LPBank

Fortune Vietnam Joint Stock Commercial Bank

Interim financial statements
for quarter III of 2026

NGÂN HÀNG THƯƠNG MẠI CỔ PHẦN LỘC PHÁT VIỆT NAM

Digitally signed by NGÂN HÀNG THƯƠNG MẠI CỔ PHẦN LỘC PHÁT VIỆT NAM
Date: 2026.10.20 18:09:40 +07'00'

Fortune Vietnam Joint Stock Commercial Bank
Bank Information

Banking Establishment and Operation Licence

Establishment and Operation License No. 33/GP-NHNN dated 24 June 2026 (replacing Establishment and Operation License No. 91/GP-NHNN issued on 28 March 2008). The establishment and operation license of the Bank was issued by the State Bank of Vietnam and is valid for 99 years from 28 March 2008. It has been amended several times, the most recent amendment being according to Decision No. 55/QD-QLGS4 dated 26 June 2026 of the State Bank of Vietnam.

The Enterprise Registration Certificate No. 6300048638 issued by the Department of Planning and Investment of Hanoi has been amended several times, the latest (30th) amendment dated 29 December 2023.

Board of Directors	Mr. Ho Nam Tien	Chairman
	Mr. Bui Thai Ha	Vice Chairman
	Mr. Pham Phu Khoi	Vice Chairman Independent Member
	Mr. Huynh Ngoc Huy	Member
	Ms. Duong Hoai Lien	Member *(from 28/4/2026)*
	Mr. Pham Quang Hung	Member *(from 28/4/2026)*
	Ms. Vuong Thi Huyen	Independent Member *(to 28/4/2026)*
Board of Supervision	Ms. Phung Thi Thu Hien	Head of Board of Supervision *(from 6/5/2026)* Member *(from 28/4/2026 to 6/5/2026)*
	Ms. Duong Hoai Lien	Head of Board of Supervision *(to 28/4/2026)*
	Mr. Tran Thanh Tung	Deputy Head of Board of Supervision
	Ms. Pham Thi Thom	Member *(from 28/4/2026)*
	Ms. Trinh Thi Thanh Hang	Member *(from 28/4/2026)*
	Ms. Nguyen Thi Lan Anh	Non-executive Member
Board of Management and Chief Accountant	Mr. Vu Quoc Khanh	Chief Executive Officer
	Ms. Nguyen Anh Van	Deputy Chief Executive Officer
	Mr. Doan Nguyen Ngoc	Deputy Chief Executive Officer
	Ms. Vu Nam Huong	Deputy Chief Executive Officer
	Mr. Dang Cong Hoan	Deputy Chief Executive Officer
	Mr. Luu Danh Duc	Deputy Chief Executive Officer *(to 29/4/2026)*
	Mr. Nguyen Hoang Hai	Deputy Chief Executive Officer *(to 9/3/2026)*
	Ms. Nguyen Thi Vui	Member of Board of Management
	Mr. Tran Duc Dong	Member of Board of Management
	Mr. Ngo Duc Thang	Member of Board of Management
	Ms. Nguyen Hong Nhung	Member of Board of Management
	Mr. Nguyen Tien Cong	Chief Accountant
Legal Representative	Mr. Vu Quoc Khanh	Chief Executive Officer
Registered office	No. 8, Lane 1, Ton Duc Thang Road, Street 11, Hoa Lu ward, Ninh Binh province, Viet Nam	

Fortune Vietnam Joint Stock Commercial Bank
No. 8, Lane 1, Ton Duc Thang Road, Street 11,
Hoa Lu ward, Ninh Binh province, Viet Nam
Interim statement of financial position as at 30 September 2026

Form B02a/TCTD
(Issued under Circular No. 49/2014/TT-NHNN dated 31 December 2014 of the State Bank of Vietnam)

No.	Items	Note	30/9/2026 VND million	31/12/2025 VND million
A	**ASSETS**			
I	**Cash**	**4**	**1,622,332**	**1,085,336**
II	**Balances with the State Bank of Vietnam ("SBV")**	**5**	**627,101**	**35,403,824**
III	**Deposits with and loans to other Credit institutions ("CIs")**	**6**	**129,281,402**	**116,332,027**
1	Deposits with other CIs		119,223,602	115,682,027
2	Loans to other CIs		10,114,777	706,977
3	Allowance for loans to other CIs		(56,977)	(56,977)
IV	**Securities held for trading**	**7**	**908,820**	**631,423**
1	Securities held for trading		908,820	631,423
V	**Derivatives and other financial assets**	**8**	**934,716**	**230,751**
VI	**Loans to customers**		**475,910,460**	**386,867,042**
1	Loans to customers	9	481,569,753	391,746,491
2	Allowance for loans to customers	10	(5,659,293)	(4,879,449)
VIII	**Investment securities**		**57,805,499**	**52,767,786**
1	Available-for-sale securities	11	57,805,499	52,767,786
IX	**Long-term investments**		**436,800**	**998,921**
1	Other long-term investments	12	436,800	998,921
X	**Fixed assets**		**3,238,080**	**3,260,158**
1	Tangible fixed assets	13	1,873,786	2,070,805
a	*Cost*		*3,961,082*	*3,964,760*
b	*Accumulated depreciation*		*(2,087,296)*	*(1,893,955)*
2	Intangible fixed assets	14	1,364,294	1,189,353
a	*Cost*		*1,701,089*	*1,477,144*
b	*Accumulated amortisation*		*(336,795)*	*(287,791)*
XII	**Other assets**	**15**	**23,417,866**	**8,007,246**
1	Receivables		13,149,721	1,301,554
2	Accrued interest and fee receivables		6,315,346	5,028,558
3	Other assets		3,960,650	1,691,240
4	Allowance for other assets		(7,851)	(14,106)
	TOTAL ASSETS		**694,183,076**	**605,584,514**

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

No.	Items	Note	30/9/2026 VND million	31/12/2025 VND million
B	**LIABILITIES AND SHAREHOLDERS' EQUITY**			
	LIABILITIES			
I	**Amounts due to the Government and the SBV**	16	**6,667,252**	**17,703,773**
1	Deposits and borrowings from the Government and the SBV		6,667,252	17,703,773
II	**Deposits and borrowings from other CIs**	17	**106,196,446**	**127,848,267**
1	Deposits from other CIs		97,544,746	125,592,803
2	Borrowings from other CIs		8,651,700	2,255,464
III	**Deposits from customers**	18	**421,830,585**	**337,583,366**
VI	**Valuable papers issued**	19	**99,145,334**	**64,097,013**
VII	**Other liabilities**	20	**13,751,433**	**11,159,621**
1	Accrued interest and fee payables		12,371,589	9,456,479
2	Other liabilities		1,379,844	1,703,142
	TOTAL LIABILITIES		**647,591,050**	**558,392,040**
	SHAREHOLDERS' EQUITY			
VIII	**Equity and reserves**	21	**46,592,026**	**47,192,474**
1	Capital		29,872,878	29,872,878
a	*Share capital*	*21*	*29,872,821*	*29,872,821*
c	*Share premium*		*57*	*57*
2	Reserves		7,810,467	7,810,467
3	Retained earnings		8,908,681	9,509,129
	TOTAL SHAREHOLDERS' EQUITY		**46,592,026**	**47,192,474**
	TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		**694,183,076**	**605,584,514**

Fortune Vietnam Joint Stock Commercial Bank
No. 8, Lane 1, Ton Duc Thang Road, Street 11,
Hoa Lu ward, Ninh Binh province, Viet Nam
Interim statement of financial position as at 30 September 2026
(continued)

Form B02a/TCTD
(Issued under Circular No. 49/2014/TT-NHNN dated 31 December 2014 of the State Bank of Vietnam)

No.	Items	Note	30/9/2026 VND million	31/12/2025 VND million
	OFF-BALANCE SHEET ITEMS			
1	Loan guarantees	37	4,222,447	11,036,552
2	Foreign exchange commitments	37	283,996,588	167,268,231
	Commitments to buy foreign currencies		*874,025*	*26,759*
	Commitments to sell foreign currencies		*1,229,149*	*456*
	Swap commitments		*281,893,414*	*167,241,016*
4	Letters of credit	37	723,500	477,322
5	Other guarantees	37	3,641,236	3,834,187
6	Other commitments	37	9,089,651	4,841,102
7	Uncollected interest and fees	39	2,034,440	2,015,987
8	Written-off bad debts	40	14,055,881	10,647,898
9	Other assets and documents	41	2,179,523	6,404,352

20 October 2026

Prepared by:	Reviewed by:	Approved by:
Nguyen Canh Huy	Nguyen Tien Cong	Vu Quoc Khanh
Dy Mgr. Accounting and Tax	*Chief Accountant*	*Chief Executive Officer*

M.S.D.N: 6300048638 - C.T.C.P - NGÂN HÀNG THƯƠNG MẠI CỔ PHẦN LỘC PHÁT VIỆT NAM - TỈNH NINH BÌNH

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

Fortune Vietnam Joint Stock Commercial Bank
No. 8, Lane 1, Ton Duc Thang Road, Street 11,
Hoa Lu ward, Ninh Binh province, Viet Nam
Statement of income for the period from 1/1/2026 to 30/9/2026

Form B03a/TCTD
(Issued under Circular No. 49/2014/TT-NHNN dated 31 December 2014 of the State Bank of Vietnam)

No.	Items	Note	Quarter III		Accumulated from the beginning of year	
			2026 VND million	2025 VND million	2026 VND million	2025 VND million
1	Interest and similar income	24	13,850,722	10,331,802	36,602,847	28,085,710
2	Interest and similar expenses	24	(9,928,071)	(6,096,755)	(24,913,645)	(16,832,899)
I	**Net interest income**		**3,922,651**	4,235,047	11,689,202	11,252,811
3	Fee and commission income	25	3,503,567	924,065	6,252,015	2,751,554
4	Fee and commission expenses	25	(108,725)	(70,943)	(275,067)	(218,445)
II	**Net fee and commission income**		**3,394,842**	853,122	5,976,948	2,533,109
III	**Net gain from trading of foreign currencies**	26	**432,560**	78,821	889,413	260,804
IV	**Net gain from trading securities**	27	24,706	26,294	33,098	26,294
V	**Net gain/(loss) from investment securities**	28	15,904	(73,810)	103,400	(6,351)
5	Other income		167,980	194,102	490,410	868,263
6	Other expenses		(8,883)	(8,454)	(53,308)	(71,456)
VI	**Net gain from other activities**	30	159,097	185,648	437,102	796,807
VII	**Income from investment in other entities**	29	16,500	18,000	49,500	60,544
VIII	Operating expenses	31	(1,650,121)	(1,449,219)	(5,337,458)	(4,225,696)
IX	**Net operating profit before allowance expenses for credit losses**		6,316,139	3,873,903	13,841,205	10,698,322
X	Allowance expenses for credit losses	32	(1,868,334)	(425,886)	(3,420,327)	(1,086,539)
XI	Profit before tax		4,447,805	3,448,017	10,420,878	9,611,783

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

No.	Items	Note	2026 VND million	2025 VND million	2026 VND million	2025 VND million
7	Current income tax expense	33	(886,260)	(686,003)	(2,059,480)	(1,919,992)
XII	Income tax expense	33	(886,260)	(686,003)	(2,059,480)	(1,919,992)
XIII	Net profit after tax		3,561,545	2,762,014	8,361,398	7,691,791
XIV	Basic earnings per share (VND/share)	22			2,799	2,575

20 October 2026

Prepared by:	Reviewed by:	Approved by:
Nguyen Canh Huy	Nguyen Tien Cong	Vu Quoc Khanh
Dy Mgr, Accounting and Tax	*Chief Accountant*	*Chief Executive Officer*

M.S.D.N: 6300048638 C.T.C.P NGÂN HÀNG THƯƠNG MẠI CỔ PHẦN LỘC PHÁT VIỆT NAM TỈNH NINH BÌNH

Fortune Vietnam Joint Stock Commercial Bank
No. 8, Lane 1, Ton Duc Thang Road, Street 11,
Hoa Lu ward, Ninh Binh province, Viet Nam
Statement of cash flows for the period from 1/1/2026 to 30/9/2026
(Direct method)

Form B04a/TCTD
(Issued under Circular No. 49/2014/TT-NHNN dated 31 December 2014 of the State Bank of Vietnam)

No.	Items	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
	CASH FLOWS FROM OPERATING ACTIVITIES		
01	Interest and similar income received	35,433,331	28,740,271
02	Interest and similar expenses paid	(24,545,056)	(15,904,746)
03	Net fee and commission income received	5,966,182	2,534,677
04	Net receipts from/payments for foreign currencies trading and securities investments	1,213,896	214,189
05	Other income/(expenses)	135,225	(18,314)
06	Receipts from recovery of bad debts previously written off	280,216	796,351
07	Payments for employees and other operating expenses	(5,139,382)	(3,856,232)
08	Income tax paid during the period	(2,099,707)	(1,913,941)
	Net cash flows from operating activities before changes in operating assets and liabilities	**11,244,705**	**10,592,255**
	Changes in operating assets		
09	(Increase)/Decrease in deposits with and loans to other Cis	(9,407,800)	7,127,959
10	(Increase)/Decrease in securities investments	(5,433,109)	13,558,739
11	Increase in derivatives and other financial assets	(703,965)	(13,246)
12	Increase in loans to customers	(89,823,262)	(56,291,216)
13	Utilisation of allowances for bad-debts written-off	(2,666,332)	(160,735)
14	(Increase)/Decrease in other operating assets	(12,194,813)	347,979
	Changes in operating liabilities		
15	Decrease in amounts due to the Government and the SBV	(11,036,521)	(1,214,885)
16	Decrease in deposits and borrowings from other CIs	(21,651,820)	(19,900,527)
17	Increase in deposits from customers	84,247,219	43,007,567
18	Increase in valuable papers issued	31,031,733	8,000,007
21	Decrease in other operating liabilities	(1,848)	(754,925)
22	Utilisations of reserves	-	-
I	NET CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES	(26,395,813)	4,298,972

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

Fortune Vietnam Joint Stock Commercial Bank
No. 8, Lane 1, Ton Duc Thang Road, Street 11,
Hoa Lu ward, Ninh Binh province, Viet Nam
Statement of cash flows for the period from 1/1/2026 to 30/9/2026
(Direct method - continued)

Form B04a/TCTD
(Issued under Circular No. 49/2014/TT-NHNN dated 31 December 2014 of the State Bank of Vietnam)

No.	Items	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
	CASH FLOWS FROM INVESTING ACTIVITIES		
01	Payments for purchases of fixed assets	(171,611)	(648,344)
02	Proceeds from disposals of fixed assets	22,786	13,940
03	Payments for disposals of fixed assets	(13,035)	(46)
07	Payments for investments in other entities	(136,800)	-
08	Proceeds from investments in other entities	774,078	36,331
09	Dividends received and profits distributed from long-term investments	49,500	57,000
II	**NET CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES**	524,918	(541,119)
	CASH FLOWS FROM FINANCING ACTIVITIES		
02	Proceeds from the issuance of long-term securities are eligible to be included in equity and other long-term debt	4,016,589	-
04	Dividends paid to shareholders	(8,961,846)	(7,468,205)
III	**NET CASH FLOWS USED IN FINANCING ACTIVITIES**	(4,945,257)	(7,468,205)
IV	**NET CASH FLOWS DURING THE PERIOD**	(30,816,152)	(3,710,352)
V	**CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD**	152,289,187	104,559,279
VII	**CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD (Note 23)**	121,473,035	100,848,927

20 October 2026

Prepared by:	Reviewed by:	Approved by:
Nguyen Canh Huy	Nguyen Tien Cong	Vu Quoc Khanh
Dy Mgr, Accounting and Tax	*Chief Accountant*	*Chief Executive Officer*

M.S.D.N: 6300048638 - C.T.C.P NGÂN HÀNG THƯƠNG MẠI CỔ PHẦN LỘC PHÁT VIỆT NAM TỈNH NINH BÌNH

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

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

1. Reporting entity

(a) Establishment and operation

Loc Phat Vietnam Commercial Joint Stock Bank ("the Bank"), formerly Lien Viet Commercial Joint Stock Bank, was established under Establishment and Operation License No. 33/GP-NHNN dated 24 June 2026 (replacing Establishment and Operation License No. 91/GP-NHNN issued on 28 March 2008) by the Governor of the State Bank of Vietnam ("SBV") with an operating period of 99 years from 28 March 2008. The license has been amended several times, most recently by Decision No. 55/QD-QLGS4 dated 26 June 2026 of the SBV. Business Registration Certificate No. 6300048638 issued by the Hanoi Department of Planning and Investment was amended for the 30th time on 29 December 2023.

