 June 2026 and its interim financial performance and its interim cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to interim financial reporting. In preparing these interim financial statements, the Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim financial statements;
- Prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Bank will continue its business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the interim financial statements so as to minimize errors and frauds.

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the interim financial position of the Bank, and that the interim financial statements comply with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to interim financial reporting. The Board of Management is also responsible for safeguarding the assets of the Bank and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Management confirms that the Bank has complied with the above requirements in preparing these interim financial statements.

For and on behalf of the Board of Management,



Nguyen Van Huong
Chief Executive Officer

Hanoi, 14 August 2026

No.: 02/10 /VN1A-HN-BC

REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS

To: **The Shareholders**
 The Board of Directors and the Board of Management
 Prosperity and Growth Commercial Joint Stock Bank

We have reviewed the accompanying interim financial statements of Prosperity and Growth Commercial Joint Stock Bank (the "Bank"), prepared on 14 August 2026 as set out from page 05 to page 52, which comprise the interim statement of financial position as at 30 June 2026, the interim income statement and the interim cash flow statement for the 6-month period then ended, and a summary of accounting policies and other explanatory information.

Board of Management's Responsibility

The Bank's Board of Management is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to interim financial reporting and for such internal control as the Board of Management determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the accompanying interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS (Continued)

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not present fairly, in all material respects, the interim financial position of the Bank as at 30 June 2026, its interim financial performance and its interim cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to interim financial reporting.



Tran Thi Thuy Ngoc

Audit Partner

Audit Practising Registration Certificate

No. 0031-2023-001-1

DELOITTE VIETNAM AUDIT COMPANY LIMITED

14 August 2026

Hanoi, S.R Vietnam

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND million

NO.	ITEMS	Note	Closing balance	Opening balance
A	ASSETS			
I.	Cash, gold and gemstones	5	318,964	325,807
II.	Balances with the State Bank of Vietnam	6	1,187,011	2,476,429
III.	Placements with and loans to other credit institutions	7	24,402,263	28,351,553
1.	Placements with other credit institutions		24,402,263	28,351,553
IV.	Derivatives and other financial assets	8	122,301	185,112
V.	Loans to customers		47,740,104	45,781,147
1.	Loans to customers	9	48,349,047	46,340,642
	Provision for credit losses of loans to customers	10	(608,943)	(559,495)
VI.	Debts purchased	11	397,000	623,575
1.	Debts purchased		400,000	628,287
2.	Provision for credit losses of debts purchased		(3,000)	(4,712)
VII.	Investment securities	12	13,341,758	9,684,976
1.	Available-for-sale securities		12,935,053	8,144,499
2.	Held-to-maturity investment securities		655,719	2,097,519
	Provision for credit losses on investment securities		(249,014)	(557,042)
VIII.	Capital contribution, long-term investments	13	89	488
1.	Other capital contribution, long-term investments		130	529
2.	Provision for impairment of long-term investments		(41)	(41)
IX.	Fixed assets	14	258,296	297,505
1.	Tangible fixed assets	14.1	209,934	244,601
a.	Costs		530,617	557,583
b.	Accumulated depreciation		(320,683)	(312,982)
2.	Intangible fixed assets	14.2	48,362	52,904
a.	Costs		151,514	148,068
b.	Accumulated amortisation		(103,152)	(95,164)
X.	Other assets	15	1,544,694	1,113,580
1.	Receivables		630,554	566,090
2.	Interests and fees receivable		792,091	642,114
3.	Other assets		122,049	111,897
4.	Provision for other assets		-	(206,521)
	TOTAL ASSETS		89,312,480	88,840,172

The accompanying notes are an integral part of these interim financial statements

INTERIM STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND million

No	ITEMS	Note	Closing balance	Opening balance
B.	LIABILITIES AND OWNERS' EQUITY			
I.	Deposits and borrowings from the State and the State Bank of Vietnam	16	1,299,915	971,806
1.	Deposits and borrowings from the State and the State Bank of Vietnam		1,299,915	971,806
II.	Deposits and borrowings from other credit institutions	17	28,840,925	28,484,871
1.	Deposits from other credit institutions		27,580,925	27,945,871
2.	Borrowings from other credit institutions		1,260,000	539,000
III.	Deposits from customers	18	49,715,876	48,460,417
IV.	Valuable papers issued	19	50,000	3,200,000
V.	Other liabilities		1,193,388	1,177,825
1.	Interests and fees payables		997,544	1,005,773
2.	Other payables and liabilities	20	195,844	172,052
	TOTAL LIABILITIES		81,100,104	82,294,919
VI.	Capital and reserves			
1.	The Bank's capital	22	6,814,522	5,498,801
	Charter capital		6,815,876	5,499,964
	Share premium		(1,354)	(1,163)
2.	The Bank's reserves	22	504,389	388,217
3.	Retained earnings	22	893,465	658,235
	TOTAL OWNERS' EQUITY		8,212,376	6,545,253
	TOTAL LIABILITIES AND OWNERS' EQUITY		89,312,480	88,840,172

The accompanying notes are an integral part of these interim financial statements

INTERIM STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND million

OFF BALANCE-SHEET ITEMS

No	ITEMS	Note	Closing balance	Opening balance
1.	Credit guarantees	35	29,342	32,962
2.	Foreign currency commitments	35	9,535,760	19,995,452
a.	Foreign currency sale commitments	35	981	-
b.	Swap commitments	35	9,534,779	19,995,452
3.	Letters of credit commitments	35	777,076	957,548
4.	Other guarantees	35	5,652,343	5,216,277
5.	Other commitments	35	12,043,826	264,470
6.	Uncollected interest from loans and fee receivables	36	599,095	655,905
7.	Bad debt written-off	37	4,686,658	2,779,238
8.	Assets and other documents	38	1,768,988	2,686,181

Prepared by



Hoang Thi Hang
Deputy Director in charge of
the General Accounting
Department

Approved by



Vuong Ngoc Lien
Chief Accountant

Approved by



Nguyen Van Huong
Chief Executive Officer

14 August 2026

The accompanying notes are an integral part of these interim financial statements

INTERIM INCOME STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND million

No	ITEMS	Note	Current period	Prior period
1.	Interest and similar income	23	2,821,043	2,205,823
2.	Interest and similar expenses	24	(1,841,978)	(1,275,654)
I.	Net interest and similar income		979,065	930,169
3.	Income from services rendered		111,677	55,613
4.	Expenses on services rendered		(52,454)	(28,169)
II.	Net gain from services rendered	25	59,223	27,444
III.	Net gain from foreign currency trading	26	89,457	43,056
IV.	Net gain from trading securities	27	(8,092)	(15,906)
5.	Income from other activities		116,057	75,480
6.	Expenses on other activities		(38,254)	(5,717)
V.	Net gain from other activities	28	77,803	69,763
VI.	Income from capital contribution and equity investments in other entities	29	2,506	-
	Total operating income		1,199,962	1,054,526
7.	Employee costs		(307,498)	(275,073)
8.	Depreciation and amortisation expenses		(24,271)	(26,369)
9.	Other operating expenses		(216,965)	(207,870)
VII.	Total operating expenses	30	(548,734)	(509,312)
VIII.	Net profit from operating activities before provision expenses for credit losses		651,228	545,214
IX.	Provision expenses for credit losses		(211,479)	(279,897)
X.	Profit before tax		439,749	265,317
10.	Current corporate income tax expense	31	(88,190)	(53,651)
XI.	Corporate income tax expense		(88,190)	(53,651)
XII.	Profit after tax		351,559	211,666
XIII.	Basic earnings per share	32	480	289

Prepared by



Hoang Thi Hang
Deputy Director in charge of
the General Accounting
Department

Approved by



Vuong Ngoc Lien
Chief Accountant

Approved by



Nguyen Van Huong
Chief Executive Officer

14 August 2026

The accompanying notes are an integral part of these interim financial statements

INTERIM CASH FLOW STATEMENT
For the 6-month period ended 30 June 2026

Unit: VND million

	Note	Current period	Prior period
CASH FLOWS FROM OPERATING ACTIVITIES			
Interest and similar income received		2,671,066	2,085,699
Interest and similar expenses paid		(1,850,207)	(1,100,219)
Income from services rendered received		59,223	27,443
Net cash from dealing in foreign currency and trading securities		87,392	46,150
Other income		(30,127)	663
Cash recovered from bad debts written off or compensated by provision for credit losses		107,931	64,157
Payments to employees and for operation management		(555,453)	(551,634)
Corporate income tax paid	31	(99,713)	(65,963)
Net cash flow from operating activities before changes in operating assets and working capital		390,112	506,296
Changes in operating assets			
Changes in trading securities		(3,348,754)	(3,008,512)
Changes in derivative financial instruments and other financial assets/liabilities		62,811	1,948
Changes in loans to customers and debts purchased		(1,780,118)	(3,902,143)
Changes in provision for credit losses on bad debts, corporate bonds and special bond settlements		(684,319)	-
Changes in other operating assets		(83,198)	(83,530)
Changes in operating liabilities			
Changes in borrowings from the Government and the State Bank of Vietnam		328,109	-
Changes in deposits and borrowings from other credit institutions		356,054	(1,989,236)
Changes in deposits from customers		1,255,459	3,729,265
Changes in issuance of valuable papers (except for valuable papers issued included in financial activities)		(3,150,000)	2,770,000
Changes in derivative financial instruments and other financial liabilities		-	9,244
Changes in other operating liabilities		77,362	(84,500)
Net cash (used in) from operating activities		(6,576,482)	(2,051,168)

The accompanying notes are an integral part of these interim financial statements

INTERIM CASH FLOW STATEMENT (Continued)

For the 6-month period ended 30 June 2026

Unit: VND million

	Note	Current period	Prior period
CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition of fixed assets		(15,098)	(47,535)
Proceeds from sales, disposal of fixed assets		27,403	4,942
Proceeds from long-term investments and capital contribution		2,905	-
Net cash from/(used in) investing activities		15,210	(42,593)
CASH FLOWS FROM FINANCING ACTIVITIES			
Increase in share capital from capital contributions and/or share issuance	22	1,315,721	799,935
Net cash from financing activities		1,315,721	799,935
Net (decrease) in cash for the period		(5,245,551)	(1,293,826)
Cash and cash equivalents at the beginning of the period		31,153,789	26,223,946
Cash and cash equivalents at the end of the period	33	25,908,238	24,930,120

Prepared by



Hoang Thi Hang
Deputy Director in charge of
the General Accounting
Department

Approved by



Vuong Ngoc Lien
Chief Accountant

Approved by




Nguyen Van Huong
Chief Executive Officer

14 August 2026

The accompanying notes are an integral part of these interim financial statements

NOTES TO THE INTERIM FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying interim financial statements

1. GENERAL INFORMATION OF THE BANK**Establishment and Operation**

Prosperity and Growth Commercial Joint Stock Bank (formerly Petrolimex Group Commercial Joint Stock Bank) (the "Bank"), formerly known as Dong Thap Muoi Rural Joint Stock Bank, was established under the Operation License No. 0045/NH-GP issued by the Governor of the State Bank of Vietnam ("SBV") on 13 November 1993 with an operation period of 20 years. According to Decision No. 368/QD-NHNN issued by the Governor of the State Bank of Vietnam on 8 February 2007, Dong Thap Muoi Rural Joint Stock Bank was approved to change its name to Petrolimex Group Commercial Joint Stock Bank. The operation period of the Bank has increased to 99 years since 13 November 1993 according to Decision No. 3061/QD-NHNN dated 30 December 2013 of the Governor of the State Bank of Vietnam. The latest amended establishment and operation license is the Bank Establishment and Operation No. 42/GP-NHNN issued by the State Bank of Vietnam ("SBV") on 16 June 2021 and the most recent adjustment is according to Decision No. 1576/QD-NHNN dated 07 July 2026. On 19 December 2023, according to Decision No. 2346/QD-NHNN of the State Bank of Vietnam on amending the content of the Bank's name in the Operation License, the Bank's full name in Vietnamese is Prosperity and Growth Commercial Joint Stock Bank, abbreviated name: PGBank.

