

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period starting from January 01, 2025, to September 30, 2025

SAIGON BANK FOR INDUSTRY AND TRADE



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INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION*As at September 30, 2025**VND Million*

Items	Notes	Sep 30, 2025	Dec 31, 2024
A. ASSETS			
I. Cash, gold, silver, gemstones	V.01	209.441	188.139
II. Balances with the State Bank of Vietnam	V.02	909.797	715.826
III. Balances with and Loans to other Credit Institutions	V.03	9.208.356	5.086.568
1. Balances with other credit institutions		9.208.356	4.426.568
2. Loans to other credit institutions		-	660.000
3. Provision for balances with and loans to other Credit Institutions		-	-
IV. Trading Securities	V.04	-	-
1. Trading securities		-	-
2. Provisions for trading of securities		-	-
V. Derivatives and other Financial Assets	V.05	-	679
VI. Loans to customers	V.06	20.295.602	21.623.860
1. Loans to customers		20.505.382	21.834.544
2. Provision for Loans to customers	V.06.3	(209.780)	(210.684)
VII. Debts purchased	V.07	-	-
1. Debts purchased		-	-
2. Provision for Debts purchased		-	-
VIII. Investment Securities	V.08	2.047.977	3.573.338
1. Available-for-sale securities		-	-
2. Held-to-maturity securities		2.108.672	3.645.740
3. Provisions for investment securities		(60.695)	(72.402)
IX. Capital contributions, long-term Investments	V.09	28.944	28.944
1. Investments in subsidiaries		-	-
2. Investments in joint-venture companies		-	-
3. Investments in associates		-	-
4. Other long-term investments		53.380	53.380
5. Provision for long term investments		(24.436)	(24.436)

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION*As at September 30, 2025**VND Million*

ITEMS	Notes	Sep 30, 2025	Dec 31, 2024
X. Fixed assets		1.057.486	1.083.726
1. Tangible fixed assets		629.612	655.716
a. Cost		1.399.709	1.377.177
b. Accumulated depreciation		(770.097)	(721.461)
2. Financial leased fixed assets		-	-
a. Cost		-	-
b. Accumulated depreciation		-	-
3. Intangible fixed assets		427.874	428.010
a. Cost		542.033	536.464
b. Accumulated depreciation		(114.159)	(108.454)
XI. Investment Property	V.10	-	-
a. Cost		-	-
b. Accumulated depreciation		-	-
XII. Other assets		1.112.556	959.320
1. Receivables	V.11.1,2,3	179.674	155.343
2. Accrued Interests and fee receivables		484.607	356.582
3. Deferred income tax assets		-	-
4. Other assets	V.11.4	462.884	462.004
- In which: good-will		-	-
5. Provisions for other on-balance sheet assets	V.11.5	(14.609)	(14.609)
TOTAL ASSETS		34.870.159	33.260.400

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION*As at September 30, 2025**VND Million*

Items	Notes	Sep 30, 2025	Dec 31, 2024
B. LIABILITIES AND SHAREHOLDERS' EQUITY			
I. Due to the Government and the State Bank of Vietnam	V.12	4	-
II. Deposits and Borrowings from Other Credit Institutions	V.13	4.001.089	4.227.997
1. Deposits from other credit institutions		4.000.241	4.226.988
2. Borrowings from other credit institutions		848	1.009
III. Deposits from customers	V.14	25.943.421	24.413.123
IV. Derivatives and other financial liabilities	V.05	-	-
V. Funds for finance, entrusted investments and entrusted loans	V.15	-	-
VI. Valuable papers issued	V.16	-	-
VII. Other liabilities		639.292	529.448
1. Accrued Interest, fee payables		457.556	361.104
2. Deferred income tax payables	V.18	-	-
3. Other payables and other liabilities	V.17	181.736	168.344
4. Provision for other risks (for off-balance sheet contingencies and commitments)		-	-
TOTAL LIABILITIES		30.583.806	29.170.568
Items	Notes	Sep 30, 2025	Dec 31, 2024
VIII. Shareholders' equity	V.19	4.286.353	4.089.832
1. Capital		3.388.707	3.388.707
a. Charter Capital		3.387.991	3.387.991
b. Basic construction investment fund, fixes asset purchase		-	-
c. Share premium		716	716
d. Treasury stocks		-	-
e. Preferred stocks		-	-
g. Other capital		-	-
2. Funds of credit institutions		426.498	410.664
3. Foreign Exchange difference		4.508	-
4. Difference upon revaluation of assets		-	-
5. Retained profit		466.640	290.461
IX. Non controlling interests		-	-
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		34.870.159	33.260.400

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at September 30, 2025

VND Million

OFF BALANCE SHEET ITEMS

ITEMS	Notes	Sep 30, 2025	Dec 31, 2024
1. Guarantees for borrowing		-	-
2. Commitments for currency contracts	VIII.35	-	126.200
<i>Commitment to swaps</i>		-	126.200
3. Irrevocable loan commitment		-	-
4. Commitments in L/C	VIII.35	63.777	45.168
5. Other guarantees	VIII.35	498.559	327.664
6. Other commitments		-	-
7. Lending interest and receivable fees but not collected yet	VIII.37a	926.048	830.269
8. Written-off debts	VIII.37b	6.323.131	6.137.191
9. Assets and other documents	VIII.37c	3.002.415	2.864.612