In accordance with Official Letter No. 244/TTg-DMDN dated 21 February 2011, the Vietnamese Prime Minister approved the capital contribution of Vietnam Post Corporation ("Vietnam Post") in Lien Viet Joint Stock Commercial Bank by the value of Vietnam Postal Savings Service Company ("VPSC") and additional cash contribution. As at 1 July 2011, Vietnam Post completed the transfer of assets and liabilities of VPSC to Lien Viet Joint Stock Commercial Bank.

On 15 July 2024, the SBV issued Decision No. 423/QD-TTGSNH2 on amending the content of the Bank's Establishment and Operation License; accordingly, the Bank changed its name to Fortune Vietnam Joint Stock Commercial Bank, called in Vietnamese for short as Ngân hàng TMCP Lộc Phát Việt Nam; full name in English: Fortune Vietnam Joint Stock Commercial Bank; abbreviated in English as LPBank.

The Bank's main activities are mobilising and receiving short, medium and long-term deposits from organisations and individuals; granting credit to organisations and individuals up to 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, and providing other banking services permitted by the SBV.

(b) Charter capital

The charter capital of the Bank, according to Establishment and Operation License No. 33/GP-NHNN dated June 24, 2026 (replacing Establishment and Operation License No. 91/GP-NHNN issued on March 28, 2008), is VND 29,872,821 million.

The charter capital of the Bank as at 30 September 2026 is VND29,872,821 million (as at 31/12/2025: VND29,872,821 million). The par value per share is VND10,000.

(c) Location and operation network

The Bank's Head Office is located at No. 8, Lane 1, Ton Duc Thang Road, Street 11, Hoa Lu ward, Ninh Binh province, Viet Nam. As at 30 September 2026, the Bank had one (1) Head Office, three (3) representative offices, eighty-five (85) branches, four hundred and eighty-one (481) transaction offices, four hundred and eighty-seven (487) post transaction offices nationwide (31/12/2025: the Bank had one (1) Head Office, three (3) representative offices, eighty-five (85) branches, four hundred and eighty-one (481) transaction offices, four hundred and eighty-seven (487) post transaction offices nationwide).

(d) Number of employees

As at 30 September 2026, the Bank had 9,223 employees (as at 31/12/2025: 9,597 employees).

2. Basis of preparation of the interim financial statements

(a) Statement of compliance

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

(b) Basis of measurement

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

(c) Accounting period

The annual accounting period of the Bank is from 1 January to 31 December. These interim financial statements of the Bank have been prepared for the 9-month period ended 30 September 2026.

(d) Accounting currency

The Bank's accounting currency is Vietnam Dong ("VND"). These interim financial statements have been prepared and presented in Vietnam Dong ("VND"), rounded to the nearest million ("VND million").

(c) Form of accounting records applied

The Bank uses the accounting software to record its transactions in the form of a general ledger.

3. Summary of significant accounting policies

The following significant accounting policies have been adopted by the Bank in the preparation of these interim financial statements.

(a) Foreign currency transaction

All transactions are recorded in their original currencies. Monetary items denominated in currencies other than VND are translated into VND at average exchange rate for spot selling and buying ("spot exchange rate") (gold is converted at the average selling and buying rate) of the Bank at the end of the last working day of the accounting period if the difference between the spot exchange rate and the weighted average of buying and selling exchange rates of the last working day of the accounting period is less than 1% (refer to Note 49 for details of foreign exchange rates as at 30 September 2026 and 31 December 2025). If the difference between spot exchange rate at the end of the last working day of the accounting period and the weighted average of buying and selling exchange rates of the last working day of the accounting period is 1% or more, the Bank shall use the weighted average of buying and selling exchange rates of the last working day of the accounting period.

Non-monetary foreign currency assets and liabilities are translated into VND using the spot exchange rates effective at the dates of the transactions.

Income and expense in foreign currencies are translated into VND using the spot exchange rates effective at the dates of the transactions.

Foreign exchange differences arising from translation of monetary assets and liabilities at the end of the accounting period are recognised in the "Foreign exchange differences" account in equity on the statement of financial position and then transferred to the statement of income at the end of the annual accounting period.

(b) Accounting estimates

The preparation of the financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System applicable to Credit institutions issued by the State Bank of Vietnam and the relevant statutory requirements applicable to financial reporting requires the Board of Management to make estimates and assumptions that affect the amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the amounts of revenues and expenses during the annual accounting period. Although these accounting estimates are based on the Board of Management's best knowledge, actual results could differ from those estimates. Adjustments to accounting estimates are recognised in the period in which the accounting estimates are changed and the affected future periods.

(c) Cash and cash equivalents

Cash and cash equivalents include cash on hand, gold on hand, balances with the SBV, balances with other credit institutions, loans to other credit institutions with original term to maturities not exceeding three months, Government treasury bills notes and other short-term valuable papers which are eligible for discount with the SBV, investments securities with recovery or maturity terms not exceeding three months from the acquisition date, that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

(d) Balances with and loans to other credit institutions

Balances with other credit institutions include current deposits and deposits at other credit institutions with original terms of not exceeding three months. Loans to other credit institutions are loans with original terms to maturity of no more than twelve months.

Balances with other credit institutions, except for current deposits and loans to other credit institutions are stated at the amount of outstanding principal less any specific allowance for credit risks.

Current deposits with other credit institutions are stated at cost.

Credit risk classification of term deposits and loans to other credit institutions (except for deposits at social policy banks according to regulations of the SBV on state credit institutions maintaining deposit balances at social policy banks) and allowance thereof is made in accordance with method as described in Note 3(g).

According to Decree No.86/2024/ND-CP issued by the Government on 11 July 2024 prescribing the allowances on the levels, methods of setting up risk allowances, and the use of allowances for risk handling in the operations of credit institutions, foreign bank branches, and cases where credit institutions must allocate accrued interest reversals ("Decree 86"), the Bank is not required to make general allowance for term deposits and loans to other credit institutions.

(e) Securities held for trading

(i) Classification

Securities held for trading are debt or equity securities which are acquired principally for the purpose of selling them in the near term or there is evidence of a recent pattern of short-term profit-taking.

(ii) Recognition

The Bank recognizes trading securities at the time the Bank obtains ownership, specifically as follows:

- Listed securities: recognized at the time of order matching (T+0);
- Unlisted securities: recognized when legal ownership is obtained.

(iii) Measurement

Securities held for trading are measured at cost less allowance for securities held for trading. Allowance for credit risks of securities includes allowance for diminution in value of trading securities which is made if there is evidence that market price of the securities item falls below their carrying amount.

Allowance for diminution in the value of trading securities mentioned above are reversed if their recoverable value subsequently increases after the allowance was recognised. An allowance is reversed only to the extent that the securities' carrying amount does not exceed the carrying amount that has been determined if no allowance had been recognised.

As at 30 September 2026 and 31 December 2025, securities held for trading represent overseas open-ended fund certificates.

(iv) De-recognition

The Bank derecognises securities held-for-trading when the contractual rights to the cash flows from these securities expired or when the significant risks and rewards of ownership of these securities have been transferred.

(f) Loans to customers

Loans to customers are stated at the amount of the principal outstanding less allowance for loans to customers.

Short-term loans are those with maturity term of no more than one year from the loan disbursement date. Medium-term loans are those with maturity from more than one year to five years of the loan disbursement date. Long-term loans are those with maturity term of more than five years from the loan disbursement date.

Debt classification and allowance for credit losses for loans to customers are made in accordance with regulations in Circular No.31/2024/TT-NHNN prescribing classification of assets in the operations of commercial banks, non-bank credit institutions, and foreign bank branches ("Circular 31") and Decree 86 as described in Note 3(g).

(g) Debt classification and the rate and method of making allowance for credit losses

(i) Debt classification

Debt classification for deposits at other CIs (except for demand deposits, deposits at bank for social policies as stipulated by SBV on State credit institutions maintaining deposit balances at bank for social policies); purchase or entrust the purchase of corporate bonds (including bonds issued by other CIs) that are not listed on the stock market or not registered for trading on the Upcom trading system (collectively referred to as "unlisted bonds"); loans to customers and loans to other CIs (including loans, financial leases, discounts, rediscounts of negotiable instruments and other valuable papers, factoring, credit granting in the form of credit card issuance and payments on behalf of off-balance sheet commitments); credit granting entrustment; debts that have been sold but the proceeds from debt sale have not been fully collected; repurchased debts, repurchases of Government bonds; certificates of deposit issued by other CIs; receivables arising from the outright purchase of documents presented under the letter of credit (except for the outright purchase of documents under the letter of credit issued by the Bank itself); amounts paid by the reimbursing bank for payment to the beneficiary under a deferred payment letter of credit with a provision that the beneficiary is paid immediately or before the due date of the letter of credit issued by the Bank (collectively referred to as "debts") is made in accordance with the quantitative method as stipulated in Article 10 of Circular 31. The Bank carries out monthly debt classification based on the outstanding principals of debts at the last date of the month as follows:

Group		Overdue status
1	Current debts	(a) Current debts being assessed as fully and timely recoverable, both principal and interest; or (b) Debts being overdue for less than 10 days and being assessed as fully recoverable, both overdue principal and interest, and fully and timely recoverable, both remaining principal and interest.
2	Special mentioned debts	(a) Debts being overdue between 10 days and 90 days; or (b) Debts having terms of repayment rescheduled for the first time and are undue.
3	Sub-standard debts	(a) Debts being overdue between 91 days and 180 days; or (b) Debts having terms of repayment extended for the first time which is unmatured; or (c) Debts having exempted or reduced interest because customers are not able to pay the interest according to the credit contract; or (d) Debts falling in one of the following cases not yet collected within 30 days since the issuance date of recovery decision: ▪ Debts having violated regulations specified in Points 1, 3, 4, 5, 6 of Article 134 of Laws on Credit Institutions; or ▪ Debts having violated regulations specified in Points 1, 2, 3, 4 of Article 135 of Laws on Credit Institutions; or ▪ Debts having violated regulations specified in Points 1, 2, 5, 9 of Article 136 of Laws on Credit Institutions. (e) Debts in the collection process under inspection conclusions; or (f) Debts that need to be recovered under premature debt recovery decisions due to borrowers' breach of agreements with them, but are not yet recovered within a period of less than 30 days from the effective dates of recovery decisions.

Group		Overdue status
4	Doubtful debts	(a) Debts being overdue between 181 days and 360 days; or (b) Debts having rescheduled terms of repayment for the first time and being overdue 90 days according to the first rescheduled terms of repayment; or (c) Debts having rescheduled terms of repayment for the second time which are not yet overdue; or (d) Debts specified in point (d) of Sub-standard debts not yet collected between 30 days and 60 days since the issuance date of recovery decision; or (e) Debts in the collection process under inspection conclusions but being overdue up to 60 days according to recovery term; or (f) Debts that need to be recovered under premature debt recovery decisions due to borrowers' breach of agreements with them, but are not yet recovered in 30 and 60 days from the effective dates of recovery decisions.
5	Loss debts	(a) Debts being overdue more than 360 days; or (b) Debts having rescheduled terms of repayment for the first time and being overdue of 91 days or more according to the first rescheduled terms of repayment; or (c) Debts having rescheduled terms of repayment for the second time and being overdue according to the second reschedule terms of repayment; or (d) Debts having rescheduled terms of repayment for the third time or more, regardless of whether the debts are overdue or not; or (e) Debts specified in point (d) of Sub-standard debts not yet collected over 60 days since the issuance date of recovery decision; or (f) Debts in the collection process under inspection conclusions but being overdue of more than 60 days according to recovery term; or (g) Debts that need to be recovered under premature debt recovery decisions due to borrowers' breach of agreements with them, but are not yet recovered in more than 60 days from the effective dates of recovery decisions; or (h) Debts to credit institutions being announced under special supervision status by the SBV, or to foreign bank branches of which capital and assets are blockaded.

For off-balance sheet commitments, the Bank classifies debts based on the overdue days from the date when the Bank performs committed obligations:

- Group 3 - Sub-standard debts: overdue below 30 days;
- Group 4 - Doubtful debts: overdue from 30 days to less than 90 days;
- Group 5 - Loss debts: overdue from 90 days and above.

Bad debts are debts in Group 3, 4 and 5.

Where a customer owes more than one debt to the Bank, and has any of its debts transferred to a higher risk group, the Bank classifies the remaining debts of such customer into the group of debts with the highest level of risk.

When the Bank participates in a syndicated loan, the Bank classifies all debts (including the syndicated loan) of the customer into a higher risk group of debt as that classified and informed by the banks participating in a syndicated loan and the assessment of the Bank itself.

The Bank also uses the results of debt classification as provided by the Credit Information Center of the SBV ("CIC") at the date of classification to adjust the results of its internal classification of debts and off-balance sheet commitments. Where debts and off-balance sheet commitments of one customer are classified by the Bank into a lower risk group of debts as compared to that informed by CIC, the Bank reclassifies such debts and off-balance sheet commitments to the group of debts as informed by CIC.

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

The Bank has adopted Circular No. 01/2020/TT-NHNN dated 13 March 2020 ("Circular 01") issued by the SBV on providing regulations on restructuring of loan repayment periods, exemption/reduction of interest/fees and keeping loan groups unchanged to assist customers affected by the Covid-19 pandemic, Circular No. 03/2021/TT-NHNN dated 2 April 2021 ("Circular 03") issued by the SBV on amending and supplementing to some articles of Circular 01 and Circular No. 14/2021/TT-NHNN dated 7 September 2021 ("Circular 14") issued by the SBV on amending and supplementing to some articles of Circular 01. Accordingly, for debts:

- granted before 1 August 2021 from lending activities;
- being due for principal and/or interest payment during the period from 23 January 2020 to 30 June 2022;
- with outstanding balances that are not yet overdue or up to 10 days overdue according to the loan agreement; debt repayment period according to the contract; or the outstanding debt is incurred before 23 January 2020 and becomes overdue during the period from 23 January 2020 to 29 March 2020; the outstanding debt is incurred from 23 January 2020 to before 10 June 2020 and becomes overdue before 17 May 2021; the outstanding debt is incurred from 10 June 2020 to before 1 August 2021 and becomes overdue during the period from 17 July 2021 to before 7 September 2021;
- the borrower is unable to repay the principal and/or interest on schedule under the loan agreement due to decrease in revenue or income caused by Covid-19 pandemic;
- and not in violation of laws.

the Bank is allowed to reschedule loan repayment periods, grant exemption/reduction of interest/fees and loan groups as follow:

Debts	Debt classification
Incurred before 23 January 2020	Loan groups are kept unchanged from those classified at the most recent date prior to 23 January 2020.
Incurred from 23 January 2020 to 1 August 2021	▪ Loan groups are kept unchanged from those classified at the most recent date prior to the date of being restructured repayment term for the first time; or ▪ Loan groups are kept unchanged from those classified at the most recent date prior to the date of being overdue; or ▪ Loan groups are kept unchanged from those classified at the most recent date prior to the date of exemption/reduction of interest/fees for the first time.

The Bank shall base on prevailed regulations on debt classification in the operations of credit institutions to classify debts with restructured repayment terms, exempted or reduced interest and fees, and maintain the debt group according to the provisions of Circular 01, Circular 03, Circular 14 for assets with no outstanding debt that has been restructured.

Debt classification for loans having rescheduled debt repayment term and keeping loan groups unchanged in order to support customers in difficulties

The Bank has adopted Circular No. 02/2023/TT-NHNN dated 23 April 2023 ("Circular 02") issued by the SBV on providing regulations on restructuring of loan repayment periods and keeping loan groups unchanged in order to support customers in difficulties and Circular No. 06/2024/TT-NHNN dated 18 June 2024 ("Circular 06") issued by the SBV on amending and supplementing to some articles of Circular 02. Accordingly, for debts:

- granted before 24 April 2023 and from lending and financial leasing activities;
- incurred principal and/or interest during the period from 24 April 2023 to 31 December 2024;
- with the outstanding debt balance being undue or up to 10 (ten) days overdue from the due date according to the contract/ agreement; the borrower is evaluated by the Bank as being unable to repay the principal and/or interest on schedule under the signed loan contract, agreement due to decrease in revenue or income compared to that in the plan for payment of loan principals and/or interests under the contract or agreement; and evaluated by the Bank as being able to pay off the loan principal and/or interest on the rescheduled due date;
- and not in violation of laws.

the Bank is allowed to reschedule loan repayment periods and keeping loan groups unchanged as those at the most recent date to the reschedule date.