The Bank's principal operating activities include implementing banking transactions which comprise of mobilizing and receiving short-term, medium-term and long-term deposits from organizations and individuals; providing short-term, medium-term and long-term loans to organizations and individuals on the basis of the nature and capability of the Bank's capital resources; conducting foreign exchange transactions; trade finance services, discounting of commercial papers, bonds and other valuable papers; providing brokerage services and other banking services permitted by SBV.

Charter capital

As at 30 June 2026, the charter capital of the Bank was VND 6,815,876 million (As at 31 December 2025 was VND 5,499,964 million).

Locations and the Bank network

The Bank's Head Office is located at 4th, 5th and 6th Floor, Thanh Cong Building, Plot P-D17 Cau Giay Urban Area, Cau Giay Ward, Hanoi. The total number of the Bank's network points as at 30 June 2026 was one (01) Head Office, twenty-three (23) branches, sixty-eight (68) transaction offices operating nationwide.

Employees

Total employees of the Bank as at 30 June 2026 are 1,866 (31 December 2025: 1,871).

Disclosure of information comparability in the interim financial statements

The comparative figures of the interim statement of financial position and the corresponding notes are the figures of the audited financial statements for the financial year ended 31 December 2025.

The comparative figures of the interim income statement, the interim cash flow statement and the corresponding notes are the figures of the reviewed interim financial statements for the 6-month period ended 30 June 2026.

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

Accounting convention

The accompanying interim financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to interim financial reporting. However, due to the Bank's large scale of operation, for the purpose of preparing these interim financial statements, the figures are rounded to and presented in millions of Vietnam Dong (VND Million). This presentation does not materially impact the interim financial statements in terms of the interim financial position, the results of interim financial performance and interim cash flows of the Bank. With regard to the number of shares, the Bank presented the items in units as shown in Note 22.3.

The accompanying interim financial statements are not intended to present the interim financial position, results of interim operations and interim cash flows in accordance with accounting principles and practices which are generally accepted in countries and jurisdictions other than Vietnam.

Accounting period

The Bank's financial year begins on 01 January and ends on 31 December. The accompanying interim financial statements were prepared for the 6-month period ended 30 June 2026.

3. NEW GUIDANCES HAVE BEEN ISSUED BUT NOT YET APPLIED

Circular No. 29/2026/TT-NHNN dated 30 June 2026

On 30 June 2026, the State Bank of Vietnam issued Circular No. 29/2026/TT-NHNN ("Circular 29"), amending and supplementing a number of provisions of Circular No. 39/2016/TT-NHNN regulating lending activities of credit institutions and foreign bank branches to customers. Circular 29 shall take effect from 15 August 2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the main accounting policies applied by the Bank in preparing its own interim financial statements:

Accounting estimates

The preparation of interim financial statements complies with accounting standards, accounting regimes applicable to credit institutions in Vietnam and legal regulations related to the preparation and presentation of interim financial statements that require the Board of Management to make estimates and assumptions affecting the reported data on debts, assets and the presentation of liabilities and potential assets at the date of preparation of the interim financial statements as well as reported figures on revenues and expenses throughout the operating period. Although accounting estimates are made to the best of Board of Management's knowledge, the actual results may differ from those set forth in the estimates and assumptions.

Foreign currencies

According to the Bank's accounting system, all the transactions are recorded in original currencies. At the reporting date, monetary assets and liabilities denominated in foreign currencies are translated into VND using the average buying and selling spot exchange rates at the end of the reporting date if the difference between this rate and the weighted average exchange rate of buying and selling of the same day is less than 1% (see details of foreign currency rates applied as at 30 June 2026 in Note 46). In case the buying and selling spot exchange rate at the end of the reporting date is greater than or equal to 1% compared with the weighted average buying and selling spot exchange rate of that day, the Bank uses the weighted average buying and selling spot exchange rates on the statement of financial position date for conversion. Income and expenses arising in foreign currencies of the Bank are converted into VND at exchange rates ruling at the transaction dates. At the end of the period, exchange rate differences arising from the revaluation of assets and liabilities denominated in foreign currencies into VND are recorded in "Net gain/(loss) from foreign currency trading" in the interim income statement.

Cash and cash equivalents

Cash and cash equivalents comprise cash, current accounts at the SBV, current accounts and time deposits for term of three months or less from the deposit date.

Placements with and loans to other credit institutions

Placements with and loans to other credit institutions are presented at their principal amounts outstanding at the end of the reporting period.

The credit risk classification for placements with and loans to other credit institutions and the corresponding provisioning shall comply with Circular No. 31/2024/TT-NHNN ("Circular 31") dated 30 June 2024 of the State Bank of Vietnam stipulates the classification of assets in the operations of commercial banks; and Decree No. 86/2024/ND-CP ("Decree 86") dated 11 July 2024 of the Government stipulates the provisioning rates, provisioning methods, and the use of provisions for risk handling in the operations of credit institutions. Accordingly, the Bank makes specific provisions for deposits (except for current deposits at other domestic credit institutions and foreign bank branches, and placements with Vietnam Bank for Social Policies following the regulations of the SBV on maintaining the balance of deposits at Vietnam Bank for Social Policies of state credit institutions) at other credit institutions and foreign bank branches as prescribed by law, and deposits (except for current deposits) at overseas credit institutions in a similar way to those for loans to customers.

Derivatives

Foreign currency forward and swap contracts

For foreign currency forward and swap contracts, the difference between equivalent VND amounts of foreign currency purchase/sale commitments using forward exchange rate and spot exchange rate as at effective date of the contract is recognized immediately at the effective date of the contract in line "Interest and fee receivables" item or "Interest and fee payables" item in the interim statement of financial position. The difference is subsequently allocated to "Net gain/(loss) from foreign currency trading" item using straight-line method over the term of the contract.

As at the date of the interim financial statements, commitments of foreign currency forward and swap contracts are revaluated and exchange differences arising from the revaluation of foreign currency denominated balances of forward contracts are recognized in the "Net gain/(loss) from foreign currency trading" item in the interim income statement.

Loans to customers

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

Short-term loans are those with a repayment date within less than 1 year of the loan disbursement date. Medium-term loans are those with a repayment date between 1 to 5 years of the loan disbursement date. Long-term loans are those with a repayment date of more than 5 years from the loan disbursement date.

Loans to customers are derecognized when the rights to receive cash flows from the loans end or when the Bank transfers to the buyer the significant risks and rewards associated with the ownership of the loans.

For the loans sold to Vietnam Asset Management Company ("VAMC"), the Bank shall remove them from the statement of financial position in accordance with the guidance in Official Letter No. 8499/NHNN-TCKT dated 14 November 2013 issued by the SBV ("Official Letter 8499") and Official Letter No. 925/NHNN-TCKT dated 19 February 2014 issued by the SBV ("Official Letter 925").

Provision for credit losses

Classification of loans

Under Circular 31 and Decree 86, the Bank is required to apply loan classification and credit risk provisioning to the Assets (hereinafter referred to as "debts") including:

- Loans;
- Finance leasing;
- Discounts, rediscounts of negotiable instruments and other valuable papers;
- Factoring;
- Credit facilities in the form of credit card issuance;
- Payments on behalf under off-balance-sheet commitments include payments made on behalf of customers under transactions of guarantee and letters of credit (L/C) (except for payments made on behalf of customers under transactions of Usance Payable at Sight (UPAS) L/C that allow the beneficiary to be paid immediately or before the L/C due date, and those under transactions of L/C reimbursement as agreed with customers using the reimbursing bank's funds from the date the reimbursing bank pays the beneficiary; transactions of L/C payment negotiation) and other payments made on behalf of customers under off-balance sheet commitments;
- Amounts for purchase and entrustment of purchase of corporate bonds (including bonds issued by other credit institutions) which have not yet been listed on stock exchanges nor registered for trading on the UPCoM trading system (hereinafter referred to as unlisted bonds), excluding the purchase of unlisted bonds with trusted funds to which the trustee bears the risk;
- Credit granting entrustment;

- Deposits (except for current accounts at other domestic credit institutions and foreign bank branches, and deposits at Vietnam Bank for Social Policies following regulations of the SBV on maintaining the balance of deposits at Vietnam Bank for Social Policies of state credit institutions) at other credit institutions and foreign bank branches as prescribed by law, and deposits (except for current deposits) at overseas credit institutions;
- Debt sale and purchase according to the State Bank's regulations except for bad debt buying and selling transactions conducted between credit institutions or foreign bank branches and Vietnam Asset Management Company (VAMC);
- Repos of Government bonds in the stock market following the law on issuance, registration, depository, listing and trading of Government debt securities in the stock market;
- Purchase of certificates of deposit issued by other credit institutions and foreign bank branches;
- Transactions of Usance Payable at Sight (UPAS) L/C that allow the beneficiary to be paid immediately or before the L/C due date, and those under transactions of L/C reimbursement as agreed with customers using the reimbursing bank's funds from the date the reimbursing bank pays the beneficiary; transactions of L/C payment negotiation; and
- Outright purchase without recourse of sets of documents presented under L/Cs, except where a commercial bank or foreign bank branch purchases outright without recourse of documents presented under an L/C which it issued.

Accordingly, customers' loans are classified into the highest risk group under Article 10 and Article 11 of Circular 31 and customers' highest debt group at credit institutions provided by the Credit Information Center ("CIC") of the SBV at the time of loan classification.