Prepared by



Pham Thi Mua

Chief Accountant

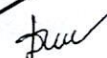


Pham Tan Tai



HCMC, October 24, 2025

General Director



Tran Thanh Giang

INTERIM CONSOLIDATED INCOME STATEMENT

For fiscal period starting from January 01, 2025, to September 30, 2025

VND Million

Items	Notes	Quarter III		Accumulated from January 01 until September 30	
		Year 2025	Year 2024	Year 2025	Year 2024
1. Interest and similar income	VI.20	538.127	557.971	1.625.501	1.640.234
2. Interest and similar expenses	VI.21	340.471	315.421	976.582	988.375
I. Net interest income		197.656	242.550	648.919	651.859
3. Fee and commission income		17.492	16.187	51.587	47.554
4. Fee and commission expenses		8.478	8.385	22.309	22.332
II. Net fee and commission income	VI.22	9.014	7.802	29.278	25.222
III. Net gain/loss from trading of foreign currencies	VI.23	4.682	1.124	13.410	9.639
IV. Net gain/loss from trading of held-for-trading securities	VI.24			-	-
V. Net gain/loss from trading of investment securities	VI.25			-	-
5. Other income		48.082	47.187	181.074	104.713
6. Other expenses		4.093	2.885	11.914	9.391
VI. Net gain/loss from other activities	VI.27	43.989	44.302	169.160	95.322
VII. Income from investments in other entities	VI.26	-	-	3.766	-
VIII. Operating Expenses	VI.28	161.010	158.901	490.214	450.321
IX. Operating profit before provision expense for credit losses		94.331	136.877	374.319	331.721
X. Provision for credit losses		10.859	90.057	116.298	118.736
XI. Profits before tax		83.472	46.820	258.021	212.985
7. Current corporate income tax		14.626	7.678	48.783	40.911
8. Deferred corporate income tax				-	-
XII. Total Corporate income tax	VI.29	14.626	7.678	48.783	40.911
XIII. Profit after tax		68.846	39.142	209.238	172.074
XIV. Non-controlling interests				-	-
XV. Earnings per share	V.19.2			618	535

Prepared by

Chief Accountant

HCMC, October 24, 2025

General Director

Pham Thi Mua

Pham Tan Tai

Tran Thanh Giang



INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

(Under direct method)

For fiscal period starting from January 01, 2025, to September 30, 2025

VND Million

ITEMS	Notes	From January 01, 2025 to September 30, 2025	From January 01, 2024 to September 30, 2024
CASH FLOWS FROM OPERATING ACTIVITIES			
01. Interest and similar income received		1.497.476	1.598.249
02. Interest and similar expenses paid		(880.130)	(1.238.584)
03. Net fee and commission income received		29.278	25.222
04. Net receipts from trading activities (foreign currencies, gold, securities)		13.410	9.639
05. Other income		8.410	10.547
06. Collection of bad debts previously written off		160.730	84.741
07. Salaries and operating expenses paid		(435.092)	(405.688)
08. Income tax paid		(20.127)	(45.296)
<i>Net cash flows from operating activities before changes in operating assets and working capital</i>		373.955	38.830
<i>Changes in operating assets</i>			
09. (Increase)/Decrease in balances with and loans to other credit institutions		660.000	130.000
10. (Increase)/Decrease in trading securities		1.525.361	220.812
11. (Increase)/Decrease in derivatives and other financial assets		679	-
12. (Increase)/Decrease in loans to customers		1.329.162	(439.657)
13. Decrease in provision for losses		(65.512)	(92.000)
14. (Increase)/Decrease in other operating assets		(77.180)	25.388

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

(Under direct method)

*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million*

ITEMS	Notes	From January 01, 2025 to September 30, 2025	From January 01, 2024 to September 30, 2024
<i>Changes in operating liabilities</i>			
15. Increase/(Decrease) in amount due to the Government and the SBV		4	-
16. Increase/(Decrease) in deposits and borrowings from other credit institutions		(226.908)	557.747
17. Increase/(Decrease) in deposits from customers		1.530.298	(115.568)
18. Increase/(Decrease) in valuable papers issued (excluding valuable papers classified into financing activities)		-	-
19. Increase/(Decrease) in funds for finance, entrusted investments, loans of which the Bank/FI is subject to risk		-	-
20. Increase/(Decrease) in derivatives and other financial liabilities		-	-
21. Increases/(Decrease) in operating liabilities		(32.489)	(94.995)
22. Payments from reserves		-	-
I. Net cash flows from operating activities		5.017.370	230.557
CASH FLOWS FROM INVESTING ACTIVITIES			
01. Purchase of fixed assets		(28.603)	(49.791)
02. Proceeds on disposal of fixed assets		20	34
03. Payments for disposal of fixed assets		-	-
04. Purchase of investment properties		-	-
05. Proceeds from disposal of investment properties		-	-
06. Payment for disposal of investment properties		-	-
07. Payment for investments in other entities		-	-
08. Proceeds from investment in other entities		-	-
09. Dividend received and profit shared from long-term investments		3.766	-
II. Cash flows from investing activities		(24.817)	(49.757)

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

(Under direct method)