Debt classification for debts with restructured repayment terms for customers facing difficulties due to the impact and damage of storm No. 3, flooding, landslides after storm No. 3

The Bank applies Circular No. 53/2024/TT-NHNN dated 4 December 2024 ("Circular 53") issued by the SBV regulating the restructuring of debt repayment terms for customers facing difficulties due to the impact and damage of storm No. 3, flooding, landslides after storm No. 3. Accordingly, for the outstanding principal and interest of the debts:

- arising in the provinces and centrally-run cities: Ha Giang, Cao Bang, Lang Son, Bac Giang, Phu Tho, Thai Nguyen, Bac Kan, Tuyen Quang, Lao Cai, Yen Bai, Lai Chau, Son La, Dien Bien, Hoa Binh, Hanoi, Hai Phong, Hai Duong, Hung Yen, Vinh Phuc, Bac Ninh, Thai Binh, Nam Dinh, Ha Nam, Ninh Binh, Quang Ninh, Thanh Hoa (hereinafter referred to as 26 provinces and cities) facing difficulties due to the impact and damage of storm No. 3, including:
  - customers are individuals with current residence or work or production and business establishments or investment, construction, production and business activities in 26 provinces and cities;
  - customers are organisations (except customers who are credit institutions, foreign bank branches) with headquarters, branches, representative offices or production and business establishments or with investment, construction, production and business activities in 26 provinces and cities.
- with principal balances arising before 7 September 2024 and from lending activities;

- the obligation to repay principal and interest arises between 7 September 2024 and 31 December 2025;
- the outstanding balance of the debt with a restructured repayment term is still due or overdue by 10 days from the agreed payment due date. The outstanding balance of the debt that is overdue for more than 10 days and overdue between 7 September 2024 and 16 December 2024 is restructured when restructuring for the first time according to Circular 53;
- is assessed by the Bank as having difficulty in repaying the principal and interest on time according to the agreed contract due to the impact and damage of storm No. 3 and is able to fully repay the principal and interest according to the restructured repayment term;
- and not in violation of laws.

the Bank is allowed to restructure the debt repayment period and classify debts according to Decision No. 1510/QD-TTg dated 4 December 2024 ("Decision 1510") issued by the Prime Minister on the classification of assets, the level of risk allowance, the method of risk allowance and the use of allowances to handle risks for debts of customers facing difficulties due to the impact and damage of storm No. 3 as follows:

- the debt group is kept the same as the debt group that was classified at the most recent time before 7 September 2024 during the debt repayment period restructuring period;
- the Bank is not required to adjust or reclassify into a debt group with a higher risk level for debts that are kept in the same debt group and are still within the term according to the restructuring period;
- if the debt is kept in the overdue debt group according to the restructuring period but is not further restructured for the repayment period or there is no outstanding debt that is restructured for the repayment period according to Circular 53, the Bank must classify the debt according to the regulations of the SBV on classification of assets in the operations of credit institutions and foreign bank branches.

(ii) Allowance for credit losses

Allowance for credit risks includes specific allowance for credit risks and general allowance for credit risks.

Specific allowance for credit losses

According to Decree 86, the Bank determines specific allowance for credit risks at the end of each month based on the allowance rates corresponding to debt classification results and loan principals balance less the discounted value of collateral assets at the end of the month. Specific allowance as at 30 September 2026 is determined based on the debt classification results and outstanding principals of debts at 30 September 2026. The rates of specific allowance for specific loan groups are as follows:

Group	Loan group	Rates of specific allowance
1	Current debts	0%
2	Special mentioned debts	5%
3	Sub-standard debts	20%
4	Doubtful debts	50%
5	Loss debts	100%

The maximum discounted value and rate of collateral assets is determined in accordance with Decree 86 whereby each type of collateral assets has a certain maximum deduction rate for the purpose of calculating the risk allowance.

Additional specific allowance in accordance with Circular 03

The Bank determines and records the additional specific allowance for the entire outstanding loan balance of customers monthly, including the loan balances with repayment period rescheduled, interest exempted or reduced according to the loan classifications in accordance with relevant regulations (if the regulations on keeping loan groups unchanged under the provisions of Circular 01, Circular 03 and Circular 14):

Additional allowance	Deadline
At least 30% of the total specific allowance amount required to be made	By 31 December 2021
At least 60% of the total specific allowance amount required to be made	By 31 December 2022
100% of the total specific allowance amount required to be made	By 31 December 2023

The Bank has made full allowance for the specific amount of additional allowances required according to the time limits as prescribed above. From 1 January 2024, the Bank shall, based on current regulations on risk allowances in the operations of credit institutions, make risk allowances for debts with restructured repayment terms, exempted or reduced interest and fees, and maintained in the same debt group as prescribed in Circular 01, Circular 03 and Circular 14.

Additional specific allowance in accordance with Circular 02 and Circular 06

The Bank also determines and records the additional specific allowance for the entire outstanding loan balance of customers with rescheduled repayment terms and loan groups unchanged in accordance with Circular 02 and Circular 06 as follows:

Additional allowance	Deadline
At least 50% of the total specific allowance amount required to be made	By 31 December 2023
100% of the total specific allowance amount required to be made	By 31 December 2024

As at 31 December 2024, the Bank has made 100% of the additional specific allowance.

Additional specific allowance according to Decision 1510

The Bank determines and records the specific amount of additional allowance required for all outstanding debts of customers whose repayment terms are restructured and whose debt groups are maintained in accordance with Circular 53 and Decision 1510 as follows:

Additional allowance	Deadline
(i) At least 35% of the total specific allowance amount required to be made	By 31 December 2024
(ii) Additional allowance to reach at least 70% of the specific allowance amount that must be additionally made	By 31 December 2025

Additional allowance	Deadline
For debts that are restructured in terms of repayment terms according to the regulations of the State Bank of Vietnam on credit institutions and foreign bank branches restructuring repayment terms for customers facing difficulties due to the impact and damage of storm No. 3 before January 1, 2025, the Bank shall set aside in 2025 at least the ratio in item (i)	
(iii) Additional allowance to reach full of 100% of the specific allowance amount that must be additionally made For debts that are restructured in terms of repayment terms according to the regulations of the State Bank of Vietnam on credit institutions and foreign bank branches restructuring repayment terms for customers facing difficulties due to the impact and damage of storm No. 3 before 1 January 2026, the Bank shall make allowance in 2026 at least according to the ratio in item (ii)	By 31 December 2026

As at 30 September 2026, the Bank has made specific allowance in accordance with the above regulations.

General allowance for credit losses

According to Decree 86, general allowance is also required at the rate of 0.75% of total balance of debts at the end of the month, except for the balances with and loans to other credit institutions, bonds issued by other CIs and debts classified into the Loss debts group. General allowance as at 30 September 2026 is calculated based on debt classification and outstanding principals of debts at 30 September 2026.

(iii) Written-off of bad debts

According to Decree 86, loans to customers are written off against the allowance when loans to customers have been classified to Group 5 or when borrowers have been declared bankrupt or dissolved (for borrowers being organisations and enterprises) or borrowers are deceased or missing (for borrowers being individuals).

Debts written-off against allowance are recorded as off-balance sheet items for following up and collection. The amounts collected from the debts previously written-off are recognised in the statement of income upon receipt.

(iv) Classification and allowance for off-balance sheet commitments

According to Circular 31 and Decree 86, the classification of off-balance sheet credit commitments is conducted solely for risk management, credit quality supervision of credit granting activities. The Bank did not make allowance for off-balance sheet credit commitments, except where the Bank has been required to made payment under the guarantee contract, in which case the payment on behalf is classified and allowance is made for in accordance with the accounting policy as described in Note 3(g)(i)and Note 3(g)(ii).

(h) Investment securities

(i) Classification

Investment securities include available-for-sale investment securities. The Bank classifies investment securities at the date of acquisition as available-for-sale investment securities and held-to-maturity investment securities. According to Official Letter No. 2601/NHNN-TCKT dated 14 April 2009 of the SBV, the Bank is allowed to reclassify investment securities for once at maximum after initial classification at the date of acquisition.

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

(ii) Recognition

The Bank recognizes investment securities at the time it assumes the majority of the risks and benefits of owning these securities.

(iii) Measurement

Debt securities

Available-for-sale debt securities are initially recorded at cost, including purchase cost plus other directly attributable costs such as brokerage and transaction fees, information fees, and bank charges (if any).

They are subsequently recognised at amortised cost (affected by premium/discount amortisation) less allowance for securities risks (including allowance for credit risks and allowance for devaluation of investment securities). Premium and discounts arising from purchases of debt securities are amortised to the statement of income on a straight-line basis over the holding period.

Listed available-for-sale debt securities are classified as investment securities and are recorded at cost less allowance for diminution in value by referring to the most recent transaction at the Stock Exchange within 10 days from the end of the annual accounting period. In case there is no transaction within 10 days from the end of the annual accounting period, the Bank does not make allowances for these debt securities. The Bank does not make allowances for Government bonds, Government-guaranteed bonds, and local government bonds classified as investment securities.

Available-for-sale debt securities of unlisted corporate bonds are recognised at cost less allowance for credit risks according to method as described in Note 3(g).

Interest income after purchase of available-for-sale debt securities is recognised in the statement of income on an accrual basis except for interest income from unlisted corporate bonds classified from Group 2 to Group 5 which is recognised when received (receipt basis). The interest income accrued before the Bank's purchase will be deducted from the cost of debt securities when received.

The allowance for investment securities mentioned above is reversed if the price or recoverable value of the securities subsequently increases after the allowance was recognised. An allowance is reversed only to the extent that the securities' carrying amount does not exceed the carrying amount that has been determined if no allowance had been recognised.

(iv) De-recognition

The Bank derecognises available-for-sale investment securities when the contractual rights to the cash flows from these securities have expired or when the significant risks and rewards of ownership of these securities have been transferred.

(i) Repurchase and resale contracts

Securities sold with a commitment to repurchase at a specified future date are still recognised in the financial statements. The cash received under the agreement is recognised as a loan in the financial statements and the difference between the sale price and the purchase price is recognised in the statement of income at the contractual interest rate over the life of the contract.

Conversely, securities purchased with a commitment to resell at a specified future date are not recognised in the financial statements. The cash paid under the agreement is recognised as a loan in the financial statements and the difference between the sale price and the purchase price is recognised in the statement of income at the contractual interest rate over the life of the contract.

(j) Other long-term investments

Other long-term investments are investments in the equity of other companies in which the Bank does not have control or significant influence. These long-term investments are initially stated at cost at the date of investment, and subsequently stated at cost less allowance for diminution in the value of investment.

Allowance for diminution in value of long-term investments

Allowance for diminution in value of long-term investments is made if the economic entity has suffered a loss which may cause the Bank to lose its invested capital, unless there is evidence that the value of the investment has not been diminished. Allowance for diminution in value is determined as the total actual investment capital of the owner at the investee less (-) the owner's equity of the investee multiplied (x) by the Bank's ownership percentage in the investee at the date of making allowance.

The allowance is reversed if the recoverable amounts are subsequently increased after the allowance was recognised. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that has been determined if no allowance had been recognised.

Other long-term investments are derecognised when the rights to receive cash flows from those investments have expired or the Bank has transferred substantially all the risks and rewards of ownership of those investments.

(k) Tangible fixed assets

(i) Cost

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

(ii) Depreciation

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

▪ building	15 - 50 years
▪ machines and equipment	8 - 15 years
▪ means of transportation - transmission	10 years
▪ management tools and equipment	8 - 10 years
▪ other fixed assets	8 - 10 years

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between proceeds from sales or disposals of assets and their net book values together with their disposal expenses and is recognised in the statement of income.

(l) Intangible fixed assets

(i) Definite land use rights

Definite land use rights are stated at cost less accumulated amortisation. The initial cost of definite land use rights comprises its purchase price and any directly attributable costs incurred in conjunction with securing the land use rights. Definite land use rights are amortised on a straight-line basis over land use periods.

(ii) Software

Cost of acquiring new software, which is not an integral part of the related hardware, is capitalised and treated as an intangible asset. Software cost is amortised on a straight-line basis over 15 years.

Loss or gain resulting from sales and disposals of intangible fixed assets is the difference between the net proceeds from sales or disposals of assets and their carrying amount together with disposal expense and is recognised in the statement of income.

(m) Prepayments

Prepayments comprise capitalised office refurbishment expense, prepaid expenses for office rental and other prepaid expenses.

Capitalised office refurbishment expense is amortised in the statement of income on a straight-line basis over the period of 3 years. Office rental expense represents the amount which has been prepaid to lease the office. Prepaid expense for office rental is amortised in the statement of income on a straight-line basis over the lease period.

Other long-term prepayments include repair, maintenance cost for assets, tools and supplies issued for consumption and are considered to bring future economic benefits to the Bank. These expenses are capitalised as prepayments and are amortised in the statement of income, on a straight-line basis over the period of more than one year and not exceeding three years in accordance with prevailing accounting regulations.

(n) Other assets

(i) Construction in progress

Construction in progress represents the construction or implementation costs of tangible and intangible fixed assets which have not been fully completed or installed. No depreciation is provided for construction in progress during the period of construction and installation.

(ii) Foreclosed assets

Foreclosed assets are those of which the ownership was transferred to the Bank and waiting for settlement. For foreclosed assets of which the ownership has not been transferred to the Bank, the Bank records as off-balance sheet items.

(iii) Receivables from trade finance activities

Receivables from trade finance activities represent other assets exposing to credit risk and are stated at cost less allowance for credit losses, if any. The Bank classifies and makes allowance for these receivables in accordance with the accounting policy as described in Note 3(g).

(iv) Other assets

Other assets, except receivables from credit activities, are stated at cost less allowances for other on statement of financial position assets.

Allowance for losses of assets are made based on the overdue status of debts or expected losses may occur in case undue debt but an economic organisation is bankrupted or liquidated; or debtor is missing, running away, being prosecuted, in prison, under a trial or pending execution of sentences or deceased. The allowance expenses are recorded as operating expenses during the period.

For other assets that are overdue debts, the Bank makes allowance for losses using the allowance rates that are applied for overdue status as follows:

Overdue period	Allowance rate
• From more than six (06) months up to less than one (01) year	30%
• From one (01) year up to less than two (02) years	50%
• From two (02) years up to less than three (03) years	70%
• Three (03) years or more	100%

Allowance for losses on other assets are made for undue debts is the expected losses determined by the Bank after considering to the recovery of these debts.

(o) Other allowance

An allowance is recognised if, as a result of a past event, the Bank has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Allowance is determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liabilities.

(p) Derivative financial instruments

Currency forward and swap contracts

The Bank involves in currency forward contracts and currency swap contracts to facilitate customers to transfer, adjust or reduce foreign exchange risks and other market risks, and also for the business purposes of the Bank.

Currency forward contracts are commitments to pay in cash on a future date based on pre-determined difference between exchange rates, calculated on a nominal original amount. The currency forwards contracts are recorded at nominal value at the transaction date and are revalued at effective exchange rate at the reporting date and are stated at net value in the statement of financial position.

Differences upon revaluation at the end of the period are recognised in the *"Foreign exchange differences"* account in the statement of financial position each month and are transferred to the statement of income at the end of the annual accounting period or upon maturity. Differences between the amounts in VND of the foreign currency amounts which are committed to buy/sell at forward rate of contract and spot rate on the transaction date are recognised in the statement of income on a straight-line basis over the term of the contracts.

The currency swap contracts are commitments to buy or sell the same amount of foreign currency (only two currencies are used in the transaction) with the same partner, in which there is a transaction with the spot payment term and a transaction with a payment period determined in the future and the rate of the two transactions is determined at the time of confirmation of spot transaction. Premiums/discounts arising from the difference of the spot exchange rate at the effective date of the contracts and the forward exchange rate will be recognised immediately on the effective date of the contracts as an asset if they are positive or as a liability if they are negative in the statement of financial position. This difference is amortised to the statement of income on a straight-line basis over the term of the swap contracts.

Interest rate swap contracts

Interest swap contracts are commitments to settle the interest amount based on floating or fixed interest rates over the notional principal amounts. The contract value in basic interest rate swaps of the same currency is not recognised in the statement of financial position. For two-currency-interest-rate swap contracts with nominal principal swap, the contract value is recognised in the statement of financial position. Income earned and expenses incurred are recognised in the statement of income on an accrual basis.

(q) Amounts due to the Government and the SBV

Amounts due to the Government and the SBV are stated at cost.

(r) Deposits and loans from other CIs

Deposits and loans from other CIs are stated at their cost.

(s) Deposits from customers

Deposits from customers are stated at their cost.

(t) Valuable papers issued

Valuable papers issued are recorded at cost less amortized premiums and discounts. Costs of valuable papers issued include the proceeds from issuance minus directly attributable expenses from issuance.

(u) Other payables

Other payables are stated at their cost.

(v) Severance allowance

Under the Vietnamese Labour Code, when an employee who has work for the Bank for 12 months or more ("the eligible employees") voluntarily terminates his/her labour contract, the employer is required to pay the eligible employee severance allowance calculated based on years of service and employee's compensation at termination. Before 2012, provision for severance allowance has been provided based on employees' years of service and their average salary for the six-month period prior to the end of the accounting period. For the purpose of determining the number of years of service by an employee, the period for which the employee participated in and contributed to unemployment insurance in accordance with prevailing laws and regulations and the period for which severance allowance has been paid by the Bank are excluded.