Loans are classified by risk level into: Standard, Special mention, Substandard, Doubtful and Loss. Loans classified as either Substandard, Doubtful or Loss are considered as bad debts.

Provision for credit losses

Loan classification and provision for credit losses will be made at the end of each month and recognised in the following month. Provision for credit losses as at 30 June 2026 is recognized in the interim income statement for the period incurred.

Specific provision

The specific provision as of June 30 is determined by multiplying the outstanding loan balance, after deducting the value of eligible collateral, by the specific provisioning rate corresponding to the debt classification as of June 30. The specific provisioning rates for each debt group are stipulated in Decree 86 as follows:

Group	Category	Provision rate
1	Current	0%
2	Special mention	5%
3	Substandard	20%
4	Doubtful	50%
5	Loss	100%

General provision

Following Decree 86, a general provision is made for credit losses that are yet to be identified during the loan classification and specific provisioning process as well as in cases where the credit institutions encounter potential financial difficulties due to the deterioration in loan quality. Accordingly, the Bank is required to make and maintain a general provision at 0.75% of the total outstanding loan balances which are classified into groups 1 to 4, excluding deposits at domestic credit institutions and foreign bank branches in Vietnam as prescribed by law and deposits at overseas credit institutions; loans and forward purchase of valuable papers among credit institutions and foreign bank branches in Vietnam; purchases of certificates of deposit or bonds issued locally by other credit institutions and foreign bank branches; and repurchase agreements of Government bonds on the stock market in accordance with the legal regulations on issuance, registration, depository listing and trading of government debt instruments in the stock market and other debts arising between credit institutions and foreign bank branches in Vietnam in accordance with the provisions of law.

Writing off bad debts

Provision is recorded in the interim income statement as an expense and will be used to write off bad debts. In accordance with Decree 86, the Bank must set up Risk Settlement Committee to write off bad debts if they are classified into Group 5, or if the legal entity borrowers are liquidated or bankrupted, or if individual borrowers are deceased or missing.

Debt purchase activities

Purchased debts are recognized at the purchase price, which is the amount the Bank is required to pay the debt seller under the debt purchase agreement

In case the purchased price is less than or equal to the outstanding principal balance of the purchased debt

The principal amount recovered under the credit contract of the purchased debt shall be accounted for as recovery of the purchased price. Once the purchased price has been fully recovered, any additional recovered principal (The remaining difference between the original principal balance and the purchased price) shall be recognized as income.

The interest amount recovered under the credit contract of the purchased debt shall be recognized as income.

In case the purchased price is greater than the outstanding principal balance of the purchased debt

The principal and interest amounts recovered under the credit contract of the purchased debt shall be accounted for as recovery of the purchased price. Once the remaining balance of the purchased price is less than or equal to the outstanding principal balance of the purchased debt at that time, any further recovery of principal and interest shall be treated in accordance with the provisions mentioned above.

If the purchased price is not fully recovered, the credit institution or foreign bank branch shall handle the unrecovered portion in accordance with the financial regime applicable to credit institutions and foreign bank branches, and other relevant legal regulations.

Classification and provisioning for purchased debts

The Bank classifies and makes provisions for risks related to purchased debts in accordance with prevailing regulations on provisioning and the use of provisions for risk handling, as presented in the Notes – Provision for credit losses of loan to customers.

Classification of off-balance-sheet commitments

The Bank classifies guarantee, acceptances of payment and unconditional, irrevocable loan commitments with specific effective date (collectively referred to as “off-balance-sheet commitments”) into groups as stipulated in Article 09, Article 10 or Article 11 of Circular 31 and the customer’s debt group provided by the State Bank’s Credit Information Center (“CIC”) at the time of debt classification. Accordingly, off-balance-sheet commitments are classified by risk level as follows: Standard, Special mention, Substandard, Doubtful and Loss.

Investments

Investment securities

Available-for-sale securities

Available-for-sale securities include debt and equity securities that the Bank holds less than 11% of voting rights for investment and ready-for-sale purposes. These securities are not frequently traded but can be sold at any time once they are profitable, and the Bank is neither the founding shareholder/strategic partner nor capable of controlling, to some extent, the process of initiating and approving financial and operational policies of the investee through a written agreement on delegating personnel for representation in the Board of Directors/Board of Management.

Available-for-sale equity securities are recognized at cost at the transaction date and subsequently recorded at cost during the holding period. Available-for-sale debt securities are initially recognized at par value at the transaction date. Accrued interest before the acquisition date (for debt securities with interest payment in arrears) or interest income received upfront awaiting amortisation (for debt securities with interest payment in advance) is recorded in a separate account. Any discount or premium, which is the difference between the cost and the amount equal to par value plus (+) accrued interest before the acquisition date (if any) or minus (-) interest received upfront awaiting amortisation (if any), is also recorded in a separate account.

During the term of those securities, available-for-sale securities are recorded at par value minus/plus remaining discount/premium after being amortised into the interim income statement using the straight-line method over the remaining term of securities. Interest payment in arrears is recorded as follows: accumulative interest income before the purchasing date is deducted from the cost of such securities and the same amount is credited into the accrued interest income; accumulative interest income after the purchasing date is recognised as the Bank’s income on an accrual basis. Interest received upfront is amortised into the interim income statement using the straight-line method over the investment period.

Periodically, available-for-sale securities are subject to impairment review. Provision for securities that fall within the scope of Decree 68 are made in accordance with Decree 68. Provision for impairment of securities that do not fall within the scope of Decree 68 are made when their carrying values are higher than their market values determined in accordance with prevailing accounting regulations. Provision for impairment is recorded in the interim income statement as “Net gain/(loss) from investment securities”.

Transactions of debts purchasing between Vietnam Asset Management Company ("VAMC") and other credit institutions

Special bonds issued by VAMC are term valuable papers issued by VAMC for purchasing bad debts of the Bank.

The Bank accounts for bad debt sold in exchange for special bonds issued by VAMC in accordance with guidance in Official Letter No. 8499/NHNN-TCKT issued by the SBV on 14 November 2013 ("Official Letter 8499") and Official Letter No. 925/NHNN-TCKT issued by the SBV on 19 February 2014 ("Official Letter 925"). The special bonds are classified as held-to-maturity securities, initially measured at par value at transaction date and subsequently measured at par value less allowance for losses.

For each bad debt amounts sold to VAMC, the Bank receives one special bond issued by VAMC. Par value of special bonds equals to carrying amount of loan principal balance of the bad debt less specific allowance made but not yet utilized for such bad debt.

Upon completing the procedures of selling bad debts, the Bank writes down the book value of the bad debts, uses the specific allowance made but not yet utilized and derecognize interest receivables recorded in off-balance sheet account. At the same time, the Bank recognizes special bonds issued by VAMC as held-to-maturity securities issued by local economic entities.

Periodically, the Bank will calculate and make provisions for these special bonds in accordance with Decree No. 53/2013/ND-CP ("Decree 53") dated 18 May 2013 and Decree No. 18/2016/ND-CP dated 18 March 2016 of the Government ("Decree 18"), Circular No. 19/2013/TT-NHNN dated 06 September 2013 ("Circular 19"), Circular No. 14/2015/TT-NHNN ("Circular 14") dated 28 August 2015, Circular No. 08/2016/TT-NHNN ("Circular 08") dated 16 June 2016, Circular No. 09/2017/TT-NHNN ("Circular 09") dated 14 August 2017; Circular No. 03/2024/TT-NHNN ("Circular 03") dated 16 May 2024 of the SBV on amending and supplementing a number of articles of Circular 19. Accordingly, during the term of the special bonds, the Bank will make provisions for the special bonds in its operating expenses. Annually, within 05 working days immediately preceding the date corresponding to the maturity date of the special bonds, the Bank must set aside a minimum specific provision amount for each special bond calculated according to the following formula and no general provision is required.

Minimum specific provision amount in the year = (Par value of the special bonds x Time from the date of issuance of the special bonds)/Term of the special bonds - Amount of bad debt recovered accumulated up to the time of setting aside - Amount of specific provision accumulated up to the time of setting aside.

The special bonds shall be settled in the following cases:

- a) The risk provisions already made for the special bonds are not less than the carrying amount of the outstanding principal balance of the related non-performing loan recorded in VAMC's books, including the following circumstances:
 - (i) VAMC sells the non-performing loan to organizations or individuals, including the case of reselling the non-performing loan purchased by special bonds back to the debt-selling credit institution at market value or at an agreed price;
 - (ii) VAMC converts part or all of the purchased non-performing loan into charter capital or share capital of the borrowing enterprise.

- b) Upon maturity of the special bonds: When settling the special bonds and receiving back the loan previously sold to VAMC, the Bank shall utilize the provisions made annually for the special bonds to handle the non-performing loan. Any difference between the provision amount made for the special bonds and the unrecovered loan value shall be recognized as "Other operating income" in the interim income statement.

Reclassification

According to Official Letter No. 2601/NHNN-TCKT dated 14 April 2009 by the SBV, reclassification after transaction date is made only once for each item of investment securities. In special cases or in case a large number of securities has to be reclassified (greater than or equal to 50% of total value of the portfolio), the Bank will disclose the effect of reclassification on total assets, liabilities, equity, income and expenses of the Bank in the interim financial statements.

Other long-term investments

Other long-term investments represent the Bank's capital investments in other enterprises at which the Bank neither have control nor significant influence. The investments are initially recognized at cost at the transaction date and always carried at that cost during the subsequent holding period.

Provision for impairment of investments

Provisions for impairment of other long-term investments are made if the investee in which the Bank has invested incurs losses, in accordance with prevailing accounting regulations. Provisions for long-term investment impairment are recognized as an operating expense in the interim income statement.

For investments in listed shares or in cases where the fair value of the investment can be reliably determined, an impairment provision is made when the carrying amount exceeds the market value, as determined in accordance with prevailing accounting regulations.

Recognition

The Bank recognizes investment securities and other investments at the date when contracts are signed and effective (transaction-date based policy). Investment securities and other investments are initially recognized at cost. After initial recognition, investment securities and other investments are recognized under the above accounting policies.

Derecognition

Investments in securities are derecognized when the rights to receive cash flows from the investments end or when the Bank transfers to the buyer the significant risks and rewards associated with the ownership of the investments.

Repurchase and Reverse Repurchase Agreements

Securities sold under agreements to repurchase at a specific date in the future (repos) are recorded in the interim financial statements. The corresponding cash receipt is recognized in the interim statement of financial position as a liability. The difference between the sale price and the repurchase price is allocated to the interim income statement over the agreement validity period using the straight-line method based on the contractual interest rate.

Securities purchased under agreements to resell at a specific date in the future (reverse repos) are not recognized in the interim financial statements. The corresponding cash payment is recognized in the interim statement of financial position as "Loans to customers". The difference between the purchase price and resale price is allocated to the interim income statement over the agreement validity period using the straight-line method based on the contractual interest rate.