For fiscal period starting from January 01, 2025, to September 30, 2025

VND Million

ITEMS	Notes	From January 01, 2025 to September 30, 2025	From January 01, 2024 to September 30, 2024
CASH FLOWS FROM FINANCING ACTIVITIES			
01. Increase in share capital due to capital contribution and/or issuance of shares		-	-
02. Receipts of issuance of long term valuable papers which are eligible for owners' equity and other long term borrowings		-	-
03. Payment for settlement of long term valuable papers eligible for recognition as owners' equity and other long term loans		-	-
04. Dividend paid to shareholders, distributed profit		-	-
05. Payment for buying treasury shares		-	-
06. Proceeds from selling treasury shares		-	-
III. Cash flows from financing activities		-	-
IV. Net cash flows for the year		4.992.553	180.800
V. Cash and cash equivalents at the beginning of the year		5.330.533	7.807.637
VI. Adjustments to impacts of exchange rate changes		4.508	1.156
VII. Cash and cash equivalents at the end of the year	VII.30	10.327.594	7.989.593


HCMC, October 24, 2025

Prepared by

Chief Accountant



Pham Thi Mua



Pham Tan Tai



General Director

Tran Thanh Giang

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***I. General information****1. Certificate of establishment, operation, validity period**

Saigon Bank for Industry and Trade was established under license No. 0034/NH-GP dated May 04, 1993 issued by the State Bank of Vietnam. Business registration certificate for joint-stock bank No. 059074 dated August 04, 1993 and the 31st amended certificate dated June 29, 2024 issued by the Department of Planning and Investment of HCMC. Business registration number 0300610408.

Term of operation is 50 years since the license date.

As at September 30, 2025, the Bank's charter capital is VND 3.387.991.410.000.

2. Structure of ownership: Share capital.**3. Principal activities**

- Mobilise short, medium and long-term capital in the form of term deposits, demand deposits, certificates of deposit;
- Receive investment and development trust funds from local credit institutions;
- Borrow from other credit institutions;
- Grant short, medium and long-term loans to institutions and individuals based on the nature and capability of resources
- Discount commercial papers, bonds and valuable papers;
- Set up joint ventures and purchase stocks in compliance with regulations;
- Provide settlement services to customers;
- Conduct foreign exchange dealings, gold and international settlement services, allure funds from foreign countries and other banking services in relationship with foreign countries with permission from the State Bank of Vietnam;
- Issue domestic card named SAIGONBANK Card.

4. Board of Directors (BOD)

Mr. Vu Quang Lam	Chairman
Mr. Nguyen Thanh Long	Member
Mr. Tran Thanh Giang	Member
Mrs. Ton Thi Nhat Giang	Member
Mr. Pham Hoai Nam	Member
Mrs. Phan Thi Bich Nguyet	Independent Member
Mrs. Nguyen Thi Hong Thuy	Independent Member

5. Board of Supervisors (BOS)

Mr. Tran The Truyen	Head of the Board
Mr. Nguyen Ai	Member
Mrs. Vu Quynh Mai	Member
Mrs. Nguyen Dao Phuong Linh	Member
Mr. Nguyen Ngoc Dang Khoa	Member

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2025, to September 30, 2025

VND Million

6. Board of Management (BOM) and Chief Accountant

Mr. Tran Thanh Giang	General Director	
Mrs. Vo Thi Nguyet Minh	Permanent Deputy General Director	
Mr. Tran Quoc Thanh	Deputy General Director	
Mr. Pham Hoang Hong Thinh	Deputy General Director	
Mr. Nguyen Dinh Nam	Deputy General Director	
Mr. Nguyen Khac Nghiem	Deputy General Director	From August 1, 2025
Mr. Pham Tan Tai	Chief Accountant	

7. Legal representative

Mr. Vu Quang Lam	Chairman
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8. Head office

The head office is located at 2C Pho Duc Chinh Street, Ben Thanh Ward, Ho Chi Minh City.

As at the date of this report, the Bank has owned 33 branches, 55 transaction offices and a Digital Transformation Center. Branches have been opened in the Northern, Central, Southern regions and Highlands. The Bank has got 01 subsidiary.

9. Subsidiary

SAIGON Factoring and Collateral company Limited is established under license No. 4104000033 dated December 24, 2001, registered for the 9th change on May 22, 2025 issued by Ho Chi Minh City Department of Finance. Business tax code is 0302487767. The capital contribution ratio to the Company is 100%.

10. Total employees as at September 30, 2025: 1.519 persons.

Total employees as at December 31, 2024: 1.538 persons.

II. Accounting Period and Reporting Currency

1. Fiscal year: The fiscal year is begun on January 1 and ended on December 31 annually.

2. Reporting currency: VND.

III. Adoption of Accounting Standards and Policies**Disclosure of compliance with Vietnamese Accounting Standards (VAS) and the prevailing regulations:**

The Bank's financial statements are prepared at original cost and in compliance with Vietnamese Accounting Standards, the Accounting System and relevant regulations applicable to the bank and other credit institutions operating in Vietnam. The attached financial statements, therefore, are not aimed to present the financial position of the Bank as well as its operating results and cash flows in accordance with accounting principles and practices accepted in countries and jurisdiction other than the Socialist Republic of Vietnam. Vietnamese accounting principles and practices may differ from ones in other countries.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2025, to September 30, 2025

VND Million

Applied accounting Regime and Forms:

The Bank applies the Vietnamese accounting regime applicable to credit institutions in accordance with Decision No. 479/2004/QĐ-NHNN dated April 29, 2004, the regime on financial statement for credit institutions under Decision No. 16/2007/QĐ-NHNN dated April 18, 2007 and Circular No. 10/2014/TT-NHNN dated March 20, 2014 and Circular No. 49/2014/TT-NHNN dated December 31, 2014 and Circular No. 22/2017/TT-NHNN dated December 29, 2017 and Circular No. 27/2021/TT-NHNN dated December 31, 2021 issued by the State Bank of Vietnam and other relevant Accounting Standards.