On 24 October 2012, the Ministry of Finance issued Circular No. 180/2012/TT-BTC ("Circular 180") guiding the financial handling of unemployment allowance for employees at enterprises. This Circular stipulates that when preparing the 2012 financial statements, if the enterprise's unemployment fund remains balance, the enterprise must record other income increases in 2012 and must not transfer the balance to use the fund next year. Accordingly, the Bank has reversed the balance of the severance allowance provision. This change in accounting policy has been applied prospectively since 2012.

Pursuant to Law on Social Insurance, effective from 1 January 2009 the Bank and its employees are required to contribute to an unemployment insurance fund managed by the Vietnam Social Insurance Agency. The unemployment insurance paid by the Bank for the employee's working time is recorded as an expense in the statement of income when incurred. With the implementation of the unemployment insurance scheme, the Bank is no longer required to provide severance allowance for the service period after 1 January 2009. However, severance allowance to be paid to the existing eligible employees at the end of the period will be determined based on the eligible employees' years of service to 31 December 2008 and their average salary for the six-month period prior to the termination date.

(w) Share capital

(i) Ordinary shares

Ordinary shares are classified as equity and recognised at par value. Incremental costs directly attributable to the issue of ordinary shares are recognised as a deduction from share premium in equity.

(ii) Share premium

On receipt of proceeds from share issuance from shareholders, the difference between the issue price and the par value of the shares, if any, is recorded in share premium account in equity.

(x) Reserves and funds

The Bank is required to make the following reserves before distribution of profits: Reserve to supplement charter capital, Financial reserve. These reserves are non-distributable and recognised as part of equity. Other equity funds are allocated from profit after tax. The allocation from profit after tax and the use of these funds and reserves are in accordance with the Law on Credit Institutions and the rules stipulated in the charter, financial regulations, and internal regulations of the Bank.

Reserve to supplement charter capital

According to Decree No. 135/2025/ND-CP ("Decree 135"), the Bank shall annually appropriate 10% of profit after tax for the reserve to supplement charter capital. The maximum level of this fund shall not exceed the charter capital of the Bank.

Financial reserve

According to Decree 135, the Bank annually appropriate 10% of profit after tax for the financial reserve fund.

The financial reserve is used to cover remaining losses incurred during the normal course of business after the Bank is compensated by the organisations and individuals who make the loss and by insurance companies, and by utilisation of allowances provided; and for other purposes in accordance with the laws.

(y) Bonus and welfare fund

Bonus and welfare fund is allocated from profit after tax in accordance with the Law on Credit Institutions and the rules stipulated in the charter, financial regulations, and internal regulations of the Bank.

(z) Revenue

(i) Interest income

Interest income is recognised in the statement of income on an accrual basis, except for interest on loans classified in Group 2 to Group 5 described in Note 3(g) and debts kept unchanged in Group 1 (Current debt) due to the implementation of special policies of the State described in Note 3(g) is recorded when the Bank actually receives it.

When a debt is classified from Group 2 to Group 5 as presented in the Note 3(g), the accrued interest is deducted and recorded off-balance sheet and is recognised in the statement of income when collected.

When a debt is kept in the Current debt group due to the implementation of the State's special policy, the interest receivable arising during the period is not accounted for as income and the Bank monitors it off-balance sheet. Interest income from these debts is recognised in the statement of income when collected.

(ii) Fee and commission income

Fees and commission income includes fees and commission from settlement services, guarantee services, cashier services and other services, are recognised in the statement of income when incurred.

(iii) Income from investing activities

Income from securities trading is recognised in the statement of income upon the Bank receipt of the order matching notice from Vietnam Securities Depository and Clearing Corporation (formerly Vietnam Securities Depository) (for listed securities) and completion of the assets transfer agreement (for unlisted securities) and is determined based on the differences between selling price and weighted average cost of securities sold.

Dividends receivable in cash is recognised in the statement of income when the Bank's right to receive payment is established. Dividends received in the form of shares, bonus shares and rights to purchase shares given to existing shareholders are not recognised as an increase in investment and such dividend income is not recognised in the statement of income. When share dividends are received, the Bank only recognise an increase in the number of shares in the notes to the financial statements.

Dividends received which are attributable to the period before acquisition date are deducted against the carrying amount of the investment.

(aa) Interest expenses

Interest expenses are recognised in the statement of income on an accrual basis.

(bb) Fee and commission expenses

Fee and commission expenses are recognised in the statement of income when these expenses are incurred.

(cc) Operating lease payments

Payments made under operating leases are recognised in the statement of income on a straight-line basis over the term of the lease. Lease incentives received are recognised in the statement of income as an integral part of the total lease expense, over the term of the lease.

(dd) Taxation

Income tax on the profit for the period comprises current and deferred tax. Income tax is recognised in the statement of income except to the extent that it relates to items recognised directly to equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted at the end of the annual accounting period, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided using the statement of financial position method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the

expected manner of realisation or settlement of the carrying amounts of assets and liabilities using the tax rates enacted or substantively enacted at the end of the annual accounting period. A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

The determination of the tax currently payable and deferred tax 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.

(ee) Related parties

Parties are considered to be related to the Bank if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Bank and the other party are subject to common control or significant influence. Related parties may be individuals or corporate entities and include close family members of any individual considered to be a related party.

(ff) Segment reporting

A segment means a Bank's individually identifiable component involved in the supply of related products or services (segmented by business), or the provision of products or services in a particular economic environment (segment divided by geographic area), each of these sectors bears different risks and benefits from the others. The Bank's primary template for segment reporting is disaggregated by geographic area.

The Bank's secondary template for segment reporting is disaggregated by business sector. Currently, the Bank has a banking business that includes regular trading and provision of the following operations: receiving deposits, granting credit, providing payment services via accounts and other commercial banking activities. Accordingly, the Board of Management assessed that the Bank has only one business segment, commercial banking operations, and the Bank's risks and profitability ratios are represented in this single business line. Therefore, the Bank is not required to present segment reports in detail by business category.

(gg) Earnings per share

The Bank presents basic earnings per share (EPS) for its ordinary shares. Basic earnings per share is calculated by dividing the profit or loss attributable to the ordinary shareholders of the Bank (after deducting any amounts appropriated to bonus and welfare fund during the period) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share is determined by adjusting the profit or loss attributable to the ordinary shareholders and the weighted average number of ordinary shares outstanding for the effect of all dilutive potential ordinary shares, which comprise convertible bonds and share options. At the reporting date and for the period then ended, the Bank had no dilutive potential ordinary shares and therefore does not present diluted earnings per share.

(hh) Off-balance sheet items

(i) Commitments and contingent liabilities

At any point of time, the Bank has outstanding credit commitments. These commitments are approved and unutilised loans and overdraft facilities.

The Bank also provides financial guarantees and letters of credit to guarantee the performance of customers to third parties. Many of the contingent liabilities and commitments will expire without any advanced payment, in whole or in part. Therefore, these commitments and contingent liabilities do not represent expected future cash flows.

A deferred payment letter of credit has a provision that the beneficiary is entitled to payment immediately or before the due date of the letter of credit

When the reimbursing bank makes payment to the beneficiary, the Bank must acknowledge the debt to the reimbursing bank, and the customer must acknowledge the debt to the Bank for the amount the reimbursing bank has paid to the beneficiary according to the commitment in the letter of credit. When receiving notification from the reimbursing bank that payment has been made to the beneficiary, the Bank records the amount received as debt to the reimbursing bank as a loan from another credit institution, and records the amount received as debt by the customer as a credit facility.

(ii) Assets entrusted for safekeeping

Assets held for custodial purposes are not considered assets of the Bank and therefore are not included in the Bank's statement of financial position.

(ii) Nil balances

Items or balances required by Circular No. 49/2014/TT-NHNN issued by the SBV on 31 December 2014 ("Circular 49") and Circular No. 27/2021/TT-NHNN issued by the SBV on 31 December 2021 ("Circular 27") on amending chart of accounts of credit institutions enclosed with Decision No. 479/2004/QD-NHNN dated 29 April 2004 and regulations on financial statement of credit institutions enclosed with Decision No. 16/2007/QD-NHNN dated 18 April 2007 of Governor of State Bank of Vietnam that are not described in these interim financial statements indicate nil balances.

(jj) Financial instruments

Solely for the purpose of providing disclosures about the significance of financial instruments to the Bank's financial position and results of operations and the nature and extent of risk arising from financial instruments, the Bank classifies its financial instruments as follows:

(i) Financial assets

Financial assets at fair value through profit or loss

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

- It is considered as held for trading. A financial asset is classified as held for trading if:

- it is acquired principally for the purpose of selling it in the near term;
- there is evidence of a recent pattern of short-term profit-taking; or
- a derivative (except for a derivative that is financial guarantee contract or a designated and effective hedging instrument).

- Upon initial recognition, it is designated by the Bank as financial assets at fair value through profit or loss.

Held-to-maturity investments

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

- financial assets that, upon initial recognition, were categorised by the Bank as financial assets at fair value through profit or loss;
- financial assets already categorised by the Bank as assets that available for sale; or
- financial assets that meet the definitions of loans and receivables.

Loans and receivables

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

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

Available-for-sale financial assets

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

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

(ii) Financial liabilities

Financial liabilities at fair value through profit or loss

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

- It is considered by management as held for trading. Financial liability is classified as held for trading if:
  - it is incurred principally for the purpose of repurchasing it in the near term;

- there is evidence of a recent pattern of short-term profit-taking; or
- a derivative (except for a derivative that is financial guarantee contract or a designated and effective hedging instrument).

- Upon initial recognition, it is designated by the Bank as financial liabilities at fair value through profit or loss.

Financial liabilities carried at amortised cost

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

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

(kk) Comparative information

Comparative information in these interim financial statements is presented as corresponding figures. Under this method, comparative information for the prior period is included as an integral part of the current period interim financial statements and are intended to be read only in relation to the amounts and other disclosures relating to the current period. Accordingly, the comparative information included in these interim financial statements is not intended to present the Bank's financial position, results of operation or cash flows for the prior period.

4. Cash on hand

	30/9/2026 VND million	31/12/2025 VND million
Cash on hand in VND	1,528,597	1,022,928
Cash on hand in foreign currencies	93,735	62,408
	1,622,332	1,085,336

5. Balances with the State Bank of Vietnam

	30/9/2026 VND million	31/12/2025 VND million
Balances with the SBV		
▪ In VND	570,452	33,093,089
▪ In other foreign currencies	56,649	2,310,735
	627,101	35,403,824

Balances with the SBV consist of a current account and a compulsory reserve requirement.

Under SBV's regulations relating to the compulsory reserve, banks are permitted to maintain a floating balance for the compulsory reserve requirement ("CRR"). The monthly balance of the reserves must not be less than CRR rates multiplied by the preceding month's average balances of deposits.

CRR rate as at the end of the period/year as follows:

	CRR rates	
	30/9/2026	31/12/2025
Preceding month's average balances of deposits of:		
▪ Demand deposits and deposits with term of less than 12 months in VND	3%	3%
▪ Deposits in VND with term of and more than 12 months	1%	1%
▪ Demand deposits and deposits with term of less than 12 months in foreign currencies	8%	8%
▪ Deposits in foreign currencies with term of and more than 12 months	6%	6%
▪ Deposits in foreign currencies with foreign CIs	1%	1%

Period/year-end annual interest rates were as follows:

	30/9/2026	31/12/2025
Deposits in VND within the CRR	0.5%	0.5%
Deposits in USD within the CRR	0.0%	0.0%
Deposits in VND beyond the CRR	0.0%	0.0%
Deposits in USD beyond the CRR	0.0%	0.0%

6. Balances with and loans to other credit institutions

	30/9/2026 VND million	31/12/2025 VND million
Balances with other credit institutions		
Current accounts	29,478,847	8,460,826
▪ *In VND*	*21,248,397*	*7,737,786*
▪ *In foreign currencies*	*8,230,450*	*723,040*
Term deposits	89,744,755	107,221,201
▪ *In VND*	*70,137,405*	*91,756,801*
▪ *In foreign currencies*	*19,607,350*	*15,464,400*
	119,223,602	115,682,027
Loans to other credit institutions		
▪ In VND	10,114,777	706,977
In which: Discount and rediscount loan	-	-
▪ Allowance for loans to other CIs	(56,977)	(56,977)
	10,057,800	650,000
	129,281,402	116,332,027

Term deposits with and loans to other CIs by groups are presented in Note 45(b).

7. Securities held for trading

	30/9/2026 VND million	31/12/2025 VND million
Other securities held for trading		
Open-ended fund certificates issued by foreign economic entities	908,820	631,423

Listing status of securities held for trading was as follows:

	30/9/2026 VND million	31/12/2025 VND million
Other securities held for trading		
Unlisted	908,820	631,423

8. Derivative financial instruments and other financial assets/(liabilities)

Details of derivative financial instruments as at period/year-end were as follows:

As at 30 September 2026	Total contract nominal value (at exchange rate of the effective date of the contract) VND million	Total carrying value (at exchange rate of reporting date) Assets/(Liabilities) VND million
Currency derivatives		
Currency forward contracts	5,492,662	3,179
Currency swap contracts	234,140,444	931,537
Other derivatives		
Interest rate swap contracts	410,126	-
	240,043,232	934,716

As at 31 December 2025	Total contract nominal value (at exchange rate of the effective date of the contract) VND million	Total carrying value (at exchange rate of reporting date) Assets/(Liabilities) VND million
Currency derivatives		
Currency forward contracts	8,453,111	(1,552)
Currency swap contracts	167,511,559	232,303
Other derivatives		
Interest rate swap contracts	524,596	-
	176,489,266	230,751

9. Loans to customers

	30/9/2026 VND million	31/12/2025 VND million
Loans to local economic entities and individuals	481,327,382	391,554,113
Loans on discounting negotiable instruments and valuable papers	-	5,426
Amounts paid on behalf of customers	5,601	3,528
Loans financed by sponsored and trusted funds	236,770	183,424
	481,569,753	391,746,491

Loan portfolio by loan group is presented in Note 45(b).

Loan portfolio by remaining terms was as follows (*):

	30/9/2026 VND million	31/12/2025 VND million
Short term	305,806,224	240,775,732
Medium term	130,205,046	108,430,645
Long term	38,988,147	38,287,995
Overdue (**)	6,570,336	4,252,119
	481,569,753	391,746,491

(*) The remaining term of the loan is calculated based on the remaining term of the payment schedule of each loan.

(**) Overdue debt is the principal balance that a customer fails to pay on time as agreed and is not approved by the credit institution to restructure the payment term specified in Circular 39/2016/TT-NHNN.

Loan portfolio by original terms was as follows:

	30/9/2026 VND million	31/12/2025 VND million
Short term	267,308,737	196,378,362
Medium term	143,709,057	129,122,327
Long term	70,551,959	66,245,802
	481,569,753	391,746,491

Loan portfolio by customer type and ownership was as follows:

	30/9/2026		31/12/2025	
	VND million	%	VND million	%
Loans to economic entities				
Wholly state-owned entities	501,002	0.10	521,863	0.13
Entities with state ownership from 50% to less than 100%	9,490	0.01	75,176	0.02
Cooperatives, cooperative unions, and cooperative groups	23,514	0.00	42,051	0.01
Wholly private-owned entities	337,365,403	70.06	220,936,884	56.54
Entities with private ownership from 50% to less than 100%	1,823,426	0.38	3,903,291	1.00
Wholly foreign-owned entities	1,022	0.00	12,841	0.00
Entities with foreign ownership from 50% to less than 100%	25,697	0.01	316,106	0.08
Loans to individuals				
Individuals	141,820,199	29.45	165,938,279	42.36
	481,569,753	100.00	391,746,491	100.00

Portfolio of loans to customers by business sectors was as follows:

	30/9/2026		31/12/2025	
	VND million	%	VND million	%
Agriculture, forestry and aquaculture	23,253,748	4.83	28,399,556	7.25
Mining	45,037	0.01	246,137	0.06
Manufacturing and processing	33,026,369	6.86	31,887,840	8.14
Electricity, gas, hot water, steam and air-conditioning	19,417,957	4.03	6,625,968	1.69
Water supplying and garbage and sewage treatment and management	44,803	0.01	74,732	0.02
Construction	99,416,128	20.64	43,777,893	11.18
Wholesale and retail trade; repair of motor vehicles, motorcycles	152,444,469	31.36	128,099,768	32.70
Transport, warehouse	6,771,113	1.41	5,262,312	1.34
Hospitality services	30,281,967	6.29	31,183,867	7.96
Information and communications	4,328,043	0.90	6,466,229	1.65
Finance, banking and insurance	2,403,437	0.50	942,936	0.24
Real estate trading	16,728,318	3.47	15,094,895	3.85
Science and technology	118,236	0.02	119,947	0.03
Administrative activities and supporting services	100,132	0.02	259,210	0.07
Education and training	19,915	0.00	30,242	0.01
Health care and social work	35,198	0.01	91,908	0.02
Art, playing and recreation	20,351,690	4.23	16,285,099	4.16
Other service activities	356,717	0.07	353,414	0.09
Employment activities in households, production of material products and services for household self-consumption	72,426,476	15.04	76,544,538	19.54
	481,569,753	100.00	391,746,491	100.00

10. Allowance for loans to customers

Allowance for loans to customers include:

	30/9/2026 VND million	31/12/2025 VND million
General allowance	3,584,397	2,906,183
Specific allowance	2,074,896	1,973,266
	5,659,293	4,879,449

Movements in allowance for loans to customers were as follows:

	General allowance VND million	Specific allowance VND million	Total VND million
Balance at 1 January 2026	2,906,183	1,973,266	4,879,449
Allowance made during the period (Note 32)	678,214	2,742,113	3,420,327
Allowance utilised during the period	-	(2,640,483)	(2,640,483)
Balance at 30 September 2026	3,584,397	2,074,896	5,659,293

	General allowance VND million	Specific allowance VND million	Total VND million
Balance at 1 January 2025	2,456,739	1,873,358	4,330,097
Allowance made during the year (Note 32)	449,444	972,836	1,422,280
Allowance utilised during the year	-	(872,928)	(872,928)
Balance at 31 December 2025	2,906,183	1,973,266	4,879,449

11. Available-for-sale investments securities

	30/9/2026 VND million	31/12/2025 VND million
Debt securities		
▪ Government and municipal bonds (i)	29,048,424	26,591,092
▪ Bonds issued by other local CIs (ii)	12,636,753	10,811,694
In which: Bonds guaranteed by the Government	1,718,890	*1,723,489*
▪ Certificates of deposits issued by local CIs (iii)	16,120,322	15,208,000
▪ Foreign debt securities	-	157,000
	57,805,499	52,767,786

(i) These represent bonds issued by the State Treasury denominated in VND. These bonds have terms ranging from 10 to 30 years and earn annual interest rates from 2.00% to 8.80% (31/12/2025: terms ranging from 10 to 30 years and earn annual interest rates from 2.00% to 8.80%). Interest is paid annually.