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed asset comprises all the Bank's purchase price plus any directly attributable costs of bringing the asset to the working condition for its intended use.

Expenditures incurred for the acquisition, upgrade, and improvement of fixed assets are capitalized as an increase to the historical cost of the fixed assets; maintenance and repair costs are recognized in the interim income statement when incurred. Upon disposal or retirement of an asset, its historical cost and accumulated depreciation are derecognized, and any gain or loss on disposal — representing the difference between the net disposal proceeds and the asset's carrying amount — is recognized in the interim income statement.

Intangible assets

Intangible assets are stated at cost less accumulated amortization. The cost of an intangible asset comprises all the Bank's expenditures paid to acquire the asset until it is put into use.

Expenditures incurred for the upgrade and improvement of intangible fixed assets are capitalized as an increase to the historical cost of the assets, while other costs are recognized in the interim income statement when incurred. Upon disposal or retirement of an intangible fixed asset, its historical cost and accumulated amortization are derecognized, and any gain or loss on disposal — representing the difference between the net disposal proceeds and the asset's carrying amount — is recognized in the interim income statement.

Leasing

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

The value of assets under operating leases is not recognized in the interim statement of financial position. Lease payments are recognized on a straight-line basis as other operating expenses over the lease term.

Depreciation and amortization

Depreciation and amortization of tangible fixed assets and intangible assets are calculated on a straight-line basis over the estimated useful lives of the assets.

<u>Assets</u>	<u>Estimated useful live</u> <u>(Years)</u>
Buildings and structures	5 – 50
Machinery and equipment	5 – 7
Motor vehicles	8 – 10
Management tools and equipment	4 – 5
Other tangible fixed assets	4 – 5
Computer software	2 – 5
Other intangible assets	4

The cost of the land use rights is not amortized if it is granted by the Government of Vietnam for an indefinite term. The cost of the land use rights with definite term is amortized over the granted term.

Prepayments

Prepaid expenses comprise actual expenses incurred that relate to the business performance of multiple accounting periods. Prepaid expenses include prepaid office rentals and other long-term prepaid expenses.

Office rentals represent amounts paid in advance for office lease agreements. Prepaid office rentals are amortized to the interim income statement on a straight-line basis over the lease term.

Other long-term prepaid expenses include costs of asset repairs and maintenance, and the value of tools and equipment issued for use that are expected to bring future economic benefits to the Bank. These costs are capitalized as prepaid expenses and amortized to the interim income statement on a straight-line basis over a period of one year or more but not exceeding three years, in accordance with prevailing accounting regulations.

Receivables

Other receivables, excluding those arising from credit activities in banking operations, are initially recognized at cost and are subsequently carried at cost. Other receivables are subject to provisioning for credit risk based on the aging of overdue amounts or based on the estimated potential losses in cases where the receivable is not yet due but the debtor is in bankruptcy proceedings or undergoing dissolution; or where the debtor is missing, absconding, under prosecution or trial by legal authorities, serving a sentence, or deceased. Provision expenses incurred are recognized as 'Operating expenses' in the period.

For overdue receivables, provisions are made in accordance with prevailing accounting regulations.

Other provisions

Other provisions are recognized when the Bank has a present obligation as a result of a past event, and it is probable that the Bank will be required to settle that obligation. Other provisions are measured at the management's best estimate of the expenditure required to settle the obligation at the reporting date.

Capital and reserves

Common shares

Common shares are classified as owners' equity of the Bank.

Shares premium

When capital is received from shareholders, the difference between selling price and par value is recorded as share premium in owners' equity. Incurred expenses that directly relate to the issuance of common shares are recognized as a decrease in share premium.

Profit distribution

Statutory reserves are appropriated for specific purposes and are allocated from the Bank's profit after tax at the prescribed rates in the following order:

- Charter capital supplementary reserve: 10% of profit after tax but not exceeding the Bank's charter capital;
- Financial reserve: 10% of profit after tax;
- Other reserves, if any, will be approved by the shareholders at the Annual General Shareholders' Meeting.

Revenue and expenses

Interest income and interest expense

Interest income from loans and interest expenses on borrowings are recognized in the interim income statement on an accrual basis. Accrued interest arising from loans classified from Group 2 to Group 5 under Circular 31, as well as accrued interest on restructured loans that are retained in Group 1 – current loans – under Circulars 02 and 06, shall not be recognized in the interim income statement. Such accrued interest is transferred to off-balance sheet accounts for monitoring purposes and is recognized in the interim income statement only upon actual receipt by the Bank.

Interest income and interest expenses from investment securities are accounted for on an accrual basis. Accrued interest arising from overdue investment securities shall not be recognized in the interim income statement for the period; instead, such accrued interest is transferred to off-balance sheet accounts for monitoring purposes and is recognized in the interim income statement only upon actual receipt by the Bank.

Income from fee and commissions

Fee and commission income is recognized when the related services have been rendered.

Income from guarantee

Income from guarantee is recognized on the accrual and allocation basis.

Recognition of dividends and profits received

Cash dividends and profits received from investment and capital contributions activities are recorded in the interim income statement when the Bank's right to receive dividends and profits has been established. Share dividends, which are distributed from profits of joint stock companies, are recognized neither as an increase in the value of received shares nor financial income in the interim financial statements but are only used for tracking the increase in the number of shares according to Circular No. 22/2017/TT-NHNN dated 29 December 2017 issued by the State Bank of Vietnam.

Taxation

Corporate income tax expense represents the sum of the current corporate income tax expense and deferred tax.

The current corporate income tax expense is based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the interim income statement because it excludes items of income or expense that are taxable or deductible in other periods (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognized on temporary differences between carrying amounts of assets and liabilities in the interim financial statements and the corresponding tax bases. Deferred tax liabilities are generally recognized for all taxable temporary differences, unless they occurred from the initial recognition of an asset or liability of a transaction which has no impact on accounting profit or taxable profit/(loss) at the transaction date. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilized.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset is realized. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Bank intends to settle its current tax assets and liabilities on a net basis.

The determination of the current corporate income tax expense is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

Employee benefits

Unemployment insurance

According to the Circular No. 28/2015/TT-BLDTBXH dated 31 July 2015 of the Ministry of Labor - War Invalids and Social Affairs guiding the implementation of Article 52 of the Employment Law 2013 and Decree No. 28/2015/ND-CP of the Government dated 12 March 2015 regulating the implementation of the Law on unemployment insurance, from 01 January 2009, the Bank is obliged to pay unemployment insurance to eligible employees at 1% of their salary fund allocated for unemployment insurance.

Related parties

The parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making decisions on financial and operating policies. A party is considered as a related party with the Bank if:

- (a) Directly or indirectly through one or more intermediaries, the party:
 - Controls, or is controlled by, or is under common control by the Bank (including the holding company and its subsidiaries);
 - Contributes capital to the Bank and therefore has significant influence over the Bank;
 - Has joint control over the Bank;
- (b) The party is a joint venture or an associate of which the Bank is a venturer or an investor;
- (c) The party has a key management personnel who is also a member of the Board of Directors, Board of Supervisors, and Board of Management of the Bank;
- (d) The party is a close member of the family of any individual referred to in (a) or (c); or
- (e) The party is an entity that is, directly or indirectly controlled, jointly controlled or significantly influenced by, or of which, significant voting power in such entity resides with, any individual referred to in (c) or (d).

Offsetting

Financial assets and liabilities are offset and the net amounts are reported in the interim statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

5. CASH

	Closing balance	Opening balance
	VND million	VND million
Cash on hand in VND	220,944	245,800
Cash on hand in foreign currencies	98,020	80,007
	318,964	325,807

6. BALANCES WITH THE STATE BANK OF VIETNAM ("SBV")

	<u>Closing balance</u>	<u>Opening balance</u>
	VND million	VND million
Balances with the SBV in VND	1,165,785	2,465,337
Balances with the SBV in foreign currencies	21,226	11,092
	<u>1,187,011</u>	<u>2,476,429</u>

Balances with the SBV include demand deposits and compulsory deposits. According to the regulations of the SBV, the Bank must maintain a certain reserve at the SBV in the form of compulsory reserve. The average monthly required reserve balance must not be lower than the previous month's average deposit balance multiplied by the corresponding required reserve ratio.

Required reserve ratio at the end of the period and the beginning of the period:

	<u>Closing balance</u>	<u>Opening balance</u>
Deposits with term of less than 12 months in VND	3%	3%
Deposits with term of 12 months or more in VND	1%	1%
Deposits with term of less than 12 months in USD	8%	8%
Deposits with term of 12 months or more in USD	6%	6%

Interest rates at the end of the period and the beginning of the period:

	<u>Closing balance</u>	<u>Opening balance</u>
Compulsory reserve in VND	0.5%	0.5%
Non-compulsory reserve in VND	0%	0%
Compulsory reserve in USD	0%	0%
Non-compulsory reserve in USD	0%	0%

7. PLACEMENTS WITH OTHER CREDIT INSTITUTIONS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND million	VND million
Placements with other credit institutions		
Demand deposits	5,497,226	5,811,076
- In VND	5,044,965	5,148,877
- In foreign currencies	452,261	662,199
Term deposits	18,905,037	22,540,477
- In VND	17,354,045	21,621,955
- In foreign currencies	1,550,992	918,522
	<u>24,402,263</u>	<u>28,351,553</u>

Analysis of the quality of deposits with other credit institutions (excluding demand deposits with domestic credit institutions, foreign credit institutions, branches of foreign banks in Vietnam, and deposits with the Vietnam Bank for Social Policies in accordance with the SBV's regulations on the maintenance of deposit balances by state-owned credit institutions at the Vietnam Bank for Social Policies under Circular 31) is as follows:

	<u>Closing balance</u>	<u>Opening balance</u>
	VND million	VND million
Standard	18,905,037	22,540,477
	<u>18,905,037</u>	<u>22,540,477</u>

8. DERIVATIVES AND OTHER FINANCIAL ASSETS/(LIABILITIES)

Details of derivatives as at 30 June 2026 are as follows:

	Closing balance		Opening balance	
	Total accounting value		Total accounting value	
	The total value of the contract	Assets/(Liabilities)	The total value of the contract	Assets/(Liabilities)
	VND million	VND million	VND million	VND million
Currency derivatives	6,006,066	122,301	12,302,186	185,112
Currency forwards	1,288,800	(26,976)	2,372,586	(25,060)
Currency swaps	4,717,266	149,277	9,929,600	210,172
	6,006,066	122,301	12,302,186	185,112