IV. Applicable Accounting Policies**1. Changes in accounting policies**

Changes in accounting policies and notes to the Bank's accounting policies used to prepare these interim separate financial statements are applied consistently with the accounting policies used to prepare the interim separate financial statements for the fiscal year ended December 31 2024 and the interim separate financial statements for the 9-month period ended September 30 2024, except for the following changes:

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

The State Bank of Viet Nam has issued Doc. No. 4848, effective from June 11, 2025, providing accounting guidance for letter of credit transactions and other business activities related to letters of credit. Accordingly, the Bank shall convert the balances in the accounting books for transactions related to letters of credit before July 1, 2024 in accordance with the accounting guidance in this document.

2. Monetary exchange

The exchange rate used to record transactions of buying and selling foreign currencies is the actual buying and selling rate at the time economic and financial transactions arise.

The exchange rate used to record other business in foreign currency for VND conversion: The average spot exchange rates (buying and selling) of that foreign currency as on the date of the transactions made.

Closing balance of monetary items denominated in foreign currencies must be revaluated at the spot exchange rate at the end of the last working day of the reporting period, if this exchange rate is 1% less than the weighted average rate of buying and selling exchange rate as at the last working day of the reporting period. If this exchange rate is 1% above the weighted average rate of buying and selling exchange rate as at the last working day of the reporting period, then the mentioned weighted average exchange rate is applied.

Foreign exchange rate differences upon the generated transactions and revaluation of closing balance of monetary items denominated in foreign currencies are recorded in the Income Statement in the period.

Exchange rate as at September 30, 2025:

26.310 VND/USD	178,93 VND/JPY
19.035 VND/CAD	17.501 VND/AUD
31.088 VND/EUR	20.513 VND/SGD
35.570 VND/GBP	33.258 VND/CHF

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***3. Principles for consolidating the financial statements**

Subsidiary is a company which the Bank has the power over to govern the financial and operating policies. The subsidiary's financial statements are consolidated into the Bank's since the date the Bank holds control over the subsidiary and are no longer consolidated since the Bank ceases its control right.

The Bank records business combination using purchase method. The purchase cost includes the fair value at the date of exchanging assets, equity instruments issued by the purchaser and liabilities incurred or recognized plus directly expenses related to the purchase of the subsidiary.

Intra-company balances, transactions and unrealized profit between the subsidiary and the Bank have been eliminated when the consolidated financial statements are prepared. The unrealized loss has been eliminated too, except the case where the transactions indicate the devaluation of the handed-over assets. The accounting policies that the subsidiary applies have to be changed when necessary, to assure the consistency with those applied by the Bank.

4. Derivative for financial instruments and provision for losses

Derivative financial instruments are recorded in the consolidated balance sheet at the contract value on the transaction date and then revaluated at month end foreign exchange rate. The profit or loss after the derivative financial instruments realized are recorded in the Consolidated Income Statement. Unrealized profit or loss is recorded in the foreign exchange difference item of the balance sheet at the month end and shall be transferred to the Consolidated Income Statement at the year end.

5. Accounting for interest income, interest expenses and termination of interest accruals

The Bank records interest income and interest expenses by accrual method on daily basis. Interests on overdue loans are not recorded on accrual basis, but in the off- balance sheet. When a loan item becomes overdue, the accrued interest shall be reversed and recorded in the off-balance sheet. The interests of overdue loans shall be recorded in the Consolidated Income Statement once they are collected.

6. Accounting for fees and commission income

Income from fee and commission includes income from settlement service, cashier service, fee of guarantee and other services which are recorded upon actual receipt.

7. Accounting for loans granted to customers and debt purchase activities**Accounting for loans granted to customers**

Recording and measuring loans to customers

Loans granted to customers are presented at the principal amounts outstanding minus any provision made for loans to customers.

Short-term loans are those which have maturity of less than or equal to 01 (one) year from the disbursement date. Medium-term loans are those which have maturity from over 01 (one) year to 05 (five) years from the disbursement date, and long-term loans are those which have maturity of more than 05 (five) years from the disbursement date.

Classification of debts

Debt classification for term deposits and loans to other credit institutions, unlisted corporate bonds, loans to customers, entrustments for credit granting (herein referred to as "debts") is performed monthly according to the quantitative method prescribed in Article No.10 of Circular No. 31/2024/TT-NHNN dated June 30 2024 ("Circular No. 31"). The Bank shall classify debts monthly based on the principal balance as at the last day of the preceding month.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million*

Debts are classified according to the risk levels as follows: Current debt, Special mentioned debt, Substandard debt, Doubtful debt and Loss debt. Bad debts are loans which are classified as Substandard debt, Doubtful debt and Loss debt. Debts are classified and provision for debt is made at the end of each month of the fiscal year.

- Current debt (group 1) includes: a) Debts that are current and due before or on maturity and assessed as fully and timely recoverable for both principals and interests; b) Debts that are overdue for a period of less than 10 (ten) days and are assessed as fully and timely recoverable for overdue principals and interests, and fully and timely recoverable for both remaining principals and interests; c) Debts are classified into group 1 because they meet the criteria to be classified into lower risk debt group.