(ii) These represent bonds issued by other local CIs, denominated in VND. Such bonds have terms ranging from 2 years to 10 years and earn annual interest rates from 2.30% to 8.60% (31/12/2025: terms ranging from 2 years to 10 years and earn annual interest rates from 2.30% to 7.68%). Interest is paid bi-annually or annually.

(iii) These represent certificate of deposits issued by other local CIs, denominated in VND. Such certificate of deposits have terms 6 months to 12 months and earn annual interest rates from 6.30% to 9.50% (31/12/2025: term 6 months to 14 months and earn annual interest rates from 5.10% to 7.70%). Interest is paid at the end of the term.

Available-for-sale investment securities by groups are presented in Note 45(b).

12. Other long-term investments

Details of other long-term investments were as follows:

As at 30 September 2026

	Cost VND million	Current value VND million	Ownership %
Investments in economic entities			
Viet Lao Power Joint Stock Company	300,000	300,000	6.85
Sacom Life Insurance Joint Stock Company (previous name was "LP Life Insurance Joint Stock Company")	136,800	136,800	10.00
	436,800	436,800	

As at 31 December 2025

	Cost VND million	Current value VND million	Ownership %
Investments in economic entities			
Viet Lao Power Joint Stock Company	300,000	300,000	6.85
LPBank Securities Joint Stock Company	696,740	698,921	5.50
	996,740	998,921	

13. Tangible fixed assets

Nine-month period ended 30 September 2026

	Buildings VND million	Machines and equipment VND million	Means of transportation - transmission VND million	Management tools and equipment VND million	Other fixed assets VND million	Total VND million
Cost						
Opening balance	774,690	1,779,228	1,028,387	285,119	97,336	3,964,760
Additions	-	13,076	4,270	11,742	7,885	36,973
Completed Capital Construction Projects	2,383	-	-	-	-	2,383
Disposals	-	(15,067)	(20,196)	(3,017)	(4,754)	(43,034)
Other movements	-	441	-	12,306	(12,747)	-
Closing balance	777,073	1,777,678	1,012,461	306,150	87,720	3,961,082
Accumulated depreciation						
Opening balance	365,022	754,104	499,853	219,784	55,192	1,893,955
Charge for the period	18,092	120,148	69,741	17,192	2,960	228,133
Disposals	-	(10,598)	(18,124)	(2,143)	(1,453)	(32,318)
Other movements	(3,288)	(646)	1,663	(51)	(152)	(2,474)
Closing balance	379,826	863,008	553,133	234,782	56,547	2,087,296
Net book value						
Opening balance	409,668	1,025,124	528,534	65,335	42,144	2,070,805
Closing balance	397,247	914,670	459,328	71,368	31,173	1,873,786

Year ended 31 December 2025

	Buildings VND million	Machines and equipment VND million	Means of transportation - transmission VND million	Management tools and equipment VND million	Other fixed assets VND million	Total VND million
Cost						
Opening balance	795,525	1,387,926	905,097	284,596	96,645	3,469,789
Additions	-	437,603	219,890	3,090	1,263	661,846
Disposals	-	(46,301)	(96,600)	(2,567)	(572)	(146,040)
Other movements	(20,835)	-	-	-	-	(20,835)
Closing balance	774,690	1,779,228	1,028,387	285,119	97,336	3,964,760
Accumulated depreciation						
Opening balance	343,261	663,554	491,923	206,798	48,464	1,754,000
Charge for the year	21,736	136,731	83,783	15,360	7,095	264,705
Disposals	-	(46,149)	(76,219)	(2,370)	(384)	(125,122)
Other movements	25	(32)	366	(4)	17	372
Closing balance	365,022	754,104	499,853	219,784	55,192	1,893,955
Net book value						
Opening balance	452,264	724,372	413,174	77,798	48,181	1,715,789
Closing balance	409,668	1,025,124	528,534	65,335	42,144	2,070,805

Included in tangible fixed assets were assets costing VND722,238 million which were fully depreciated as at 30 September 2026 (31/12/2025: VND719,538 million), but are still in use.

14. Intangible fixed assets

Nine-month period ended 30 September 2026

	Land use rights VND million	Software VND million	Total VND million
Cost			
Opening balance	638,041	839,103	1,477,144
Additions	35,862	188,083	223,945
Closing balance	673,903	1,027,186	1,701,089
Accumulated amortisation			
Opening balance	31,638	256,153	287,791
Charge for the period	3,077	45,927	49,004
Closing balance	34,715	302,080	336,795
Net book value			
Opening balance	606,403	582,950	1,189,353
Closing balance	639,188	725,106	1,364,294

Year ended 31 December 2025

	Land use rights VND million	Software VND million	Total VND million
Cost			
Opening balance	624,217	634,205	1,258,422
Additions	13,824	204,898	218,722
Closing balance	638,041	839,103	1,477,144
Accumulated amortisation			
Opening balance	27,489	214,935	242,424
Charge for the year	4,149	41,218	45,367
Closing balance	31,638	256,153	287,791
Net book value			
Opening balance	596,728	419,270	1,015,998
Closing balance	606,403	582,950	1,189,353

Included in intangible fixed assets were assets costing VND63,803 million which were fully amortised as at 30 September 2026 (31/12/2025: VND61,602 million), but are still in use.

15. Other assets

	30/9/2026 VND million	31/12/2025 VND million
Receivables	13,149,721	1,301,554
In which:		
Internal receivables	*119,114*	*94,317*
External receivables (a)	*13,030,607*	*1,207,237*
Accrued interest and fee receivables (b)	6,315,346	5,028,558
Other assets (c)	3,960,650	1,691,240
Allowance for other on-balance sheet assets (*)	(7,851)	(14,106)
	23,417,866	8,007,246

(*) This is the allowance for doubtful receivables as stipulated in Circular No. 48/2019/TT-BTC issued on 8 August 2019 and Circular No. 24/2022/TT-BTC dated 7 April 2022.

(a) External receivables

	30/9/2026 VND million	31/12/2025 VND million
Advance for office renovation	208,989	352,497
Advance for operating activities	168,060	204,742
Advance for purchase of fixed assets	78,879	170,571
Advance for social charity purposes (i)	106,726	91,697
Receivables from post offices of provinces (ii)	77,336	52,761
Deposits for operating activities	11,645,546	45,332
Insurance commission receivables	34,214	116,026
Receivables related to outright purchase of documents under letters of credit issued by the Bank on a non-recourse basis	299,925	-
Other receivables	410,932	173,611
	13,030,607	1,207,237

(i) These represent advance payment of expenses for social charity purposes including funding to support education, healthcare, recovery from natural disaster, poor households, and others under decisions of the Board of Directors. As at 30 September 2026, these social charity activities have not been completed and not yet finalised.

(ii) These are receivables from provincial post offices related to fundraising and deposit-taking of the Bank. These amounts occur every day and have the repayment term of within one month.

(b) Accrued interest and fee receivables

	30/9/2026 VND million	31/12/2025 VND million
Accrued interest receivables from deposits	208,624	239,475
Accrued interest receivables from investment securities	1,637,956	1,565,905
Accrued interest receivables from credit activities	4,056,601	2,926,157
Accrued interest receivables from derivatives	412,165	297,021
	6,315,346	5,028,558

(c) Other assets

	30/9/2026 VND million	31/12/2025 VND million
Prepaid expenses (i)	3,446,556	1,153,974
Tools and instruments	5,451	5,052
Material	20,510	15,336
Other assets	488,133	516,878
	3,960,650	1,691,240

(i) Prepaid expenses include:

	30/9/2026 VND million	31/12/2025 VND million
Brokerage commission fees (*)	197,099	191,455
Payment for office rental	48,955	37,431
Head office repair and improvement expenses	197,600	96,440
Prepaid interest expenses	2,730,324	539,464
Other prepaid expenses	272,578	289,184
	3,446,556	1,153,974

(*) These are commissions paid to the system of post offices directly related to lending to customers. These expenses are allocated according to the term of each loan to customer.

16. Amounts due to the Government and the State Bank of Vietnam

	30/9/2026 VND million	31/12/2025 VND million
Borrowings from the SBV		
▪ Borrowings based on credit facilities	31,545	41,114
▪ Borrowings secured by mortgage of valuable papers	6,623,675	17,661,681
	6,655,220	17,702,795
Deposits from the State Treasury		
▪ Deposit in VND	12,032	978
	6,667,252	17,703,773

17. Deposits and borrowings from other credit institutions

	30/9/2026 VND million	31/12/2025 VND million
Demand deposits from other CIs		
▪ In VND	15,522,605	7,021,199
▪ In foreign currencies	806	9
Term deposits from other CIs		
▪ In VND	64,283,825	96,256,045
▪ In foreign currencies	17,737,510	22,315,550
	97,544,746	125,592,803
Borrowings from other CIs		
▪ In VND	578,962	552,699
In which: discount, re-discount borrowings	-	-
▪ In foreign currencies	8,072,738	1,702,765
	8,651,700	2,255,464
	106,196,446	127,848,267

18. Deposits from customers

	30/9/2026 VND million	31/12/2025 VND million
Current accounts	**27,625,768**	**28,540,907**
▪ In VND	26,108,951	27,139,088
▪ In foreign currencies	1,516,817	1,401,819
Term deposits	**393,940,294**	**308,853,088**
▪ In VND	393,430,237	308,574,321
▪ In foreign currencies	510,057	278,767
Margin deposits	**262,618**	**186,521**
▪ In VND	261,343	184,715
▪ In foreign currencies	1,275	1,806
Deposits for special purposes	**1,905**	**2,850**
▪ In VND	-	405
▪ In foreign currencies	1,905	2,445
	421,830,585	337,583,366

Deposits from customers by type of customers were as follows:

	30/9/2026 VND million	31/12/2025 VND million
Economic entities		
Wholly state-owned entities	24,204,399	23,703,618
Entities with state ownership from 50% to less than 100%	12,330,965	15,110,869
Entities with state ownership below 50% and holding the largest shareholding ratio	270,876	252,351
Other entities primarily funded by the State budget	64	2
Cooperatives, cooperative unions, and cooperative groups	46,697	77,356
Entities established, invested, or shared by cooperatives or cooperative unions, where cooperatives or cooperative unions hold the largest capital contribution ratio	1	6
Associations	162,861	52,027
Other collective economic organizations	482,481	197,660
Wholly private-owned entities	47,955,226	46,743,618
Entities with private ownership from 50% to less than 100%	674,228	1,116,069
Entities with private ownership below 50% and holding the largest shareholding ratio	792,102	20,138
Production households	285,733	13,363
Other private entities	6,138,149	1,749,214
Wholly foreign-owned entities	974,092	774,481
Entities with foreign ownership from 50% to less than 100%	138,901	55,260
Entities with foreign ownership below 50% and holding the largest shareholding ratio	5,324	5,410
Other foreign-invested entities	394,335	54,178
Deposits from other customers	1	1
	94,856,435	89,925,621
Individuals	326,974,150	247,657,745
	421,830,585	337,583,366

19. Valuable papers issued

	30/9/2026 VND million	31/12/2025 VND million
Certificates of deposits in VND		
▪ Below 12 months	21,345,700	29,130,000
▪ From 12 months to 5 years	44,505,023	7,123,023
▪ Discount	-	-
	65,850,723	36,253,023
Bonds in VND		
▪ From 12 months to 5 years	16,610,000	16,500,000
▪ More than 5 years	16,709,833	11,373,245
▪ Discount	(25,222)	(29,255)
	33,294,611	27,843,990
	99,145,334	64,097,013

20. Other liabilities

	30/9/2026 VND million	31/12/2025 VND million
Interest and fees payable (a)	12,371,589	9,456,479
Internal payables	1,754	4,862
External payables (b)	1,322,073	1,633,460
Bonus and welfare fund	56,017	64,820
	13,751,433	11,159,621

(a) Accrued interest and fees payables

	30/9/2026 VND million	31/12/2025 VND million
Accrued interest payables from term deposits	8,877,807	7,681,255
Accrued interest payables from valuable papers issued	2,739,861	1,403,283
Accrued interest payables from borrowings from other CIs	112,998	86,679
Accrued interest payables from derivatives	640,923	285,262
	12,371,589	9,456,479

(b) External payables

	30/9/2026 VND million	31/12/2025 VND million
Tax payables (Note 34)	932,745	965,393
Amount due to customers awaiting settlement	135,957	181,772
Payables for card services	16,347	123,085
Commissions fees for provincial post office	84,143	54,139
Payables for Vi Viet e-wallet services	475	467
Revenue awaiting allocation	1,839	4,299
Payables for purchasing of fixed assets and construction in progress	5,701	15,511
Payables for e-banking services	6,891	1,709
Other payables	137,975	287,085
	1,322,073	1,633,460

21. Capital and reserves

	Charter capital VND million	Share premium VND million	Investment and development fund VND million	Financial reserve VND million	Reserve to supplement charter capital VND million	Retained earnings VND million	Total VND million
Balance at 1/1/2026	29,872,821	57	3,793	4,457,193	3,349,481	9,509,129	47,192,474
Net profit for the period	-	-	-	-	-	8,361,398	8,361,398
Dividends paid (*)	-	-	-	-	-	(8,961,846)	(8,961,846)
Balance at 30/9/2026	29,872,821	57	3,793	4,457,193	3,349,481	8,908,681	46,592,026
Balance at 1/1/2025	25,576,164	57	3,793	3,429,179	2,207,244	12,121,863	43,338,300
Net profit for the year	-	-	-	-	-	11,422,379	11,422,379
Dividends paid (***)	-	-	-	-	-	(7,468,205)	(7,468,205)
Appropriation to bonus and welfare fund (***)	-	-	-	-	-	(100,000)	(100,000)
Appropriation to equity reserves	-	-	-	1,028,014	1,142,237	(2,170,251)	-
Increase capital through issued shares to pay share dividends (**)	4,296,657	-	-	-	-	(4,296,657)	-
Balance at 31/12/2025	29,872,821	57	3,793	4,457,193	3,349,481	9,509,129	47,192,474

(*) Resolution of Annual General Meeting Of Shareholders in 2026 dated 28 April 2026 approved the 2025 profit distribution plan: Dividends paid in 2025 at a rate of 30%.

(**) Resolution of the Extraordinary General Meeting of Shareholders in 2024 dated 16 November 2024 approved the 2023 profit distribution plan at a rate of 16.8%. As per the Report on the Results of the Share Issuance for 2023 Dividend Payment No. 212/2025/BC-LPBank dated 07 January 2025, the Bank has issued 429,665,684 shares to pay the 2023 dividends. On 21 January 2025, the Bank received Decision No. 125/QD-NHNN of the SBV further amending the contents of the Bank's Establishment and Operation License, accordingly, the Bank's charter capital is VND 29,872,821 million.

(***) Resolution of Annual General Meeting Of Shareholders in 2025 dated 27 April 2025 approved the 2024 profit distribution plan: Distributing the bonus and welfare fund of VND 100,000 million. Dividends paid in 2024 at a rate of 25%.