9. LOANS TO CUSTOMERS

	Closing balance	Opening balance
	VND million	VND million
Loans to local economic entities and individuals	48,348,015	46,339,074
Discounted loans secured by negotiable instruments and valuable papers	917	1,051
Loans by funding, investment entrusts	-	488
Payments made on behalf of customers	115	29
	48,349,047	46,340,642

Analysis of loan portfolio by quality:

	Closing balance		Opening balance	
	VND million	%	VND million	%
Standard	45,572,234	94.26	43,609,269	94.11
Special mention	1,360,161	2.81	1,639,592	3.54
Sub-standard	201,552	0.42	219,548	0.47
Doubtful	627,747	1.30	259,253	0.56
Loss	587,353	1.21	612,980	1.32
	48,349,047	100.00	46,340,642	100.00

Analysis of loans portfolio by original term:

	<u>Closing balance</u>	<u>Opening balance</u>
	VND million	VND million
Short-term loans (under one year)	29,909,399	27,543,747
Medium-term loans (from one to five years)	4,240,066	4,600,242
Long-term loans (over five years)	14,199,582	14,196,653
	48,349,047	46,340,642

Analysis of loan portfolio by currency:

	<u>Closing balance</u>	<u>Opening balance</u>
	VND million	VND million
Loans denominated in VND	47,863,635	46,069,870
Loans denominated in foreign currencies	485,412	270,772
	48,349,047	46,340,642

Analysis of loan portfolio by type of businesses:

	<u>Closing balance</u>		<u>Opening balance</u>	
	VND million	%	VND million	%
State owned entities	108,704	0.22	1,325	-
Two-member limited liability company in which the State holds over 50% of the charter capital or retains controlling interest	709,223	1.47	736,827	1.59
Other types of limited liability companies	6,468,597	13.38	6,416,772	13.85
One-member limited liability company in which the State owns 100% of the charter capital	49,657	0.10	181,344	0.39
Private entities	4,939	0.01	6,307	0.01
Other types of joint stock companies	23,633,635	48.88	21,222,105	45.80
A joint-stock company in which the State holds more than 50% of the charter capital or total voting shares, or in which the State has controlling rights as stipulated in the company's Charter	122,000	0.25	-	-
Foreign invested companies	-	-	125,969	0.27
Cooperatives and cooperative unions	14,790	0.03	14,200	0.03
Household businesses and individuals	17,237,502	35.66	17,635,793	38.06
	48,349,047	100.00	46,340,642	100.00

Analysis of loan portfolio by sector:

	Closing balance		Opening balance	
	VND million	%	VND million	%
Agriculture, forestry and fisheries	1,684,449	3.48	2,230,409	4.81
Mining	1,089,867	2.25	1,146,066	2.47
Manufacturing and processing	4,220,214	8.73	3,869,847	8.35
Electricity, petroleum, hot water, steam and air conditioner manufacturing and distribution	419,357	0.87	423,802	0.91
Construction	5,464,191	11.30	5,514,453	11.90
Wholesale and retail; repair of motor vehicles, motorcycles and others vehicles	7,028,280	14.54	6,407,522	13.83
Accommodation and food services	1,746,613	3.61	2,055,420	4.44
Transport and warehousing	835,442	1.73	852,386	1.84
Financial and insurance activities	8,846,000	18.30	7,452,700	16.08
Specialization, scientific and technology activities	151,158	0.31	123,970	0.27
Administration activities and supporting services	261,389	0.54	272,104	0.59
Education and training	168,223	0.35	174,413	0.38
Health and social assistance activities	245,918	0.51	320,312	0.69
Art, amusement, entertainment	149,431	0.31	158,236	0.34
Real estate business	5,343,277	11.05	4,536,243	9.79
Water supplying, waste and sewage processing and management	22,964	0.05	20,743	0.04
Employment activities in households, goods production and services rendering for household self-consumption	7,450,482	15.41	6,923,547	14.94
Information and communication	305,253	0.63	250,263	0.54
Other service activities	2,915,485	6.03	3,607,047	7.79
Activities of the Party, socio-political organizations, State management, national defense and security, compulsory social security	1,054	0.00	1,159	0.00
	48,349,047	100.00	46,340,642	100.00

10. PROVISIONS FOR CREDIT LOSSES OF LOANS TO CUSTOMERS

Movements in provisions for credit losses of loans to customers for the 6-month period ended 30 June 2026 are as follows:

	Specific provision	General provision	Total
	VND million	VND million	VND million
Opening balance	216,538	342,957	559,495
Provision made during the period	315,961	15,255	331,216
Provision used for bad debts written off during the period	(281,768)	-	(281,768)
Closing balance	250,731	358,212	608,943

Movements in provisions for credit losses on loans to customers for the 6-month period ended 30 June 2025 are as follows:

	<u>Specific provision</u>	<u>General provision</u>	<u>Total</u>
	<u>VND million</u>	<u>VND million</u>	<u>VND million</u>
Opening balance	123,459	301,521	424,980
Provision made during the period	79,353	33,640	112,993
Closing balance	<u>202,812</u>	<u>335,161</u>	<u>537,973</u>

11. DEBTS PURCHASED

	<u>Closing balance</u>	<u>Opening balance</u>
	<u>VND million</u>	<u>VND million</u>
Debts purchased by VND	400,000	628,287
Provision for credit losses of debts purchased	(3,000)	(4,712)
	<u>397,000</u>	<u>623,575</u>

The values of principal of the debts purchased

	<u>Closing balance</u>	<u>Opening balance</u>
	<u>VND million</u>	<u>VND million</u>
Principal amount of debts purchased	400,000	628,287
	<u>400,000</u>	<u>628,287</u>

Analysis of debts purchased by quality

	<u>Closing balance</u>	<u>Opening balance</u>
	<u>VND million</u>	<u>VND million</u>
Standard	400,000	628,287
	<u>400,000</u>	<u>628,287</u>

12. INVESTMENT SECURITIES

12.1 Available-for-sale investment securities

	<u>Closing balance</u> VND million	<u>Opening balance</u> VND million
Debt securities	12,935,053	8,144,499
Debt securities issued by the Government	3,726,664	2,250,449
Debt securities issued by other local credit institutions	8,208,389	5,697,654
Debt securities issued by local economic entities	1,000,000	196,396
Provision for impairment of available-for-sale securities	(7,500)	(1,473)
General provision	(7,500)	(1,473)
	<u>12,927,553</u>	<u>8,143,026</u>

(*) As at the date of the interim financial statements, several government securities were being pledged to be granted for transaction limits with SBV.

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

	<u>Closing balance</u> VND million	<u>Opening balance</u> VND million
Debt securities	-	1,000,000
Debt securities issued by local economic entities	-	1,000,000
	<u>-</u>	<u>1,000,000</u>

12.3 Special bonds issued by VAMC

	<u>Closing balance</u> VND million	<u>Opening balance</u> VND million
Par value of special bonds	655,719	1,097,519
Provision for special bonds	(241,514)	(555,569)
	<u>414,205</u>	<u>541,950</u>

12.4 Analysis of the quality of securities classified as credit risk assets

	<u>Closing balance</u> VND million	<u>Opening balance</u> VND million
Standard	9,208,389	6,894,050
	<u>9,208,389</u>	<u>6,894,050</u>

12.5 Movements in provision for impairment of investment securities (excluding special bonds)

	Available-for-sale investment securities		
	Provision for impairment	General provision	Total
	VND million	VND million	VND million
Opening balance	-	1,473	1,473
Provision made in the period	-	6,027	6,027
Closing balance	-	7,500	7,500

12.6 Movements in provision for impairment of special bonds

Movements in provisions for special bonds for the 6-month period ended 30 June 2026 are as follows:

	Total VND million
Opening balance	555,569
Provision made during the period	88,496
Decrease in provision for settlement of special bonds	(402,551)
Closing balance	241,514

Movements in provisions for special bonds for the 6-month period ended 30 June 2025 are as follows:

	Total VND million
Opening balance	368,263
Provision made during the period	77,876
Closing balance	446,139

13. CAPITAL CONTRIBUTION, LONG-TERM INVESTMENTS

	Closing balance VND million	Opening balance VND million
Other long-term investments	130	529
Provision for impairment of other long-term investments	(41)	(41)
	89	488

Details of other long-term investments:

	Closing balance		Opening balance	
	Cost	Proportion owned by the Bank	Cost	Proportion owned by the Bank
	VND million	%	VND million	%
PTN Chemical Joint Venture Company	89	5.10	488	5.10
Vietnam Pyramid New Technology Corporation	41	0.07	41	0.07
	130		529	

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14. FIXED ASSETS

14.1 Tangible fixed assets

Movements of tangible fixed assets in the 6-month period ended 30 June 2026 are as follows:

	Buildings, structures VND million	Machinery, equipment VND million	Motor vehicles VND million	Management tools and equipment VND million	Others tangible fixed assets VND million	Total VND million
Cost						
Opening balance	196,297	4,068	116,468	227,310	13,440	557,583
New purchases for the period	-	-	-	9,931	1,721	11,652
Disposal of assets	(44)	-	(38,320)	(254)	-	(38,618)
Closing balance	196,253	4,068	78,148	236,987	15,161	530,617
Accumulated depreciation						
Opening balance	56,398	3,978	59,820	187,374	5,412	312,982
Depreciation for the period	2,437	12	3,724	8,326	1,784	16,283
Other decreases	(44)	-	(8,282)	(256)	-	(8,582)
Closing balance	58,791	3,990	55,262	195,444	7,196	320,683
Net book value						
Opening balance	139,899	90	56,648	39,936	8,028	244,601
Closing balance	137,462	78	22,886	41,543	7,965	209,934

The cost of tangible fixed assets which were fully depreciated and still in use as at 30 June 2026 is VND 212,028 million (as at 31 December 2025: VND 213,268 million)

14.2 Intangible assets

Movements of intangible fixed assets in the 6-month period ended 30 June 2026 are as follows:

	Land use rights VND million	Software computer VND million	Other intangible fixed assets VND million	Total VND million
Cost				
Opening balance	30,917	115,887	1,264	148,068
New purchases for the period	-	3,446	-	3,446
Closing balance	30,917	119,333	1,264	151,514
Accumulated depreciation				
Opening balance	10,382	84,552	230	95,164
Amortisation for the period	742	7,057	189	7,988
Closing balance	11,124	91,609	419	103,152
Net book value				
Opening balance	20,535	31,335	1,034	52,904
Closing balance	19,793	27,724	845	48,362

The cost of intangible fixed assets that have been fully depreciated but still in use as at 30 June 2026 is VND 59,821 million (as at 31 December 2025: VND 58,015 million).