- Special mentioned debt (group 2) includes: a) Debts that are overdue for a period of between 10 (ten) days and 90 (ninety) days excluding debts classified at point (b) of Current debt and debts classified into higher risk debt group per regulation; or b) Debts that have repayment terms to be restructured for the first time excluding debts that are classified into lower risk debt group or higher risk debt group per regulation; or c) Debts that are classified into group 2 because they meet the criteria to be classified into lower risk debt group or higher risk debt group per regulation.

- Substandard debt (group 3) includes: a) Debts overdue for a period of between 91 (ninety one) days and 180 (one hundred and eighty) days; except for the debt specified in Clause No.3, Article No.10 of Circular No. 31; or b) Debts having the repayment terms to be extended for the first time are not yet overdue; except for the debts specified at point (b) Clause No. 2 and Clause No. 3 Article No.10 of Circular No.31; or c) Debts eligible for interest exemption or reduction due to the customer's inability to pay interest in full as agreed, except for the debts specified in Clause No. 3, Article No.10 of Circular No. 31; or d) Debts falling into one of the following cases that have not been recovered in less than 30 (thirty) days from the date of the recovery decision: debts violating Clauses No. 1,3,4,5,6 of Article No.134 of the Law on credit institutions or debts violating Clause No. 1,2, 3, 4 of Article No.135 of the Law on credit institutions, or debts violating Clause No. 1,2,5,9 of Article No.136 of the Law on credit institutions; e) Debts not yet overdue to be collected according to inspection conclusion; f) Debts to be recovered under the decision on premature debt recovery due to the customer's breach of the agreement but are not yet recovered in less than 30 days from the date of the recovery decision; or g) Debts that are classified into group 3 according to Clause No. 2 and No.3, Article No.10 of Circular No.31; or h) Debts that must be classified into group 3 according to Clause No.4, Article No.8 of Circular No.31.

- Doubtful debt (group 4) includes: a) Debts overdue for a period of between 181 (one hundred and eighty one) days and 360 (three hundred and sixty) days; except for the debt specified in Clause No.3, Article No. 10 of Circular No. 31; or b) Debts having the repayment terms to be restructured for the first time that are overdue for a period of less than 90 (ninety) days under that restructured repayment term; except for the debts specified at Clause No. 3 Article No. 10 of Circular No.31; or c) Debts having the repayment terms to be restructured for the second time that are not yet overdue; except for the debts specified at point (b), Clause No. 2, No. 3, Article No.10 of Circular No.31; or d) Debts debt specified at point (d) of the substandard debt group that are not yet collected within the period between 30 (thirty) days and 60 (sixty) days from the date of the collection decision; or e) Debts required to be collected according to regulatory inspection conclusion but overdue according to the regulatory inspection conclusion for the period of 60 (sixty) days and not yet recovered; or f) Debts to be recovered under the decision on premature debt recovery due to the customer's breach of the agreement but are not yet recovered within the period between 30 (thirty) days and 60 (sixty) days from the date of the recovery decision; or g) Debts that are classified into group 4 according to Clauses No. 2 and No.3, Article No.10 of Circular No. 31; or h) Debts that must be classified into group 4 according to Clause No. 4, Article No.8 of Circular No. 31.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million*

- Loss debt (group 5) includes: a) Debts overdue for a period of above 360 (three hundred and sixty) days; or b) Debts having the repayment terms to be restructured for the first time that are overdue for a period of 91 (ninety one) days and above under that first restructured repayment term; or c) Debts having the repayment terms to be restructured for the second time that are overdue under the second restructured repayment term; or d) Debts having the repayment terms to be restructured for the third time or more, regardless of being overdue or not yet overdue; or e) Debts specified at point (d) of the substandard debt group that are not yet collected within the period of above 60 (sixty) days from the date of collection decision; or f) Debts required to be collected according to regulatory inspection conclusion but overdue according to regulatory inspection conclusion for the period of above 60 (sixty) days and not yet recovered; or g) Debts to be recovered under the decision on premature debt recovery due to the customer's breach of the agreement but are not yet recovered in the period of above 60 (sixty) days from the date of recovery decision; or h) Debts of credit institutions under special control as announced by the State Bank of Vietnam, or debts of foreign bank branches of which the capital and assets are blocked; or i) Debts classified into group 5 according to Clause No.3, Article No.10 of Circular No.31; or j) Debts that must be classified into group 5 according to Clause No. 4, Article No. 8 of Circular No. 31.

The Bank restructures the debt repayment term and maintains the debt group to support customers facing difficulties in accordance with the provisions of Circular No. 02/2023/TT-NHNN dated April 23, 2023 and Circular No. 06/2024/TT-NHNN dated June 18, 2024 of the State Bank of Viet Nam.

Debts are classified into lower-risk debt groups in the following cases*For overdue debt*

- The customer has fully paid the overdue principal and interest (including interest applicable to the overdue principal) and the principal and interest of the following repayment terms within a minimum period of 03 (three) months for medium-term and long-term debt, 01 (one) month for short-term debt, from the date of starting to fully pay overdue principal and interest; and the Bank has documents and records to prove that the customer has paid the debt;
- The Bank has sufficient information and documents to assess that customers are capable of fully paying the remaining principal and interest on due dates.

For debt with restructured repayment term

- The customer has fully paid the principal and interest according to the restructured repayment term for at least 03 (three) months for medium-term and long-term debt, 01 (one) month for short-term debt, from the date of commencement of full payment of principal and interest according to the restructured term.
- The Bank has sufficient information and documents to assess that customers are capable of fully paying the remaining principal and interest on due dates.