Share capital

	30/9/2026	31/12/2025
Number of shares registered for issuance	2,987,282,100	2,987,282,100
Number of shares offered to the public	2,987,282,100	2,987,282,100
Ordinary shares	*2,987,282,100*	*2,987,282,100*
Number of shares in circulation	2,987,282,100	2,987,282,100
Ordinary shares	*2,987,282,100*	*2,987,282,100*
Par value of a share (VND)	10,000	10,000

Each share is entitled to one vote at meetings of the Bank. Shareholders are entitled to receive dividend as declared from time to time. All ordinary shares are ranked equally with regard to the Bank's residual assets. In respect of shares bought back by the Bank, all rights are suspended until those shares are reissued.

Details of the Bank's capital

As at 30 September 2026	**Total VND million**	**Ordinary share VND million**	**Ownership %**
Vietnam Post Corporation	1,952,860	1,952,860	6.54%
Other shareholders	27,919,961	27,919,961	93.46%
	29,872,821	29,872,821	100.00%

As at 31 December 2025	**Total VND million**	**Ordinary share VND million**	**Ownership %**
Vietnam Post Corporation	1,952,860	1,952,860	6.54%
Other shareholders	27,919,961	27,919,961	93.46%
	29,872,821	29,872,821	100.00%

As at 30 September 2026 and 31 December 2025, a shareholder of the Bank, Vietnam Post Corporation, held more than 5% of the Bank's ordinary shares. Vietnam Post Corporation operates under Business Registration Certificate No. 0102595740 and its Head Office is located at No. 5, Pham Hung Street, Cau Giay Ward, Hanoi, Vietnam.

22. Earnings per share

(a) Net profit for calculating earnings per share

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Net profit for the period	8,361,398	7,691,791
Amount appropriated to bonus and welfare funds	-	-
Net profit attributable to ordinary shareholders	8,361,398	7,691,791

At the date of these interim financial statements, the Bank's Board of Management is unable to reliably estimate the amount expected to be allocated to the bonus and welfare fund from the current period's profits. If the Bank appropriate the bonus and welfare fund, the net profit attributable to ordinary shareholders and basic earnings per share may have differed from the figures stated above.

(b) Weighted average number of ordinary shares

Pursuant to the guidance in Vietnamese Accounting Standard No. 30 - Earnings per share, the Bank retroactively adjusts "Basic earnings per share" for all reporting periods if the number of outstanding ordinary shares increases due to capitalization, bonus shares, stock splits or decreases due to share consolidation, including changes occurring after the end of the financial year but before the issuance of the financial statements.

On 7 January 2025, the Bank completed the issuance of an additional 429,665,684 shares to pay dividends (Note 21). As a result, the basic earnings per share (EPS) for the nine-month period ended 30 September 2026 has been stated as follows:

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Number of ordinary shares issued at the beginning of the period	2,987,282,100	2,557,616,416
Impact of issuing shares to pay dividends of 2024	-	429,665,684
Weighted average number of ordinary shares in the period	2,987,282,100	2,987,282,100

(c) Basic earnings per share

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Basic earnings per share (VND/share)	2,799	2,575

23. Cash and cash equivalents

	30/9/2026 VND million	31/12/2025 VND million
Cash on hand	1,622,332	1,085,336
Balances with the SBV	627,101	35,403,824
Current accounts and term deposits at other CIs with original term not exceeding 3 months	119,223,602	115,682,027
Securities with a maturity or redemption period of no more than 3 months from the date of purchase	-	118,000
	121,473,035	152,289,187

24. Net interest income

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Interest and similar income		
▪ Interest income from deposits	3,255,009	2,022,299
▪ Interest income from loans to customers	31,108,532	24,101,266
▪ Interest income from trading and investing in debt securities	2,186,992	1,918,263
▪ Income from guarantee services	51,482	43,822
▪ Income from debts trading activities	-	-
▪ Other income from credit activities	832	60
	36,602,847	28,085,710
Interest and similar expenses		
▪ Interest expenses on deposits	(19,648,616)	(13,537,279)
▪ Interest expenses on borrowings	(538,855)	(216,960)
▪ Interest expenses on valuable papers issued	(3,987,105)	(2,531,332)
▪ Interest expenses on other credit activities	(15,260)	(18,414)
▪ Brokerage commission fee for postal savings services	(723,809)	(528,914)
	(24,913,645)	(16,832,899)
Net interest income	11,689,202	11,252,811

25. Net fee and commission income

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Fee and commission income from		
▪ Settlement services	176,266	129,290
▪ Treasury services	19,958	25,327
▪ Entrusting, consulting and insurance agency services	366,151	436,892
▪ Other services	5,689,640	2,160,045
	6,252,015	2,751,554
Fee and commission expenses to		
▪ Settlement services	(171,746)	(127,246)
▪ Treasury services	(21,089)	(2,179)
▪ Other services	(82,232)	(89,020)
	(275,067)	(218,445)
Net fee and commission income	5,976,948	2,533,109

26. Net gain from trading of foreign currencies

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Income from trading of foreign currencies		
▪ Gain from trading of foreign currencies	478,992	398,387
▪ Gain from currency derivative financial instruments	2,124,918	273,056
	2,603,910	671,443
Expenses for trading of foreign currencies		
▪ Loss from trading of foreign currencies	(44,365)	(112,386)
▪ Loss from currency derivative financial instruments	(1,670,132)	(298,253)
	(1,714,497)	(410,639)
Net gain from trading of foreign currencies	889,413	260,804

27. Net gain from trading securities

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Gain from trading securities	33,098	26,294
Loss from trading securities	-	-
Net gain from trading securities	33,098	26,294

28. Net gain/(loss) from investment securities

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Gain from investment securities	195,863	413,894
Loss from investment securities	(92,463)	(420,245)
Net gain/(loss) from investment securities	103,400	(6,351)

29. Income from investment in other entities

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Dividends received in the period from investment in other entities		
▪ *From other long-term investments*	*49,500*	*57,000*
Income from liquidation of other long-term investments	-	3,544
	49,500	60,544

30. Net gain from other activities

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Income from other activities		
▪ Proceeds from disposal of assets	22,786	13,940
▪ Income from debts written off	280,216	796,351
▪ Income from interest rate swaps	22,625	19,388
▪ Other income	164,783	38,584
	490,410	868,263
Expenses for other activities		
▪ Expenses from interest rate swaps	(12,800)	(26,018)
▪ Other expenses	(40,508)	(45,438)
	(53,308)	(71,456)
Net income from other activities	437,102	796,807

31. Operating expenses

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Tax, duties and fees	121,995	78,620
Staff costs	2,946,254	2,358,673
In which:		
Salaries and allowances	*2,679,042*	*2,123,709*
Salary-based expenses	*138,570*	*136,004*
Severance allowances	*1,227*	*5,641*
Other staff costs	*127,415*	*93,319*
Expenses on assets	1,243,225	1,014,990
In which:		
Depreciation and amortisation	*277,137*	*218,169*
Rental expenses	*474,800*	*542,119*
Other expenses	*491,288*	*254,702*
Management expenses	709,060	517,498
In which:		
Per diem	*12,772*	*8,318*
Expenses for union activities	*-*	*4*
Other administration expenses	*696,288*	*509,176*
Insurance expenses on deposits of customers	293,714	244,989
Other risk allowance	19,594	4,622
Other operating expenses	3,616	6,304
	5,337,458	4,225,696

32. Allowance expenses for credit losses

	Note	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Expense for general allowance for loans to customers	10	678,214	424,008
Expense for specific allowance for loans to customers	10	2,742,113	662,531
		3,420,327	1,086,539

33. Income tax

(a) Recognised in the statement of income

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Current tax expense		
Current year	2,074,299	1,910,957
Adjustments for income tax payables in prior years	(14,819)	9,035
	2,059,480	1,919,992

(b) Reconciliation of effective tax rate

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Accounting profit before tax	10,420,878	9,611,783
Calculated income tax at the Bank's tax rate	2,084,175	1,922,357
Tax on tax exempt income	(9,900)	(11,400)
Adjustments of income tax payables in prior years	(14,819)	9,035
Others	24	-
	2,059,480	1,919,992

(c) Applicable tax rates

The usual income tax rate applicable to the Bank before any incentives is 20%. The income tax computation is subject to the review and approval of the tax authorities.

34. Obligations to the State Treasury

Nine-month period ended 30 September 2026

	Opening balance VND million	Incurred during the period		Closing balance VND million
		Incurred VND million	Paid/offset VND million	
Value added tax	6,165	59,733	(58,983)	6,915
Corporate income tax	926,488	2,059,480	(2,099,707)	886,261
Other taxes	32,740	594,208	(587,379)	39,569
	965,393	2,713,421	(2,746,069)	932,745

Year ended 31 December 2025

	Opening balance VND million	Incurred during the year		Closing balance VND million
		Incurred VND million	Paid/offset VND million	
Value added tax	12,089	48,796	(54,720)	6,165
Corporate income tax	679,953	2,846,509	(2,599,974)	926,488
Other taxes	14,278	661,711	(643,249)	32,740
	706,320	3,557,016	(3,297,943)	965,393

35. Employees' benefits

	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Total number of employees at the end of the period/year (person)	9,223	9,416
Average number of employees during the period (person)	9,544	9,549
Basic salaries (1) (VND million)	2,679,042	2,123,709
Allowances (2) (VND million)	139,797	141,645
Other incomes (3) (VND million)	127,415	93,319
Total income (1+2+3) (Note 31)	2,946,254	2,358,673
Average monthly salary (VND million)	31.19	24.71
Average monthly income (VND million)	34.30	27.45

36. Assets, valuable papers for pledging, mortgaging and discount, re-discount

(a) Assets, valuable papers for pledging, mortgaging and discount, re-discount

	30/9/2026 VND million	31/12/2025 VND million
Real estate	457,134,512	482,064,708
Movable assets	15,048,305	16,908,236
Valuable papers	179,530,912	75,243,874
Others	493,084,915	407,878,996
	1,144,798,644	982,095,814

(b) Assets and valuable papers pledged/mortgaged or given for discount, re-discount

	30/9/2026 VND million	31/12/2025 VND million
Debt securities	13,620,900	29,047,600

37. Contingent liabilities and other commitments

	30/9/2026		
	Contractual value - gross VND million	Margin deposits VND million	Contractual value - net VND million
Loan guarantees	4,222,447	-	4,222,447
Foreign exchange commitments	283,996,588	-	283,996,588
In which:			
Foreign currency purchase commitments	*874,025*	-	*874,025*
Foreign currency sale commitments	*1,229,149*	-	*1,229,149*
Swap commitments	*281,893,414*	-	*281,893,414*
Letters of Credit	723,506	(6)	723,500
Other guarantees	3,848,930	(207,694)	3,641,236
Other commitments	9,089,651	-	9,089,651
	301,881,122	(207,700)	301,673,422

	Contractual value - gross VND million	31/12/2025 Margin deposits VND million	Contractual value - net VND million
Loan guarantees	11,036,552	-	11,036,552
Foreign exchange commitments	167,268,231	-	167,268,231
In which:			
Foreign currency purchase commitments	*26,759*	-	*26,759*
Foreign currency sale commitments	*456*	-	*456*
Swap commitments	*167,241,016*	-	*167,241,016*
Letters of Credit	478,186	(864)	477,322
Other guarantees	3,958,249	(124,062)	3,834,187
Other commitments	4,841,102	-	4,841,102
	187,582,320	(124,926)	187,457,394

38. Trust and agency activities for credit institution

	30/9/2026 VND million	31/12/2025 VND million
Other trust activities	-	4,707,967

39. Uncollected interest and fees

	30/9/2026 VND million	31/12/2025 VND million
Loan interest not yet collected	2,026,956	2,010,679
Fees not yet collected	7,484	5,308
	2,034,440	2,015,987

40. Written-off bad debts

	30/9/2026 VND million	31/12/2025 VND million
Principal of written-off debts under surveillance	9,210,520	6,804,893
Interest of written-off debts under surveillance	4,842,877	3,840,728
Other written-off debts	2,484	2,277
	14,055,881	10,647,898

41. Other assets and documents

	30/9/2026 VND million	31/12/2025 VND million
Other assets and documents in custody	2,179,523	6,404,352

42. Significant transactions with related parties

In the normal course of operation, the Bank carries out transactions with related parties. The terms of these transactions are in accordance with the Bank's regulations. A party is related to the Bank if:

(a) Directly, or indirectly through one or more intermediaries, the party
- Controls, is controlled by, or is under common control by Bank (including parents and subsidiaries);
- Has an interest (owning 5% or more of the charter capital or voting share capital) in the Bank that gives it significant influence over the Bank;
- Has joint control over the Bank;

(b) The party is a joint venture in which the Bank is a venture or an associate (owning over 11% of the charter capital or voting share capital, but is not a subsidiary of the Bank);

(c) The party has a member which is the member of the key personnel of the Board of Directors, Board of Supervision, Board of Management and Chief Accountant 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 controlled, jointly controlled or significantly influenced by, or for which significant voting power in such company resides with, directly or indirectly, any individual referred to in (c) or (d).

Balances with related parties at the period/year-end were as follows:

	Receivables/(payables)	
	30/9/2026 VND million	31/12/2025 VND million
Vietnam Post Corporation		
▪ Capital mobilised from customer	(449,066)	(433,926)
▪ Other receivables	77,336	52,761
▪ Interest payables on capital mobilised from customers	(7,417)	(8,183)
Sacom Life Insurance Joint Stock Company		
▪ Capital mobilised from customer	(314,192)	-
▪ Interest payables on capital mobilised from customers	(2,052)	-

Transactions with related parties during the period were as follows:

	Income/(expenses)	
	Nine-month period ended 30/9/2026 VND million	Nine-month period ended 30/9/2025 VND million
Vietnam Post Corporation		
▪ Interest expenses	(14,664)	(9,107)
▪ Commission expenses	(723,808)	(528,914)
Sacom Life Insurance Joint Stock Company		
▪ Interest expenses	(3,968)	-
Members of Board of Directors, Board of Supervision and Board of Management		
▪ Interest expenses	(2,192)	(73)
▪ Salary and bonus		
Board of Directors	*(24,366)*	*(5,400)*
Board of Supervision	*(6,623)*	*(1,816)*
Board of Management	*(41,153)*	*(7,485)*

43. Concentration of assets, liabilities and off-balance sheet commitments by geographical segments

As at 30 September 2026

	Domestic VND million	Overseas VND million	Total VND million
Assets			
Cash	1,622,332	-	1,622,332
Balances with the SBV	627,101	-	627,101
Deposits with and loans to other CIs - gross	129,015,506	322,873	129,338,379
Securities held for trading	-	908,820	908,820
Derivatives and other financial assets	934,716	-	934,716
Loans to customers – gross	481,569,753	-	481,569,753
Investment securities	57,805,499	-	57,805,499
Long-term investments	436,800	-	436,800
Fixed assets	3,238,080	-	3,238,080
Other assets – gross	23,425,717	-	23,425,717
Total	698,675,504	1,231,693	699,907,197
Liabilities			
Amounts due to the Government and the SBV	6,667,252	-	6,667,252
Deposits and borrowings from other CIs	104,455,709	1,740,737	106,196,446
Deposits from customers	421,740,782	89,803	421,830,585
Valuable papers issued	99,145,334	-	99,145,334
Other liabilities	13,751,433	-	13,751,433
Total	645,760,510	1,830,540	647,591,050
Off-balance sheet items			
Loan guarantees	4,222,447	-	4,222,447
Foreign exchange commitments	283,996,588	-	283,996,588
Letters of credit	-	723,506	723,506
Other guarantees	3,848,930	-	3,848,930
Other commitments	9,089,651	-	9,089,651
Uncollected loan interest and fees	2,034,440	-	2,034,440
Written-off bad debts	14,055,881	-	14,055,881
Other assets and documents in custody	2,179,523	-	2,179,523

As at 31 December 2025

	Domestic VND million	Overseas VND million	Total VND million
Assets			
Cash	1,085,336	-	1,085,336
Balances with the SBV	35,403,824	-	35,403,824
Deposits with and loans to other CIs - gross	115,973,794	415,210	116,389,004
Securities held for trading	-	631,423	631,423
Derivatives and other financial assets	230,751	-	230,751
Loans to customers - gross	391,746,491	-	391,746,491
Investment securities	52,610,786	157,000	52,767,786
Long-term investments	998,921	-	998,921
Fixed assets	3,260,158	-	3,260,158
Other assets - gross	8,021,352	-	8,021,352
Total	609,331,413	1,203,633	610,535,046
Liabilities			
Amounts due to the Government and the SBV	17,703,773	-	17,703,773
Deposits and borrowings from other CIs	126,146,098	1,702,169	127,848,267
Deposits from customers	337,113,365	470,001	337,583,366
Valuable papers issued	64,097,013	-	64,097,013
Other liabilities	11,159,621	-	11,159,621
Total	556,219,870	2,172,170	558,392,040
Off-balance sheet items			
Loan guarantees	11,036,552	-	11,036,552
Foreign exchange commitments	167,268,231	-	167,268,231
Letters of credit	-	478,186	478,186
Other guarantees	3,958,249	-	3,958,249
Other commitments	4,841,102	-	4,841,102
Uncollected loan interest and fees	2,015,987	-	2,015,987
Written-off bad debts	10,647,898	-	10,647,898
Other assets and documents in custody	6,404,352	-	6,404,352