15. OTHER ASSETS

	Closing balance VND million	Opening balance VND million
Receivables	630,554	566,090
- Other receivables (Note 15.1)	624,254	564,229
- Construction in progress	6,300	1,861
Interest and fee receivables	792,091	642,114
Other assets	122,049	111,897
- Prepaid expenses	113,729	102,949
- Other assets	8,320	8,948
Provision for impairment of other assets on the statement of financial position	-	(206,521)
	1,544,694	1,113,580

15.1 Other receivables

	<u>Closing balance</u> VND million	<u>Opening balance</u> VND million
Internal receivables	26,721	22,501
External receivables	597,533	541,728
In which:		
Mortgage, collateral and deposits	172,586	152,330
Receivables from service fee	172,451	114,931
Receivables from outright purchases without recourse of documents presented under letters of credit issued by other institutions	89,680	-
Receivables from outright purchases without recourse of documents presented under letters of credit issued by the Bank	63,910	-
Deposits for office rental and using office service	45,814	38,051
Collaterals processing expenses	30,876	25,249
Amounts awaiting to settle from State budget	2,002	2,002
Value added tax input	1,198	2,557
Receivables from Tien An Investment Joint Stock Company	-	206,521
Other receivables	19,016	87
	624,254	564,229

15.2 Quality of other asset classified as credit risk assets

	<u>Closing balance</u> VND million	<u>Opening balance</u> VND million
Standard	89,680	-
Loss	-	206,521
	89,680	206,521

15.3 Provision for impairment of other assets

	<u>Current period</u> VND million	<u>Prior period</u> VND million
Opening balance	206,521	206,521
(Reversed) provision for the period	(206,521)	-
Closing balance	-	206,521

16. BORROWINGS FROM THE SBV

	<u>Closing balance</u> VND million	<u>Opening balance</u> VND million
Borrowings from the SBV	1,299,915	971,806
	1,299,915	971,806

17. DEPOSITS AND BORROWINGS FROM OTHER CREDIT INSTITUTIONS

	Closing balance VND million	Opening balance VND million
Demand deposits from other credit institutions	5,278,688	5,273,980
- In VND	5,015,808	5,011,545
- In foreign currency	262,880	262,435
Term deposits from other credit institutions	22,302,237	22,671,891
- In VND	20,094,045	21,622,151
- In foreign currency	2,208,192	1,049,740
Borrowings from other credit institutions	1,260,000	539,000
- In VND	1,260,000	539,000
	28,840,925	28,484,871

18. DEPOSITS FROM CUSTOMERS

	Closing balance VND million	Opening balance VND million
Demand deposits	9,815,046	8,696,387
- In VND	9,691,345	8,586,167
- In foreign currency	123,701	110,220
Term deposits	39,321,569	39,576,106
- In VND	39,195,712	39,435,656
- In foreign currency	125,857	140,450
Margin deposits	578,738	187,837
- In VND	578,731	187,830
- In foreign currency	7	7
Deposits for specific purposes	523	87
- In VND	4	4
- In foreign currency	519	83
	49,715,876	48,460,417

Customer deposit portfolio by type of deposits

	Closing balance VND million	Opening balance VND million
Economic entities	14,783,753	15,090,098
Individuals	34,932,123	33,370,319
	49,715,876	48,460,417

19. VALUABLE PAPERS ISSUED

	Closing balance VND million	Opening balance VND million
Valuable papers		
Terms under 1 year	50,000	1,150,000
Terms from 1 year to under 05 years	-	1,350,000
Bonds		
Terms from 1 year to under 05 years	-	700,000
	50,000	3,200,000

20. OTHER LIABILITIES

	<u>Closing balance</u> VND million	<u>Opening balance</u> VND million
Internal payables	6,876	37,866
External payables (Note 20.1)	160,453	98,094
Bonus and welfare funds	28,515	36,092
	<u>195,844</u>	<u>172,052</u>

20.1 External payables

	<u>Closing balance</u> VND million	<u>Opening balance</u> VND million
Amount awaiting transfer	90,494	14,117
Unearned revenue	14,171	15,937
Tax and other payables to the State Budget	54,276	67,101
Payables to construction in progress and asset procurement	1,179	354
Other payables	333	585
	<u>160,453</u>	<u>98,094</u>

21. THE BANK'S OBLIGATIONS TO THE STATE BUDGET

	<u>Opening balance</u> VND million	<u>During the period</u>		<u>Closing balance</u> VND million
		<u>Payable</u> VND million	<u>Paid</u> VND million	
Value-added tax	3,995	11,695	(13,873)	1,817
Corporate income tax	59,501	88,402	(99,713)	48,190
Other taxes	3,605	17,210	(16,546)	4,269
	<u>67,101</u>	<u>117,307</u>	<u>(130,132)</u>	<u>54,276</u>

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22. CAPITAL AND RESERVES

22.1 Statement of changes in equity

	Charter capital VND million	Share premium VND million	Investment and development fund VND million	Financial reserve VND million	Charter capital supplementary reserve VND million	Retained earnings VND million	Total VND million
Balance as at 01 January 2026	5,499,964	(1,163)	650	311,990	75,577	658,235	6,545,253
Capital increase (i)	1,315,912	(191)	-	-	-	-	1,315,721
Profit after tax for the period	-	-	-	-	-	351,559	351,559
Appropriation of funds under 2026 Annual General Meeting Minutes	-	-	-	58,086	58,086	(116,172)	-
Others	-	-	-	-	-	(157)	(157)
Balance as at 30 June 2026	6,815,876	(1,354)	650	370,076	133,663	893,465	8,212,376

(i) The Bank issued 131,591,184 shares through a public offering to existing shareholders at a price of VND 10,000 per share, equivalent to VND 1,315,912 million, to increase its charter capital in accordance with Resolution No. 04/2025/NQ-ĐHĐCĐ dated 22 July 2025 of the Extraordinary General Meeting of Shareholders and Resolution No. 155/2025/NQ-HĐQT dated 24 July 2025 of the Board of Directors approving the implementation of the charter capital increase plan of Prosperity and Development Joint Stock Commercial Bank.

(ii) Pursuant to Resolution No. 01/2026/NQ-ĐHĐCĐ dated 21 April 2026, the General Meeting of Shareholders approved the appropriation of statutory reserves from the Bank's undistributed profits for 2025.

22.2 Details of the Bank's capital

	Closing balance			Opening balance		
	Total	Ordinary shares	Percentage of ownership	Total	Ordinary shares	Percentage of ownership
	VND million	VND million	%	VND million	VND million	%
Gia Linh Trading Development and Import Export Company Limited	605,159	605,159	8.879%	605,159	605,159	11.003%
Cuong Phat International Joint Stock Company	625,609	625,609	9.179%	625,609	625,609	11.375%
Vu Anh Duc Trading Join Stock Company	617,220	617,220	9.056%	617,220	617,220	11.222%
Other shareholders	4,967,888	4,967,888	72.887%	3,651,976	3,651,976	66.400%
	6,815,876	6,815,876	100.000%	5,499,964	5,499,964	100.000%

22.3 Details of the Bank's shares

	Closing balance	Opening balance
Number of shares registered to issue	681,587,608	549,996,424
Number of shares offered to public		
- Ordinary shares	681,587,608	549,996,424
Number of shares in circulation	681,587,608	549,996,424
- Ordinary shares	681,587,608	549,996,424
Par value per share (VND)	681,587,608	549,996,424
Number of shares registered to issue	10,000	10,000

As disclosed in Note 22.1, the Bank issued 131,591,184 shares through a public offering to existing shareholders to increase its charter capital. On 30 January 2026, the State Securities Commission issued a written notification confirming its receipt of the report on the results of the public offering of shares, as set out in Report No. 07/2026/CV-PGB dated 28 January 2026.

On 4 March 2026, the Bank received Decision No. 304/QĐ-NHNN on the amendment of the charter capital stated in the Bank's Establishment and Operation License. Accordingly, the charter capital of Prosperity and Development Joint Stock Commercial Bank was VND 6,815,876,080,000.

22.4 Dividend

Pursuant to Resolution No. 02/2026/NQ-ĐHĐCĐ dated 21 April 2026 of the General Meeting of Shareholders and Resolution No. 105/2026/NQ-HĐQT dated 23 April 2026 of the Board of Directors, the Bank approved the plan to issue shares at par value for dividend payment at a ratio of 7.5%. As at the date of these interim financial statements, the Bank had completed the implementation of the above-mentioned charter capital increase plan.

23. INTEREST AND SIMILAR INCOME

	Current period VND million	Prior period VND million
Interest income from deposits	580,758	217,145
Interest income from loans to customers	1,878,147	1,790,042
Interest income from trading, debt securities	282,872	93,041
- <i>Interest income from investment securities</i>	282,872	93,041
Income from guarantee	33,510	36,984
Income from debt purchasing	4,595	1,497
Other income from credit activities	41,161	67,114
	2,821,043	2,205,823

24. INTEREST AND SIMILAR EXPENSES

	Current period VND million	Prior period VND million
Interest expenses for deposits	1,748,778	1,174,191
Interest expenses for borrowings	21,549	5,230
Interest expenses for issuance of valuable papers	55,944	91,821
Expenses for other credit activities	15,707	4,412
	1,841,978	1,275,654

25. NET GAIN FROM SERVICES

	Current period VND million	Prior period VND million
Income from services	111,677	55,613
Settlement services	13,436	15,436
Treasury activities	45,076	12,960
Other services	53,165	27,217
Expenses on services	(52,454)	(28,169)
Settlement services	(4,321)	(3,423)
Treasury activities	(25,109)	(8,214)
Consultancy services	(1,029)	(161)
Other services	(21,995)	(16,371)
Net gain from services	59,223	27,444

26. NET GAIN FROM FOREIGN CURRENCY TRADING

	Current period VND million	Prior period VND million
Income from trading foreign currencies	127,110	44,729
Income from foreign exchange spot transactions	52,924	34,386
Income from monetary derivative financial instruments	74,186	10,343
Expenses for trading foreign currencies	(37,653)	(1,673)
Expenses for foreign exchange spot transactions	(1)	(7)
Expenses for monetary derivative financial instruments	(37,652)	(1,666)
Net gain from trading foreign currencies	89,457	43,056

27. NET (LOSS) FROM INVESTMENT SECURITIES

	Current period VND million	Prior period VND million
Income from available-for-sale securities	1,382	3,095
(Expenses) for available-for-sale securities	(3,447)	(1)
Provision (made) for investment securities	(6,027)	(19,000)
	(8,092)	(15,906)

28. NET GAIN FROM OTHER ACTIVITIES

	Current period VND million	Prior period VND million
Income from other activities	116,057	75,480
Recovery of bad debts written off	107,931	64,157
Income from other derivative financial instruments	4,955	708
Other income	3,171	10,615
Expenses on other activities	(38,254)	(5,717)
Expenses for other derivative financial instruments	(2,988)	(378)
Expenses for social activities	(20)	(18)
Other operating expenses	(35,246)	(5,321)
Net gain from other activities	77,803	69,763