Debts are classified into higher risk debt groups in the following cases

- The indicators of profitability, solvency, debt-to-capital ratio, cash flow, and debt repayment ability of customers decreased continuously through 03 times of continuous assessment and classification of debts.
- The customer fails to provide sufficient, timely and truthful information at the request of the credit institution, foreign bank branch to assess the customer's debt repayment ability.
- Debts that have been classified into group 2, group 3, group 4 according to the provisions in point a, b, Clause No. 3, Article No. 10 of Circular No. 31 for 01 (one) year or more but are not eligible to be classified into the debt group of lower risk.
- Debts granted by the act of credit extension which is subject to administrative penalties as prescribed by law.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million*

The Bank is required to use the risk classification results provided by the Credit Information Center of the State Bank ("CIC") to classify the Bank's loans to customers into the higher-risk group between the debt group assessed by the bank and the debt group provided by CIC.

In case a customer has more than 01 (one) debt with the Bank and any debt is classified into a higher-risk debt group, the Bank is required to classify the remaining debts of that customer into higher debt groups that are commensurate with the level of risk.

Provision for credit risk

Provision for credit losses includes general and specific provisions.

According to the provisions of Decree No.86/2024/NĐ-CP dated July 11 2024 (Decree No. 86), the Bank makes specific credit risk provisions based on the provision rate corresponding to the debt classification results and the principal balance minus the deductible value of collateral assets which are discounted. Specific provisions are calculated based on debt classification results and the principal balance on the last working day of the month.

Specific provision is made for losses possibly happening to specific loan items, with the corresponding rates as below:

Debt classification		Specific provisioning rate
Group 1	Current debt	0%
Group 2	Special mentioned debt	5%
Group 3	Substandard debt	20%
Group 4	Doubtful debt	50%
Group 5	Loss debt	100%

Specific provision is calculated based on the balance of loans to each customer on the last working day of each month minus the discounted value of the collateral. The deduction rate of the collateral is specified in Clause No. 2, Article No. 6 of Decree No. 86.

According to Clause No. 1, Article No.7, Decree No. 86, general provision is made for unidentified losses during debt classification and specific provisioning and in cases where credit institutions face financial difficulties mainly when the quality of the debt deteriorates. Accordingly, the Bank must make and maintain a general provision equal to 0.75% of the total balance of loans from group 1 to group 4, except the followings:

- Deposits at credit institutions, foreign bank branches as prescribed by law and deposits at overseas credit institutions;
- Loans, term purchases of valuable papers between credit institutions, foreign bank branches in Vietnam;
- Purchases of promissory notes, bills, certificates of deposit, bonds domestically issued by other credit institutions, foreign bank branches;
- The amount for re-purchase of Government bonds on the security market as prescribed by Law on issuance, registration, security depository, listing, transactions of debt instruments of the Government on the stock market;
- Other debts arisen from activities specified in Clause No. 2, Article No. 3, Decree No. 86 between credit institutions, foreign bank branches located in Vietnam according to law.

Using risk provision

Provisions are recorded as an expense on the income statement and are used to handle debts classified in group 5, borrowers are dissolved or bankrupt organizations, individuals are dead or missing and to handle asset losses for debts as prescribed in Article No. 11 of Decree No. 86.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million****Handling credit risks***

The writing-off of irrecoverable loans is based on Article 12 of Decree No. 86.

Debts sold to Vietnam Asset Management Company ("VAMC")

The Bank conducts factoring activities to VAMC under Decree No. 53/2013/ND-CP issued by the Government on May 18, 2013, Decree No. 34/2015/ND-CP issued by the Government on March 31, 2015 amending and supplementing a number of articles of Decree No. 53/2013/ND-CP, Circular No. 19/2013/TT-NHNN issued by the State Bank of Vietnam on September 06, 2013 on trading and handling bad debts of Vietnam Asset Management Company of Vietnam Credit Institutions and debts sold to VAMC which are removed from the balance sheet in accordance with the guidance in Official Letter No. 8499/NHNN-TCKT issued by the State Bank of Vietnam on November 14, 2013 guiding the accounting of bad debt trading of VAMC and credit institutions and Official Letter No.925/NHNN-TCKT issued by the State Bank dated February 19, 2014.

The special bonds issued by VAMC corresponding to the bad debts that the Bank sells are recorded as held-to-maturity debt securities.

Upon the completion of trading bad debts, the Bank uses specific provisions that have not been used to record reduction in carrying value of the bad debts and finalize off-balance sheet accounts to observe the unearned interest of those bad debts.

8. Accounting for security trading and investing**8.1 Investments in securities****Held-to-maturity securities**

Held-to-maturity securities are those with fixed terms and payments which are fixed or identifiable and the Board of Management has the intention and capability to hold until their maturity.

Unlisted held-to-maturity corporate bonds are recorded at original cost minus provision for credit risk. The debt classification and credit risk provision of unlisted corporate bonds shall be made according to the policies applied to loans granted to customers.

Other held-to-maturity securities are recorded at original cost minus provision for devaluation. Provision for devaluation is made when the market price of the securities falls below the book value or when there are signs of a decline in value according to the evaluation of the Board of Management.

The premium and the discount value arising from the purchase of held-to-maturity securities are allocated to the Income Statement of the Bank on a straight-line basis from the date of purchasing the security to the maturity date of that security.

Interest income after the purchase of held-to-maturity securities is recorded in the statement of income on an accrual basis.