44. Segment report

Nine-month period ended 30 September 2026

		The North VND million	The Central VND million	The South VND million	Others VND million	Total VND million
I.	**Income**	**17,620,510**	**7,012,893**	**7,298,555**	**60,167,231**	**92,099,189**
1.	Interest income	17,090,517	6,736,055	6,801,803	51,846,018	82,474,393
	External interest income	5,329,830	3,438,938	4,318,168	23,515,911	36,602,847
	Internal interest income	11,760,687	3,297,117	2,483,635	28,330,107	45,871,546
2.	Fee and commission income	385,254	228,453	293,601	5,344,707	6,252,015
3.	Other revenue	144,739	48,385	203,151	2,976,506	3,372,781
II.	**Expenses**	**(15,235,016)**	**(6,095,157)**	**(6,248,618)**	**(50,679,193)**	**(78,257,984)**
1.	Interest expenses	(13,645,787)	(5,282,096)	(5,272,011)	(46,585,297)	(70,785,191)
	External interest expenses	(9,821,918)	(2,764,422)	(1,945,581)	(10,381,724)	(24,913,645)
	Internal interest expenses	(3,823,869)	(2,517,674)	(3,326,430)	(36,203,573)	(45,871,546)
2.	Depreciation and amortisation	(29,133)	(23,248)	(21,932)	(202,823)	(277,136)
3.	Direct expenses	(1,560,096)	(789,813)	(954,675)	(3,891,073)	(7,195,657)
	Operating results before allowance expenses	**2,385,494**	**917,736**	**1,049,937**	**9,488,038**	**13,841,205**
	Allowance expenses	107,133	212,700	905,033	2,195,461	3,420,327
	Segment results before tax	**2,278,361**	**705,036**	**144,904**	**7,292,577**	**10,420,878**
	Income tax - expenses	-	-	-	(2,059,480)	(2,059,480)
	Segment results after tax	**2,278,361**	**705,036**	**144,904**	**5,233,097**	**8,361,398**

As at 30 September 2026		The North VND million	The Central VND million	The South VND million	Others VND million	Total VND million
III.	**Assets**	**243,901,111**	**67,646,292**	**61,083,837**	**321,551,836**	**694,183,076**
1.	Cash	896,586	322,939	402,807	-	1,622,332
2.	Fixed assets	252,097	240,297	199,579	2,546,107	3,238,080
3.	Other assets	242,752,428	67,083,056	60,481,451	319,005,729	689,322,664
IV.	**Liabilities**	**241,607,790**	**66,941,257**	**60,938,933**	**278,103,070**	**647,591,050**
1.	External liabilities	241,543,434	66,914,772	60,891,269	278,101,846	647,451,321
2.	Internal liabilities	669	163	797	125	1,754
3.	Other liabilities	63,687	26,322	46,867	1,099	137,975

Year ended 31 December 2025		**The North VND million**	**The Central VND million**	**The South VND million**	**Others VND million**	**Total VND million**
I.	**Income**	**17,878,885**	**7,391,174**	**9,744,900**	**56,258,515**	**91,273,474**
1.	Interest income	17,041,395	6,977,807	7,436,649	52,237,134	83,692,985
	External interest income	*5,827,527*	*3,980,548*	*5,196,577*	*24,286,980*	*39,291,632*
	Internal interest income	*11,213,868*	*2,997,259*	*2,240,072*	*27,950,154*	*44,401,353*
2.	Fee and commission income	476,358	300,120	435,010	2,299,506	3,510,994
3.	Other revenue	361,132	113,247	1,873,241	1,721,875	4,069,495
II.	**Expenses**	**(15,244,174)**	**(6,094,064)**	**(6,523,385)**	**(47,720,683)**	**(75,582,306)**
1.	Interest expenses	(13,307,836)	(5,154,448)	(5,310,342)	(43,886,122)	(67,658,748)
	External interest expenses	*(8,973,118)*	*(2,404,463)*	*(1,648,873)*	*(10,230,941)*	*(23,257,395)*
	Internal interest expenses	*(4,334,718)*	*(2,749,985)*	*(3,661,469)*	*(33,655,181)*	*(44,401,353)*
2.	Depreciation and amortisation	(38,423)	(31,220)	(26,668)	(213,761)	(310,072)
3.	Direct expenses	(1,897,915)	(908,396)	(1,186,375)	(3,620,800)	(7,613,486)
	Operating results before allowance expenses	**2,634,711**	**1,297,110**	**3,221,515**	**8,537,832**	**15,691,168**
	Allowance expenses	(121,023)	(154,743)	(656,002)	(490,512)	(1,422,280)
	Segment results before tax	**2,513,688**	**1,142,367**	**2,565,513**	**8,047,320**	**14,268,888**
	Income tax – expenses	-	-	-	(2,846,509)	(2,846,509)
	Segment results after tax	**2,513,688**	**1,142,367**	**2,565,513**	**5,200,811**	**11,422,379**

As at 31 December 2025		The North VND million	The Central VND million	The South VND million	Others VND million	Total VND million
III.	**Assets**	**188,595,802**	**53,505,002**	**61,015,958**	**302,467,752**	**605,584,514**
1.	Cash	631,232	189,467	264,637	-	1,085,336
2.	Fixed assets	146,078	104,500	84,867	2,924,713	3,260,158
3.	Other assets	187,818,492	53,211,035	60,666,454	299,543,039	601,239,020
IV.	**Liabilities**	**186,082,113**	**52,362,635**	**58,450,445**	**261,496,847**	**558,392,040**
1.	External liabilities	186,077,243	52,361,464	58,448,671	261,431,191	558,318,569
2.	Internal liabilities	2,331	583	1,420	17	4,351
3.	Other liabilities	2,539	588	354	65,639	69,120

45. Financial risk management

(a) Risk management policies related to financial instruments

The Bank has exposure to the following risks from its use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk

This note presents information about the Bank's exposure to each of the above risks, the Bank's objectives, policies and processes for measuring and managing risk, and the Bank's management of capital.

Risk management framework

On the basis of the proposal of the Risk Committee, the Board of Directors ("the Board") monitors the Chief Executive Officer in developing and implementing risk management policies, and dealing with limitations on risk management according to the requirements and recommendations of SBV, independent auditing organisations and other Government entities.

The Chief Executive Officer monitors individuals and departments based on the proposal of the Credit Risk Handling Committee, the Asset Liability Committee (ALCO) and the Capital Management Committee in developing and implementing policies, risk management regulations and procedures of the Bank in each management field.

The Bank's risk management policies are established to identify and analyse the risks faced by the Bank, to set appropriate risk limits and controls and to monitor risks and adhere to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions, products and services offered. The Bank, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment, in which all employees understand their roles and obligations.

(b) Credit risk

The Bank is subject to credit risk through its lending, investing activities and in cases where it acts as an intermediary on behalf of customers or other third parties or issues guarantees.

The risk that counterparties might default on their obligations is monitored on an ongoing basis. To manage the level of credit risk, the Bank prefers to deal with counterparties with high creditworthiness and, where appropriate, requires collateral.

The Bank's primary exposure to credit risk arises through its loans. The amount of credit exposure in this regard is represented by the carrying amounts of the assets on the statement of financial position. In addition, the Bank is exposed to off-balance sheet credit risk through commitments to extend credit and guarantees issued.

The concentration of credit risk (on statement of financial position or off-balance sheet) arising from financial instruments exists in a group of counterparties when these groups have similar economic characteristics that may cause the ability of the counterparty groups to repay their debts to be similarly affected by changes in economic or other conditions.

The Bank has maintained an appropriate risk management policy to ensure these following basic principles:

- Establish appropriate risk management environment;
- Operate under healthy credit granting procedure;
- Maintain appropriate credit managing, measuring, supervising procedure; and
- Ensure adequate control on credit risk.

Credit risk management and control are implemented through relevant policies and procedures, including credit risk management policies and the activities of the Risk Council, the Risk and Debt Settlement Council and the Credit Council. The Bank classifies debts of customers and other credit institutions based on Circular 31, thereby regularly assessing the risks of problem debts, bad debts, and proposing appropriate handling measures.

To manage credit risks, the Bank uses tools such as developing policies and issuing regulations related to credit risk management, developing credit procedures, conducting credit risk reviews, developing a credit rating and debt classification system, and decentralizing authority in credit activities.

Depending on the level of risk, the Bank conducts credit approval through the individual level at the Business Unit, the Risk Management Division and the Credit Committee to ensure a loan is reviewed objectively, independently and compliantly. The granting of personal authority at the Business Unit is reviewed and adjusted periodically by the Bank.

The Bank's financial assets which are undue and not required to make allowance for, include loans in Group 1 which are classified as Current under Circular 31 and Decree 86, securities, receivables and other financial assets which are undue and not required to make allowance for. The Bank's Board of Management believes that the Bank has the ability to collect these financial assets adequately and timely in the future.

Financial assets that are "overdue but not requiring allowance yet" mainly comprise loans to customers classified by the Bank into Group 2 to Group 5, overdue receivables under Circular 31 and Decree 86 that do not require allowance yet as the Bank was holding sufficient collaterals to compensate for credit losses in accordance with current regulations of SBV.

Financial assets that are "overdue and allowance provided" mainly comprise loans to customers, loans to other CIs classified by the Bank in Group 2 to Group 5 and overdue receivables under Circular 31 and Decree 86 that require allowance and have been provided for by the Bank.

The following table presents the maximum exposure to credit risk from statement of financial position, before taking account of any collateral held or other credit risk enhancements:

As at 30 September 2026	Not overdue and not requiring allowance VND million	Overdue but not requiring allowance yet VND million	Overdue and allowance provided VND million	Total VND million
Balances with and loans to other CIs – gross	99,802,555	-	56,977	99,859,532
Loans to customers - gross	465,946,269	1,874,447	13,749,037	481,569,753
Investment securities	27,038,185	-	-	27,038,185
	592,787,009	1,874,447	13,806,014	608,467,470

As at 31 December 2025	Not overdue and not requiring allowance VND million	Overdue but not requiring allowance yet VND million	Overdue and allowance provided VND million	Total VND million
Balances with and loans to other CIs – gross	107,871,201	-	56,977	107,928,178
Loans to customers - gross	381,311,359	2,647,117	7,788,015	391,746,491
Investment securities	23,285,112	-	-	23,285,112
	512,467,672	2,647,117	7,844,992	522,959,781

As at 30 September 2026, non-performing loan ratio according to debt status of customers at the Bank 1.87% (as at 31 December 2025: 1.68%). Details on classification quality of credit risk assets at the Bank are as follows:

As at 30 September 2026	**Loans to customers VND million**	**Securities held for trading and Investment securities (*) VND million**	**Deposits at and loans to other CIs (**) VND million**	**Total VND million**
Current	465,946,269	27,038,185	99,802,555	592,787,009
Special mention	6,614,305	-	-	6,614,305
Substandard	2,748,607	-	-	2,748,607
Doubtful	2,610,568	-	-	2,610,568
Loss	3,650,004	-	56,977	3,706,981
	481,569,753	27,038,185	99,859,532	608,467,470

As at 31 December 2025	**Loans to customers VND million**	**Securities held for trading and Investment securities (*) VND million**	**Deposits at and loans to other CIs (**) VND million**	**Total VND million**
Current	381,311,359	23,285,112	107,871,201	512,467,672
Special mention	3,836,827	-	-	3,836,827
Substandard	953,049	-	-	953,049
Doubtful	1,389,832	-	-	1,389,832
Loss	4,255,424	-	56,977	4,312,401
	391,746,491	23,285,112	107,928,178	522,959,781

(*) Not included foreign fund certificates, Government bonds, bonds guaranteed by the Government and listed bonds issued by other CIs.

(**) Not included demand deposits.

(c) Market risk

(i) Currency risk

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

Carrying amounts of assets and liabilities by type of currencies as at 30 September 2026 and 31 December 2025 are as follows:

As at 30 September 2026

	VND VND million	EUR equivalent VND million	USD equivalent VND million	Other currencies equivalent VND million	Total VND million
Assets					
Cash on hand	1,528,597	75	93,195	465	1,622,332
Balances with the SBV	570,452	-	56,649	-	627,101
Balances with and loans to other CIs - gross	101,500,579	33,881	27,715,400	88,519	129,338,379
Securities held for trading	-	-	908,820	-	908,820
Derivative and other financial assets	934,716	-	-	-	934,716
Loans to customers – gross	480,001,903	-	1,567,850	-	481,569,753
Investment securities	57,805,499	-	-	-	57,805,499
Long-term investments	436,800	-	-	-	436,800
Fixed assets – net	3,238,080	-	-	-	3,238,080
Other assets – gross	23,063,365	1,673	360,679	-	23,425,717
Total assets	669,079,991	35,629	30,702,593	88,984	699,907,197
Liabilities and equity					
Amounts due to the Government and the SBV and other CIs	87,052,644	-	25,810,308	746	112,863,698
Deposits from customers	419,800,531	3,505	2,010,754	15,795	421,830,585
Valuable papers issued	99,145,334	-	-	-	99,145,334
Other liabilities	13,678,002	2,472	56,721	14,238	13,751,433
Equity and reserves	46,592,026	-	-	-	46,592,026
Total liabilities and equity	666,268,537	5,977	27,877,783	30,779	694,183,076
Foreign exchange position on statement of financial position	2,811,454	29,652	2,824,810	58,205	5,724,121
Foreign exchange position off-balance sheet	3,958,608	(29,652)	(2,938,252)	(55,985)	934,719
Foreign exchange position on and off-balance sheet	6,770,062	-	(113,442)	2,220	6,658,840

As at 31 December 2025	VND VND million	EUR equivalent VND million	USD equivalent VND million	Other currencies equivalent VND million	Total VND million
Assets					
Cash on hand	1,022,928	1,941	60,467	-	1,085,336
Balances with the SBV	33,093,089	-	2,310,735	-	35,403,824
Balances with and loans to other CIs - gross	100,201,564	13,489	16,123,872	50,079	116,389,004
Securities held for trading	-	-	631,423	-	631,423
Derivatives and other financial assets	-	-	230,751	-	230,751
Loans to customers - gross	388,303,932	-	3,440,997	1,562	391,746,491
Investment securities	52,767,786	-	-	-	52,767,786
Long-term investments	998,921	-	-	-	998,921
Fixed assets – net	3,260,158	-	-	-	3,260,158
Other assets – gross	7,843,919	1,130	176,298	5	8,021,352
Total assets	587,492,297	16,560	22,974,543	51,646	610,535,046
Liabilities and equity					
Amounts due to the Government and the SBV and other CIs	121,533,716	-	24,016,762	1,562	145,552,040
Deposits from customers	335,898,529	16,093	1,648,065	20,679	337,583,366
Valuable papers issued	64,097,013	-	-	-	64,097,013
Other liabilities	11,032,505	-	122,394	4,722	11,159,621
Equity and reserves	47,192,474	-	-	-	47,192,474
Total liabilities and equity	579,754,237	16,093	25,787,221	26,963	605,584,514
Foreign exchange position on statement of financial position	7,738,060	467	(2,812,678)	24,683	4,950,532
Foreign exchange position off-balance sheet	(6,410,097)	-	6,649,692	(8,844)	230,751
Foreign exchange position on and off-balance sheet	1,327,963	467	3,837,014	15,839	5,181,283

(ii) Interest rate risk

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

The interest rate re-pricing term of fixed interest rate items is the remaining period from the date of the financial statements to the maturity date, and of variable interest rate items is the remaining period to the nearest interest rate re-pricing date.

The following assumptions and conditions have been adopted in the analysis of interest rate re-pricing term of the Bank's assets and liabilities:

- Cash on hand, securities held for trading, long-term investments and other assets (including fixed assets and other assets) are classified as non-interest-bearing items;
- Balances with the SBV are classified as current deposits, for non-interest-paying deposits classified as free-of items, for interest-paid deposits classified into less-than-one-month items;
- The interest rate re-pricing term of investment securities is determined based on contractual interest rate re-pricing term of each security;
- The interest rate re-pricing term of deposits with and loans to other CIs; loans to customers; amounts due to the Government and SBV; deposits and borrowings from other CIs; deposits from customers are determined as follows:
  - Items with fixed interest rate during the contractual term: the effective interest re-pricing term is determined based on the maturity date from the end of accounting period;
  - Items with floating interest rate: the effective interest re-pricing term is determined based on the time to the nearest interest rate re-pricing date from the end of accounting period.
- The interest re-pricing term of other liabilities is arranged based on the maturity date from the end of accounting period of each item.