29. INCOME FROM CAPITAL CONTRIBUTION AND EQUITY INVESTMENTS IN OTHER ENTITIES

	Current period VND million	Prior period VND million
Other income	2,506	-
<i>From long-term investments</i>	2,506	-
	2,506	-

30. OPERATING EXPENSES

	Current period VND million	Prior period VND million
1. Taxes, fees and charges	8,656	8,773
2. Employees costs	307,498	275,073
In which:		
- <i>Salaries and benefits</i>	273,394	235,915
- <i>Additional payroll-related expenses</i>	22,935	22,225
- <i>Allowances</i>	9,710	12,072
- <i>Other expenses for employees</i>	1,459	4,861
3. Expenses related to assets	120,991	113,247
<i>In which: depreciation and amortization for fixed assets</i>	24,271	26,369
4. Expenses related to public affairs management	87,391	89,644
In which:		
- <i>Per diem</i>	2,405	4,204
- <i>Expenses related to union activities</i>	11	41
5. Insurance for customer deposits	24,198	22,575
	548,734	509,312

31. CURRENT CORPORATE INCOME TAX EXPENSE ("CIT")

	Current period	Prior period
	VND million	VND million
Profit before tax	439,749	265,317
<i>Less:</i>		
Non-taxable income from dividends	(2,506)	-
<i>Add:</i>		
Other non-deductible expenses	3,705	2,939
Taxable income	440,948	268,256
CIT rate	20%	20%
CIT expenses based on tax rate	88,190	53,651
Total CIT for the period	88,190	53,651
CIT payable at the beginning of the period	59,501	50,209
CIT paid during the period	(99,713)	(65,963)
CIT adjustment after finalization	212	342
CIT payable at the end of the period	48,190	38,239

32. BASIC EARNINGS PER SHARE

Profit attributable to ordinary shareholders

	Current period	Prior period
	VND million	VND million
Profit after tax (*)	351,559	211,666
Profit attributable to ordinary shareholders	351,559	211,666

(*) As at this interim financial reporting date, the Bank has not yet appropriated the bonus and welfare funds for the period ended 30 June 2026. Accordingly, basic earnings per share are calculated based on an estimate that does not include the deduction for appropriations to the bonus and welfare funds from the 2026 profit.

Number of ordinary shares for calculation of basic earnings

According to VAS 30 – Earnings per share, the Bank retrospectively adjusts "Basic earnings per share" for all financial years when the number of ordinary shares outstanding increases as a result of a capitalisation, bonus issue or share split, or decreases as a result of a share consolidation, including changes occurring after the reporting period but before the issuance of the financial statements. The amounts per share for the current reporting period and each prior reporting period presented in the financial statements shall be recalculated based on the new number of shares. Accordingly, basic earnings per share for the six-month period ended 30 June 2026 has been restated due to the impact of the following events:

The Bank issued shares to pay dividends from the 2025 profit after tax at a ratio of 7.5%, with the record date being 10 June 2026, pursuant to Resolution No. 125/2026/NQ-HĐQT dated 28 June 2026 of the Board of Directors. On 18 June 2026, the Bank completed the issuance of an additional 51,114,628 shares.

Details of common shares for calculation of basic earnings as follows:

	<u>Current period</u>	<u>Prior period (Restated)</u>
	<u>Share</u>	<u>Share</u>
Weighted average number of ordinary shares for the purpose of calculating basic earnings per share	732,702,236	732,702,236
Weighted average number of ordinary shares for the purpose of calculating basic earnings per share	732,702,236	732,702,236

Basic earnings per share

	<u>Current period</u>	<u>Prior period (Restated)</u>
	<u>VND</u>	<u>VND</u>
Basic earnings per share	480	289

33. CASH AND CASH EQUIVALENTS

Cash and cash equivalents on the interim cash flow statement include items on the interim statement of financial position as follows:

	<u>Closing balance</u>	<u>Opening balance</u>
	<u>VND million</u>	<u>VND million</u>
Cash, gold and gemstones	318,964	325,807
Deposits with the State Bank of Vietnam	1,187,011	2,476,429
Placements with other credit institutions	24,402,263	28,351,553
- Demand deposits	5,497,226	5,811,076
- Term deposit with no more than 3 months	18,905,037	22,540,477
	25,908,238	31,153,789

34. EMPLOYEES' INCOME

	<u>Current period</u>	<u>Prior period</u>
I. Total average number of employees during the period (person)	1,866	1,913
Total average number of employees during the period (person)	1,868	1,931
II. Employees' income (VND million)		
1. Total salary income	265,070	267,416
2. Other income	55,156	49,078
3. Total income (1+2)	320,226	316,494
4. Average monthly income per employee (VND million/person/month)	23.65	23.08
5. Average monthly income	28.57	27.32

35. CONTINGENT LIABILITIES AND OTHER COMMITMENTS

	<u>Closing balance</u> VND million	<u>Opening balance</u> VND million
Credit guarantees	29,342	32,962
Foreign currency commitments	9,535,760	19,995,452
<i>Foreign currency sale commitments</i>	981	-
<i>Swap commitments</i>	9,534,779	19,995,452
Letters of credit commitments	777,076	957,548
Other guarantees	5,652,343	5,216,277
Other commitments	12,043,826	264,470

36. UNCOLLECTED INTEREST FROM LOANS AND FEE RECEIVABLES

	<u>Closing balance</u> VND million	<u>Opening balance</u> VND million
Uncollected interest from loans	599,095	655,905
	<u>599,095</u>	<u>655,905</u>

37. BAD DEBTS WRITTEN-OFF

	<u>Closing balance</u> VND million	<u>Opening balance</u> VND million
Principal amount of bad debts written-off under surveillance period	2,481,845	1,834,607
Interest amount of bad debts written-off under surveillance period	2,204,813	944,631
	<u>4,686,658</u>	<u>2,779,238</u>

38. ASSETS AND OTHER DOCUMENTS

	<u>Closing balance</u> VND million	<u>Opening balance</u> VND million
Other assets held on behalf	1,768,988	2,686,181
	<u>1,768,988</u>	<u>2,686,181</u>

39. RELATED PARTY TRANSACTIONS AND BALANCES

Details of significant balances with related parties are as follows:

Related party	Balance	Closing balance		Opening balance	
		Receivables	(Payables)	Receivables	(Payables)
		VND million	VND million	VND million	VND million
Members of the Board of Directors/Board of Supervisors/Board of Management and related parties	- Term deposit - Demand deposit - Interest payable on term deposit contracts	- - -	70,198 5,828 965	- - -	61,347 4,087 837
Related parties of members of the Board of Directors and Managements	- Loan to customers - Interest receivable for loan	4,811 6	- -	5,520 5	- -

Transactions with related parties for the 6-month period are as follows:

Related parties	Transactions	Current period	Prior period
		VND million	VND million
Members of the Board of Directors/Board of Supervisors/Board of Management and related parties	- Sell foreign currency - Interest expense on deposits - Service charges	53 965 119	- 2,559 23
Related parties of members of the Board of Directors and Managements	- Loan interest revenue	76	277

Details of salaries and allowances of the members of the Board of Directors, Board of Supervisors and Board of Management are as follows:

	Current period	Prior period
	VND million	VND million
Members of the Board of Directors	6,284	6,375
Members of the Board of Supervisors	4,150	3,464
Members of Board of Management	8,171	8,382

40. GEOGRAPHICAL STRUCTURE OF ASSETS, LIABILITIES AND OFF-BALANCE-SHEET ITEMS AS AT 30 JUNE 2026

	Total loan balance and debts purchased	Total deposits at SBV and other credit institutions	Loans from other credit institutions and valuable papers issued to other credit institutions	Total deposit from customers	Credit commitments	Derivatives (Total contract value)	Trading and investment securities (Debit-Credit Differences)
	VND million	VND million	VND million	VND million	VND million	VND million	VND million
Domestic	48,749,047	25,532,068	28,890,925	49,715,876	18,529,653	122,301	13,590,772
Overseas	-	57,206	-	-	-	-	-

41. RISK MANAGEMENT POLICIES RELATED TO FINANCIAL INSTRUMENTS

This note provides information about the risks that the Bank may face and describes in detail the methods used by the Bank's Board of Management to control risks. The most important types of financial risks that a Bank typically encounters are currency risk, interest rate risk, credit risk, and liquidity risk.

Risk Management Policy

The Bank's Board of Directors has a shared responsibility for establishing and overseeing the Bank's risk management framework. The Bank's Board of Directors has established a Risk Management Committee responsible for developing and overseeing the Bank's risk management policies in each management area. All boards of the Board of Directors have dedicated and non-specialized members and periodically report to the Board of Directors on their activities.

The Bank's risk policy is established to identify and analyze the risks to which the Bank is exposed, to establish appropriate risk limits and controls, and to monitor risks and adhere to limits. Risk management policies and systems are regularly reviewed to reflect changes in market conditions, products and services provided by the Bank. Through training activities and standards and management systems, the Bank aims to develop a disciplined and positive control environment in which all its employees understand their roles and obligations.

The Bank's Internal Audit Department conducts periodic and unscheduled reviews of risk management control systems and procedures and reports the results of the review to the Board of Directors.

In addition to establishing risk management departments and policies related to financial instruments, the Bank also coordinates with partners in the field of information technology and telecommunications to support risk management by building an integrated system of risk management tools to protect customers, supplier and enhance the sustainable development of the Bank.

Currency risk policies, interest rate risk, liquidity risk and credit risk are analyzed in detail in Notes 42, 43, 44 and 45.

42. CURRENCY RISK

Currency risk is the risk that the Bank's asset or value of an investment fluctuates due to changes in foreign exchange rates. The Bank was established and operates in Vietnam with reporting currency of VND. The Bank's assets are denominated mainly in VND and partly in other currencies. The Bank has launched a limit system to manage foreign exchange risks deriving from foreign exchange position held by the Bank. Foreign exchange positions are monitored on a daily basis and hedging strategies are used to ensure that risk management indicators are maintained within the established limits.

The book values of the Bank's foreign currency denominated monetary assets and monetary liabilities as at 30 June 2026 are as follows:

	Converted EUR	Converted USD	Converted other currencies	Total
	VND million equivalent	VND million equivalent	VND million equivalent	VND million equivalent
Assets				
Cash, gold and gemstones	2,355	95,665	-	98,020
Balances with SBV	-	21,226	-	21,226
Placements with and loans to other credit institutions (*)	12,196	1,982,095	8,962	2,003,253
Derivatives and other financial assets	-	1,261,824	-	1,261,824
Loans to customers and debts purchased (*)	-	485,412	-	485,412
Other assets (*)	-	203,337	3	203,340
Total assets	14,551	4,049,559	8,965	4,073,075
Liabilities				
Deposits and borrowings from other credit institutions	-	2,471,072	-	2,471,072
Deposits from customers	14,010	231,061	5,013	250,084
Derivatives and other financial liabilities	-	1,964,791	-	1,964,791
Other liabilities	2	6,893	-	6,895
Total liabilities	14,012	4,673,817	5,013	4,692,842
On-balance-sheet currency position	539	(624,258)	3,952	(619,767)
Off-balance-sheet currency position	-	-	(981)	(981)
On and off-balance-sheet currency position	539	(624,258)	2,971	(620,748)

(*) Excluding provision for credit risk.