Special bonds issued by VAMC

Special bonds issued by VAMC are term valuable papers issued by VAMC for the purpose of purchasing bad debts of the Bank and are recorded as held-to-maturity debt securities.

Special bonds are recorded at face value on the transaction date and are presented as face value minus specific provisions during the holding time.

The face value of the special bond is the value corresponding to the book value of the outstanding loan principal after deducting the specific provision that has been made but unused of that bad debt.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million*

Periodically, the Bank shall calculate and make provisions for the risk of such special bonds as stipulated in Decree No. 53/2013/ND-CP dated May 18, 2013 of the Government and Circular No. 19/2013/TT-NHNN dated September 06, 2013 of the State Bank of Vietnam. Accordingly, the Bank shall make provision for risk of special bonds to minimum operating expenses equivalent to 20% of face value of each special bond.

The Bank does not have to make general provision for special bonds.

8.2. Other long-term investments

Other long-term investments are investments with a ratio less than or equal to 11% of the share capital of economic organizations. Long-term investments are initially recognized at cost.

Provision for loss of long-term financial investments is established when the Bank identifies economic organizations in which the Bank invests at a loss (except for forecasted losses that have been determined in the business plan before investing) according to the provisions of Circular No. 48/2019/TT-BTC issued by the Ministry of Finance on August 8, 2019, and amending several articles according to Circular No. 24/2022/TT-BTC issued by the Ministry of Finance on April 7, 2022. Accordingly, the level of provision for loss of long-term financial investments is the difference between the actual capital contribution of the parties at the economic organization and the actual equity capital of the parties multiplied (x) by the ratio of the Bank's investment capital to the total actual capital contributions of the parties at the economic organization.

9. Principles for recognition of tangible fixed assets

Tangible fixed assets are stated at cost minus accumulated depreciation. The initial cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. The expenditures incurred after their originally assessed standard of performance are recorded as an additional cost of tangible fixed assets when they have resulted in an increase in the future economic benefits expected to be obtained from the use of those tangible fixed assets. The expenditures which do not meet the above conditions are recorded as the expenses in the year.

When the assets are sold or disposed, their original costs and the accumulated depreciation which have been written off and any gain or loss from disposal of assets are recorded in the income statement.

Tangible fixed assets purchased

The original cost of purchased tangible fixed assets shall consist of the actual purchase price (minus (-) trade discount or reduction), taxes (excluding taxes to be refunded) and expenses directly related to putting such fixed assets into operation such as fees for installation, trial operation, specialists and other direct costs.

The original cost of a tangible fixed asset formed from construction investment under the mode of tendering shall be the finalized price of the construction project, other relevant fees plus (+) registration fee (if any).

Fixed assets which are buildings, structures attached to land use rights, the value of land use rights is computed separately and recorded as intangible fixed assets.

10. Principles for recording intangible fixed assets

Intangible fixed assets are stated at original cost minus accumulated amortization. The original cost of an intangible fixed asset comprises all costs incurred by the Bank for owning the asset to the date it is put into operation as expected.

Purchase of separate intangible fixed assets

The original cost of separately purchased intangible fixed assets shall consist of the actual purchase price (less (-) trade discount or reduction), taxes (excluding taxes to be refunded) and expenses directly related to putting such fixed assets into operation. The land use rights which are purchased in conjunction with buildings, structures attached to land shall be separately determined and recorded as intangible fixed assets.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million*

Intangible fixed assets formed from the exchange and payment of documents related to the capital ownership of the entity, the original cost of the intangible fixed assets is the fair value of the issued documents relevant to capital ownership.

Land use rights

The original cost of an intangible fixed asset which is the land use rights shall be the payment made to obtain the lawful land use rights, compensatory payments for site clearance, expenses for ground leveling, registration fee...or land use rights as capital contribution in joint-venture.

Computer software

Computer software is all expenses that the Bank has spent up to the time of putting the software into use.

11. Method of depreciating and amortizing fixed assets

Depreciation of tangible fixed assets is computed on a straight line basis over their estimated useful lives. Estimated useful life means the duration in which the tangible fixed assets produce their effect on production and business.

The estimated useful life for fixed assets is as follows:

<i>Buildings and structures</i>	<i>25 years</i>
<i>Machinery and equipment</i>	<i>4 - 8 years</i>
<i>Transportation and facilities</i>	<i>5 - 6 years</i>
<i>Office appliances</i>	<i>2 - 5 years</i>
<i>Other fixed assets</i>	<i>4 - 6 years</i>

Land use rights which are granted for a definite term are amortized in line with the term stated in the certificate of land use rights.

Land use rights which are granted for an indefinite term are recorded at cost and not amortized.

12. Accounting for asset leases

Operating leases: are fixed asset leases where a significant portion of risks and incentives attached to asset ownership are retained by the lessor. Payments made under operating leases are recognised in the income statement on a straight-line basis over the period of the operating lease.

13. Cash and cash equivalents

In the statement of cash flows, cash and cash equivalents include cash, precious metal and gemstones, current account balance at the State Bank of Vietnam, demand deposits and deposits with the term of under 90 (ninety) days since deposit date at other credit institutions, government bond and other short-term valuable paper qualified to be discounted by the State Bank of Vietnam, securities with recoverable or maturity term of less than 3 (three) months since purchase date, convertible to certain amount, containing minimum risk of value change, and held for the purpose of meeting commitments for short-term payment rather than for investment or others.