The following table shows the Bank's assets and liabilities categorised by the earlier of contractual repricing date or maturity date at the end of the accounting period:

As at 30 September 2026

	Overdue VND million	Free of interest VND million	Less than 1 month VND million	From 1 month to 3 months VND million	From over 3 months to 6 months VND million	From over 6 months to 12 months VND million	Over 1 year to 5 years VND million	Over 5 years VND million	Total VND million
Assets									
Cash on hand	-	1,622,332	-	-	-	-	-	-	1,622,332
Balances with the SBV	-	627,101	-	-	-	-	-	-	627,101
Deposits with and loans to other CIs	56,977	-	111,296,367	16,685,035	700,000	600,000	-	-	129,338,379
Securities held for trading	-	908,820	-	-	-	-	-	-	908,820
Derivative and other financial assets	-	934,716	-	-	-	-	-	-	934,716
Loans to customers and debt purchases - gross (*)	6,570,336	-	48,163,371	84,891,504	178,180,419	132,497,451	27,028,283	4,238,389	481,569,753
Investment securities	-	18,630,094	-	1,500,000	1,068,092	6,799,197	16,941,995	12,866,121	57,805,499
Long-term investments	-	436,800	-	-	-	-	-	-	436,800
Fixed assets - net	-	3,238,080	-	-	-	-	-	-	3,238,080
Other assets – gross	8,471	23,417,246	-	-	-	-	-	-	23,425,717
Total assets	6,635,784	49,815,189	159,459,738	103,076,539	179,948,511	139,896,648	43,970,278	17,104,510	699,907,197
Liabilities									
Amounts due to the Government and the SBV and other CIs	-	-	92,808,497	17,590,442	1,075,192	880,011	422,166	87,390	112,863,698
Deposits from customers	-	-	64,536,430	61,516,211	147,543,477	112,124,895	36,109,430	142	421,830,585
Valuable papers issued	-	-	3,009,583	7,899,993	19,613,127	46,332,357	22,290,274	-	99,145,334
Other liabilities	-	13,751,433	-	-	-	-	-	-	13,751,433
Total liabilities	-	13,751,433	160,354,510	87,006,646	168,231,796	159,337,263	58,821,870	87,532	647,591,050
Interest sensitivity gap on statement of financial position	6,635,784	36,063,756	(894,772)	16,069,893	11,716,715	(19,440,615)	(14,851,592)	17,016,978	52,316,147
Interest sensitivity gap on, off-balance sheet	6,635,784	36,063,756	(894,772)	16,069,893	11,716,715	(19,440,615)	(14,851,592)	17,016,978	52,316,147

(*) This balance is determined based on the contractual overdue days of each loan, not on customers basis.

As at 31 December 2025

	Overdue VND million	Free of interest VND million	Less than 1 month VND million	From 1 month to 3 months VND million	From over 3 months to 6 months VND million	From over 6 months to 12 months VND million	Over 1 year to 5 years VND million	Over 5 years VND million	Total VND million
Assets									
Cash on hand	-	1,085,336	-	-	-	-	-	-	1,085,336
Balances with the SBV	-	35,403,824	-	-	-	-	-	-	35,403,824
Deposits with and loans to other CIs	56,977	-	106,241,566	9,690,461	100,000	300,000	-	-	116,389,004
Securities held for trading	-	631,423	-	-	-	-	-	-	631,423
Derivatives and other financial assets	-	230,751	-	-	-	-	-	-	230,751
Loans to customers and debt purchases - gross (*)	4,252,119	-	47,557,251	126,989,499	125,972,892	46,230,388	38,420,652	2,323,690	391,746,491
Investment securities	-	11,545,052	168,000	280,000	4,790,089	1,670,000	11,470,158	22,844,487	52,767,786
Long-term investments	-	998,921	-	-	-	-	-	-	998,921
Fixed assets - net	-	3,260,158	-	-	-	-	-	-	3,260,158
Other assets – gross	21,808	7,999,544	-	-	-	-	-	-	8,021,352
Total assets	4,330,904	61,155,009	153,966,817	136,959,960	130,862,981	48,200,388	49,890,810	25,168,177	610,535,046
Liabilities									
Amounts due to the Government and the SBV and other CIs	-	-	133,433,498	9,853,390	6,005	66,218	2,065,352	127,577	145,552,040
Deposits from customers	-	-	70,098,340	84,952,580	99,405,168	74,560,037	8,563,300	3,941	337,583,366
Valuable papers issued	-	-	-	9,350,211	17,700,000	16,420,046	20,626,756	-	64,097,013
Other liabilities	-	11,159,621	-	-	-	-	-	-	11,159,621
Total liabilities	-	11,159,621	203,531,838	104,156,181	117,111,173	91,046,301	31,255,408	131,518	558,392,040
Interest sensitivity gap on statement of financial position	4,330,904	49,995,388	(49,565,021)	32,803,779	13,751,808	(42,845,913)	18,635,402	25,036,659	52,143,006
Interest sensitivity gap on, off-balance sheet	4,330,904	49,995,388	(49,565,021)	32,803,779	13,751,808	(42,845,913)	18,635,402	25,036,659	52,143,006

(*) This balance is determined based on the contractual overdue days of each loan, not on customers basis.

(iii) Liquidity risk

Liquidity risk is the risk that results to the Bank's losses and/or failing to meet its payment obligation when the Bank cannot mobilise sufficient liquid capital at appropriate costs and/or cannot sell assets at fair value and/or the Bank has to mobilise funds at high costs to meet its payment obligations at a point of time. Liquidity risk arises due to un-matching of maturity terms of assets and maturity terms of liabilities that leads the Bank unable to meet its payment obligation.

The maturity term of assets and liabilities represents the remaining period from the end of accounting period to the maturity date agreed in the contracts or in terms of issuance.

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

- Balances with the SBV are classified as demand deposits which include compulsory reserve. The balance of compulsory reserve depends on the proportion and terms of the Bank's customer deposits.
- The maturities of deposits at and loans to other CIs and loans to customers are based on the contractual repayment date of deposit contracts or loan contracts. The actual maturity may vary from contractual term when the contract is extended.
- The maturity term of investment securities is calculated based on the maturity date of each kind of securities.
- The maturity term of equity investments, long-term investments is considered more than 5 years because these investments do not have specific maturity date.
- The maturity term of fixed assets does not have specific maturity date.
- The maturity term of other assets is determined based on the actual maturity of each category of asset.
- The maturity term of deposits and borrowings from other CIs; and customer's deposits is determined based on features of these items or the maturity date as stipulated in contracts. Demand deposits are transacted as required by customers, and therefore, being classified as current accounts. The maturity term of borrowings and term deposits is determined based on the maturity date in contracts. In fact, these amounts may be rotated, and therefore, may last beyond the original maturity date.
- The maturity term of valuable papers issued is determined based on the actual maturity of each category of valuable paper.
- The maturity term of other liabilities is determined based on the actual maturity date of each liability.

The table below shows the analysis of assets and liabilities of the Bank by terms of maturity based on the remaining period from the end of the accounting period to the maturity date. In fact, the settlement date of assets and liabilities could be different according to separate agreements or amendments to contracts if any.

As at 30 September 2026	Overdue		Current					
	More than 3 months VND million	Up to 3 months VND million	Up to 1 month VND million	From 1 to 3 months VND million	From 3 to 12 months VND million	From 1 to 5 years VND million	More than 5 years VND million	Total VND million
Assets								
Cash on hand	-	-	1,622,332	-	-	-	-	1,622,332
Balances with the SBV	-	-	627,101	-	-	-	-	627,101
Balances with and loans to other CIs – gross	56,977	-	111,296,367	16,685,035	1,300,000	-	-	129,338,379
Securities held for trading	-	-	908,820	-	-	-	-	908,820
Derivative and other financial assets	-	-	934,716	-	-	-	-	934,716
Loans to customers - gross	3,860,517	2,709,819	29,809,806	52,434,736	223,561,682	130,205,046	38,988,147	481,569,753
Investment securities	-	-	99,999	4,050,000	15,319,518	17,609,508	20,726,474	57,805,499
Long-term investments	-	-	-	-	-	-	436,800	436,800
Fixed assets – net	-	-	-	-	-	3,238,080	-	3,238,080
Other assets – gross	8,471	-	23,417,246	-	-	-	-	23,425,717
Total assets	3,925,965	2,709,819	168,716,387	73,169,771	240,181,200	151,052,634	60,151,421	699,907,197
Liabilities								
Amounts due to the Government and the SBV and other CIs	-	-	92,808,497	17,590,442	1,955,203	422,166	87,390	112,863,698
Deposits from customers	-	-	64,921,746	61,130,895	259,668,374	36,109,428	142	421,830,585
Valuable papers issued	-	-	1,100,000	8,999,993	56,155,651	19,290,274	13,599,416	99,145,334
Other liabilities	-	-	13,751,433	-	-	-	-	13,751,433
Total liabilities	-	-	172,581,676	87,721,330	317,779,228	55,821,868	13,686,948	647,591,050
Net liquidity gap	3,925,965	2,709,819	(3,865,289)	(14,551,559)	(77,598,028)	95,230,766	46,464,473	52,316,147

(*) This balance is determined based on the contractual overdue days of each loan, not on customers basis.

As at 31 December 2025	Overdue		Current					
	More than 3 months VND million	Up to 3 months VND million	Up to 1 month VND million	From 1 to 3 months VND million	From 3 to 12 months VND million	From 1 to 5 years VND million	More than 5 years VND million	Total VND million
Assets								
Cash on hand	-	-	1,085,336	-	-	-	-	1,085,336
Balances with the SBV	-	-	35,403,824	-	-	-	-	35,403,824
Balances with and loans to other CIs – gross	56,977	-	106,636,966	9,295,061	400,000	-	-	116,389,004
Securities held for trading	-	-	631,423	-	-	-	-	631,423
Derivatives and other financial assets	-	-	230,751	-	-	-	-	230,751
Loans to customers - gross	3,239,996	1,012,123	15,708,836	36,401,452	188,665,444	108,430,645	38,287,995	391,746,491
Investment securities	-	-	1,217,999	1,850,000	12,297,087	12,020,158	25,382,542	52,767,786
Long-term investments	-	-	-	-	-	-	998,921	998,921
Fixed assets – net	-	-	-	-	-	3,260,158	-	3,260,158
Other assets – gross	21,808	-	7,999,544	-	-	-	-	8,021,352
Total assets	3,318,781	1,012,123	168,914,679	47,546,513	201,362,531	123,710,961	64,669,458	610,535,046
Liabilities								
Amounts due to the Government and the SBV and other CIs	-	-	133,827,998	9,458,890	72,223	2,065,352	127,577	145,552,040
Deposits from customers	-	-	71,221,309	83,829,611	173,965,205	8,563,300	3,941	337,583,366
Valuable papers issued	-	-	-	6,267,999	30,439,971	17,626,756	9,762,287	64,097,013
Other liabilities	-	-	11,159,621	-	-	-	-	11,159,621
Total liabilities	-	-	216,208,928	99,556,500	204,477,399	28,255,408	9,893,805	558,392,040
Net liquidity gap	3,318,781	1,012,123	(47,294,249)	(52,009,987)	(3,114,868)	95,455,553	54,775,653	52,143,006

(*) This balance is determined based on the contractual overdue days of each loan, not on customers basis.

46. Disclosure of financial instruments

Circular No. 210/2009/TT-BTC dated 6 November 2009 issued by the Ministry of Finance requires the Bank to disclose the measurement method and related information of fair value of financial assets and financial liabilities for the purpose of comparing their fair value and book value.

The following table presents fair value and book value of the Bank's financial instruments at the end of the annual accounting period:

As at 30 September 2026

	Carrying value						
	Held-for-trading VND million	**Held-to-maturity VND million**	**Loans and receivables VND million**	**Available-for-sale VND million**	**Recognised at amortised cost VND million**	**Total VND million**	**Fair value VND million**
Financial assets							
Cash on hand	1,622,332	-	-	-	-	1,622,332	1,622,332
Balances with the SBV	627,101	-	-	-	-	627,101	627,101
Deposits with and loans to other CIs - gross	-	-	129,338,379	-	-	129,338,379	(*)
Securities held for trading	908,820	-	-	-	-	908,820	(*)
Derivatives and other financial assets	934,716	-	-	-	-	934,716	(*)
Loans to customers – gross	-	-	481,569,753	-	-	481,569,753	(*)
Investment securities	-	-	-	57,805,499	-	57,805,499	(*)
Long-term investments	-	436,800	-	-	-	436,800	(*)
Other financial assets – gross	-	-	19,558,606	-	-	19,558,606	(*)
	4,092,969	436,800	630,466,738	57,805,499	-	692,802,006	
Financial liabilities							
Amounts due to the Government and the SBV	-	-	-	-	6,667,252	6,667,252	(*)
Deposits and borrowings from other CIs	-	-	-	-	106,196,446	106,196,446	(*)
Deposits from customers	-	-	-	-	421,830,585	421,830,585	(*)
Valuable papers issued	-	-	-	-	99,145,334	99,145,334	(*)
Other financial liabilities	-	-	-	-	12,760,832	12,760,832	(*)
	-	-	-	-	646,600,449	646,600,449	

(*) The Bank has not determined fair values of these financial instruments for disclosure in the financial statements because information about their market prices is not available and there is currently no guidance on determination of fair value using valuation techniques under Vietnamese Accounting Standards or the Vietnamese Accounting System applicable to Credit institutions issued by the SBV. The fair values of these financial instruments may differ from their carrying amounts.

As at 31 December 2025

	Carrying value						
	Held-for-trading VND million	Held-to-maturity VND million	Loans and receivables VND million	Available-for-sale VND million	Recognised at amortised cost VND million	Total VND million	Fair value VND million
Financial assets							
Cash on hand	1,085,336	-	-	-	-	1,085,336	1,085,336
Balances with the SBV	35,403,824	-	-	-	-	35,403,824	35,403,824
Deposits with and loans to other CIs - gross	-	-	116,389,004	-	-	116,389,004	(*)
Securities held for trading	631,423	-	-	-	-	631,423	(*)
Derivatives and other financial assets	230,751	-	-	-	-	230,751	(*)
Loans to customers - gross	-	-	391,746,491	-	-	391,746,491	(*)
Investment securities	-	-	-	52,767,786	-	52,767,786	(*)
Long-term investments	-	998,921	-	-	-	998,921	(*)
Other financial assets - gross	-	-	6,232,225	-	-	6,232,225	(*)
	37,351,334	998,921	514,367,720	52,767,786	-	605,485,761	
Financial liabilities							
Amounts due to the Government and the SBV	-	-	-	-	17,703,773	17,703,773	(*)
Deposits and borrowings from other CIs	-	-	-	-	127,848,267	127,848,267	(*)
Deposits from customers	-	-	-	-	337,583,366	337,583,366	(*)
Valuable papers issued	-	-	-	-	64,097,013	64,097,013	(*)
Other financial liabilities	-	-	-	-	10,125,109	10,125,109	(*)
	-	-	-	-	557,357,528	557,357,528	

(*) The Bank has not determined fair values of these financial instruments for disclosure in the financial statements because information about their market prices is not available and there is currently no guidance on determination of fair value using valuation techniques under Vietnamese Accounting Standards or the Vietnamese Accounting System applicable to Credit institutions issued by the SBV. The fair values of these financial instruments may differ from their carrying amounts.

47. Post balance sheet event

As the date of these interim financial statements, there were no significant events occurring after the balance sheet date that have significant impact or may have significant impact the Bank's operations and the Bank's financial position and operations that require adjustment or disclosure in the interim financial statements.

48. Seasonality of business activities

The Bank's interim financial statements are not affected by seasonal or cyclical factors except for the following items:

Statutory reserve fund

The Bank is required to appropriate a reserve to supplement charter capital and financial reserve annually. The Bank shall appropriate these statutory reserves upon the decision on reserves appropriation in accordance with the Law on Credit Institutions and the rules stipulated in the charter, financial regulations, and internal regulations of the Bank.

49. Exchange rate of some currencies at the end of the accounting period

The followings were the significant foreign exchange rates applied by the Bank at the end of the accounting period:

	30/9/2026 VND million	31/12/2025 VND million
USD	25,970	26,300
EUR	29,655	31,073
GBP	34,411	35,429
CHF	31,542	33,596
JPY	166.22	169
SGD	20,371	20,508
CAD	18,367	19,251
AUD	18,240	17,689
HKD	3,313	3,378

50. Approval of interim financial statements

The interim financial statements were approved by the Board of Management of the Bank on 20 October 2026.

20 October 2026

Prepared by:	Reviewed by:	Approved by:
Nguyen Canh Huy	Nguyen Tien Cong	Vu Quoc Khanh
Dy Mgr. Accounting and Tax	*Chief Accountant*	*Chief Executive Officer*