43. INTEREST RATE RISK

Interest rate risk is the risk that the Bank must bear when the fluctuation of interest rate adversely influences the Bank's income, the values of assets, liabilities and off-balance-sheet commitments. The repricing term is the remaining term from the date of the interim financial statements to the latest repricing date of interest rate sensitive assets and liabilities. The following assumptions and conditions are applied when analyzing the interest rate repricing term of the Banks' assets and liabilities:

- ▶ Cash, gold and gemstones; long-term investments; fixed assets; other assets and other liabilities are classified as items which are free of interest rate sensitivity;
- ▶ Balances with the SBV are classified as interest-free for the non-compulsory reserve of VND and compulsory reserve of USD; the remaining balance is classified into a term of up to one month;
- ▶ Trading securities: The repricing term of trading securities is determined based on information about the actual maturity date or remaining holding period as prescribed and the latest repricing date of the securities (for floating rate securities) from the date of the interim financial statements, whichever is earlier.
- ▶ Placements with and loans to other credit institutions; loans to customers; investment securities; derivative financial instruments and other financial assets; borrowings from the Government and the SBV; deposits and borrowings from other credit institutions; deposits from customers; grants, trusted funds and borrowings where the Bank bears risks and valuable papers issued: The repricing term is determined based on the actual maturity date or the latest re-pricing date (for floating-rate items) calculated from the date of the interim financial statements, whichever is earlier.

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The table below shows the Bank's exposure to interest rate risk as at 30 June 2026:

	Overdue VND million	Not subject to interest rate re-pricing risk VND million	Interest repricing term						Total VND million
			Up to 01 month	From 01 to 03 months	From 03 to 06 months	From 06 to 12 months	From 01 to 05 years	Over 05 years	
			VND million	VND million	VND million	VND million	VND million	VND million	
Assets									
Cash, gold and gemstones	-	318,964	-	-	-	-	-	-	318,964
Balances with the SBV	-	1,187,011	-	-	-	-	-	-	1,187,011
Placements with and loans to other credit institutions	-	-	22,955,179	1,447,084	-	-	-	-	24,402,263
(*)									
Derivatives and other financial assets	-	-	125,422	-	6,107	10,229	-	-	141,758
Loans to customers and debts purchased(*)	2,772,759	-	14,694,812	15,620,195	11,117,242	2,757,433	1,769,021	17,585	48,749,047
Investment securities (*)	-	627,772	800,000	1,500,000	500,000	4,750,000	2,100,000	3,313,000	13,590,772
Capital contribution, long- term investments (*)	-	130	-	-	-	-	-	-	130
Fixed assets	-	258,296	-	-	-	-	-	-	258,296
Other assets (*)	-	1,544,694	-	-	-	-	-	-	1,544,694
Total assets	2,772,759	3,936,867	38,575,413	18,567,279	11,623,349	7,517,662	3,869,021	3,330,585	90,192,935
Liabilities									
Deposits and borrowings from the SBV and other credit institutions	-	-	24,895,279	3,985,561	260,000	1,000,000	-	-	30,140,840
Deposits from customers	-	-	18,385,652	8,931,714	12,173,526	9,854,345	370,639	-	49,715,876
Derivatives and other financial liabilities	-	-	-	19,457	-	-	-	-	19,457
Valuable papers issued	-	-	50,000	-	-	-	-	-	50,000
Other liabilities	-	1,193,388	-	-	-	-	-	-	1,193,388
Total liabilities	-	1,193,388	43,330,931	12,936,732	12,433,526	10,854,345	370,639	-	81,119,561
On-balance sheet interest sensitivity gap	2,772,759	2,743,479	(4,755,518)	5,630,547	(810,177)	(3,336,683)	3,498,382	3,330,585	9,073,374
Total on and off-balance- sheet interest sensitivity gap	2,772,759	2,743,479	(4,755,518)	5,630,547	(810,177)	(3,336,683)	3,498,382	3,330,585	9,073,374

(*) Excluding provision for credit risk.

44. LIQUIDITY RISK

Liquidity risk is the risk that: (i) the Bank is unable to fulfil its obligations at the time financial obligations are incurred; or (ii) the Bank has ability to perform obligations at due date but must bear above average cost of market to fulfil those obligations. In order to reduce liquidity risk, the Bank maintains suitable structure of assets and liabilities, and simultaneously strengthens the capability of raising funds from various sources. The Bank has policies in place to manage highly liquid assets and to monitor future cash flows and liquidity status on a daily basis. Expected cash flows and availability of collateral are also evaluated in case of need for funds.

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

- ▶ Balances with the SBV are considered current account, including the compulsory reserves and classified to a term of due within one month;
- ▶ The maturity term of trading securities is based on the actual maturity or the allowed remaining holding period whichever comes first;
- ▶ The maturity term of investment debt securities is based on the maturity date of each type of securities.
- ▶ The maturity terms of placements with and loans to other credit institutions and loans to customers are based on the contractual maturity date. The actual maturity term may vary from the contractual term when the contract is extended;
- ▶ The maturity date of equity investments is classified as over five (05) years as equity investments have no defined maturity;
- ▶ Deposits and borrowings from other credit institutions and deposits from customers are determined based on either the nature of the amounts or their contractual maturity terms. Vostro accounts are paid upon customers' demand and therefore are considered to have shortest term (due within one month). Demand deposits accounts from customers are segmented based on actual deposit retention time. The maturity of term deposits and borrowings is based on their contractual maturity date. In practice, such items may be revolved and therefore maintained for longer periods than their initial maturity term or the term deposits subject to early withdrawal or repayment (not complying with the contractual maturity date);
- ▶ The maturity date of fixed assets is classified as 5 years or more.



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The table below shows the Bank's exposure to liquidity risk as at 30 June 2026:

	Overdue		Current				Total
	Over 03 months	Due within 03 months	Due within 01 month	From 01 to 03 months	From 03 to 12 months	From 01 to 05 years	
	VND million	VND million	VND million	VND million	VND million	VND million	VND million
Assets							
Cash, gold and gemstones	-	-	318,964	-	-	-	318,964
Balances with the SBV	-	-	1,187,011	-	-	-	1,187,011
Placements with and loans to other credit institutions (*)	-	-	22,955,179	1,447,084	-	-	24,402,263
Derivatives and other financial assets	-	-	125,422	-	16,336	-	141,758
Loans to customers and debts purchased (*)	1,411,786	1,360,973	8,321,708	10,699,163	12,997,295	7,561,337	48,749,047
Investment securities (*)	-	-	800,022	1,501,049	5,259,587	2,753,958	13,590,772
Capital contribution, long-term investments (*)	-	-	-	-	-	-	130
Fixed assets	-	-	50	174	5,040	79,106	258,296
Other assets (*)	-	-	522,795	143,176	382,681	492,888	1,544,694
Total assets	1,411,786	1,360,973	34,231,151	13,790,646	18,660,939	10,887,289	90,192,935
Liabilities							
Deposits and borrowings from the SBV and other credit institutions	-	-	24,895,279	3,985,561	1,260,000	-	30,140,840
Deposits from customers	-	-	18,385,652	8,931,714	22,027,871	370,639	49,715,876
Derivatives and other financial liabilities	-	-	-	19,457	-	-	19,457
Valuable papers issued	-	-	50,000	-	-	-	50,000
Other liabilities	-	-	494,866	230,701	462,486	5,335	1,193,388
Total liabilities			43,825,797	13,167,433	23,750,357	375,974	81,119,561
Liquidity gap	1,411,786	1,360,973	(9,594,646)	623,213	(5,089,418)	10,511,315	9,073,374

(*) Excluding provisions for credit risk.

45. CREDIT RISK

Credit risk is the possibility that the Bank may incur losses because its customers, clients and counterparties do not perform or fail to perform their contractual obligations. The Bank controls and manages credit risk by setting credit limits based on the risk tolerance level that the Bank specifies for individual customers and each industry, and setting up the medium and long-term credit limit suitable for the structure of mobilization.

The Bank has established a credit quality review process to provide early identification of possible changes in financial position, repayment ability of debtors based on qualitative and quantitative factors. Credit limit for each customer is determined by the use of the credit scoring system, in which each customer is classified at a certain risk level. Customer's risk level is updated regularly. The Bank controls and manages credit risk by establishing an authorization limit for each branch based on its credit portfolio quality, management capability and geographical potentiality.

The Bank has developed a number of customer policies in order to select good customers and have suitable and consistent policies applicable to each customer. The Bank has developed a diversified range of products to meet customers' demands and established credit appraisal and approval procedures at branches and the Head Office for consistent implementation in the Bank's entire system to mitigate operational risks. In addition, in order to strengthen secured methods for loans and minimize operational risks, the Bank has also issued detailed guidance on guarantees for loans.

Financial assets that are overdue but not impaired

There are no financial assets that are overdue but not impaired are overdue loans for which specific provision balances required to be made in accordance with the accounting standards and regimes applicable to credit institutions in Vietnam and legal regulations relating to the preparation and presentation of financial statements.

Aging of financial assets overdue but not impaired as at 30 June 2026 is described below:

	Overdue			
	Under 90 days	91-180 days	181-360 days	Over 360 days
	VND million	VND million	VND million	VND million
Loans to customers	197,666	12,485	56,429	226,737

46. EXCHANGE RATES OF SOME FOREIGN CURRENCIES AT THE END OF THE PERIOD

Currencies	As at 30 June 2026	As at 31 December 2025
USD	26,288	26,244
EUR	30,220	30,920
GBP	34,858	35,415
CHF	32,492	33,200
JPY	162.23	168.30
SGD	20,338	20,475
CAD	18,527	19,220
AUD	18,111	17,640

47. SUBSEQUENT EVENT

Except for the events disclosed in Notes 22.4, there were no other events occurring after the end of the accounting period that have a material impact or could potentially have a material impact on the Bank's interim operations, interim financial position, or interim results of operations that require adjustment to or disclosure in the interim financial statements.

Prepared by



Hoang Thi Hang
Deputy Director in charge of
the General Accounting
Department

Approved by



Vuong Ngoc Lien
Chief Accountant



Approved by

Nguyen Van Huong
Chief Executive Officer

14 August 2026