14. Provisions, contingent liabilities and unidentified assets

Provisions are recorded when: The Bank has present obligations as a result of events in the past; It probably leads to a decrease of necessary economic benefits to settle the liabilities; The liability is estimated reliably. Provision is not recorded for the operating loss in the future.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million*

When there are similar liabilities, the possibility of outflow in economic benefits due to the settlement of obligations is determined by considering the whole group of obligations in general. Provision shall be made though the economic benefit outflow because liability settlement is very small.

Provision is calculated at present value of estimated expenses for settling liabilities at the discount rate before tax and reflects the current market assessment of the time value of money and specific risk exposure to the liability. The increase of provision throughout time shall be recorded as interest expense.

15. Accounting for obligations to employees

The Bank records salaries, wages and other payables to employees in the operating expense items in the period on the basis of salary expenses incurred in the period. The salaries, bonuses to employees are based on the conditions and level provided in the following documents: Labor Law of Vietnam, Labor Contract, Labour Union Agreement, Financial Statue of the Bank and Group, Statute on rewards regulated by the Chairman, General Director, Director on the basis of the Bank or Group's Financial Statute.

16. Principles and methods for recording current taxes, deferred taxes

Corporate income tax comprises of total current and deferred tax when determining its profit or loss of one accounting period.

Current corporate income tax is the tax payable (or recoverable) on the taxable income and tax rate enacted in current year in accordance with the law on corporate income tax.

Deferred corporate income tax is defined for temporary differences between the basis of calculating income tax on assets, liabilities and their book values for financial reporting purposes and the amounts used for taxation purposes, as on the date of the balance sheet. Deferred income tax payable is recorded for all temporary differences, deferred income tax asset is only recorded when there is sufficient taxable profit in the future for deducting the temporary differences.

The carrying amount of deferred tax assets must be reassessed at the end of the fiscal year and reduced to the extent that it is certain that sufficient taxable profit shall be available to allow the benefit of part or all of that deferred income tax assets to be utilized. The unrecognized deferred tax assets will be reassessed at the end of the fiscal year and recognized to the extent that it has become certain sufficient taxable profit will allow the deferred income tax asset to be utilized.

Deferred income tax is recognized in the statement of income except to the extent that it relates to an item recognized directly in equity, in which case the deferred income tax is also recognized directly in equity.

The Bank offsets deferred income tax assets and deferred income tax liabilities only to the extent that it has a legally enforceable right to set off current income tax assets against current income tax liabilities and other deferred income tax assets and deferred income tax liabilities relate to income taxes levied by the same tax authority on the same taxable entity and the enterprise intends to pay current tax liabilities and current tax assets on a net basis.

Taxes payable to the state budget shall be settled specifically with the tax authorities. The difference between the payable tax amount according to the books and the data for checking and finalization shall be adjusted when there is an official finalization with the tax office.

The bank has been inspected for tax finalization as at 2019.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***17. Accounting for loans, issuance of debt securities and equity instruments**

Principle of recording of borrowing costs: Interest and other costs directly attributable to the enterprise's loans are recognized as a business expense during the period, unless this expense arises from loans directly related to the construction investment or production of unfinished assets are included in the value of such assets (capitalized) when all conditions are met as prescribed in VAS 16 "Borrowing Costs".

The capitalization rate used to determine the borrowing costs capitalized during the period: Where general borrowings are incurred, which are used for the purpose of construction or production of an unfinished asset then the amount of borrowing costs eligible for capitalization in each accounting period is determined according to the capitalization rate to the weighted average accumulated costs incurred for the investment in construction or production of that asset. The capitalization rate is calculated according to the weighted average interest rate of outstanding loans during the period of the business. Borrowing costs capitalized during a period may not exceed the total amount of borrowing costs incurred during that period.

18. Shareholders' equity

Charter capital: The capital sourced from shares, securities purchased by shareholders or added from the profit after tax in accordance with the Resolution of Annual Shareholders' General Meeting or the Bank's charter. Business fund shall be recorded at the actual contributed capital in cash or by assets computed at the par value in the early establishment period or additional mobilization to expand operation scale of the Bank.

Share premium: The difference between the actual inflow against the par value value of the first issued, additionally issued shares and differences (increase/decrease) between the actual inflow over the repurchasing price in case of treasury share reissuance. In case where shares are bought to cancel immediately at the purchase date, shares' value for business capital written down at purchase date is the actual repurchase price and the business resource should be written down in details according to the par value and share premium of the repurchased shares.

Treasury share: is the share the Bank issued and purchased back. The payment for purchasing share, including directly attributable expenses, shall be deducted from the shareholders' equity till the treasury shares have been cancelled or reissued. The received amount from reissuance or sale of the treasury share, deducting expenses related to this reissuance or sale shall be included in the shareholders' equity.

Other owners' capital: Business resource which is added from the operating result or offered, presented, sponsored or under assets revaluation.

Undistributed profit

Principle for recognizing undistributed profit: the undistributed profit is recorded as the profit (loss) from the enterprise's result of operation after deducting (-) the current year corporate income tax and the adjusted items due to the retroactive application of changes in accounting policy and adjustments for material misstatement of the previous years.

The distribution of profit and fund appropriation are based on the charter of the Bank and approved by the Annual Shareholder's General Meeting.

19. Earnings per share

Basic earnings per share is calculated by dividing the profit or loss distributed to the ordinary shareholders of the Bank after setting aside the Bonus and Welfare Fund by the weighted average number of currently circulated ordinary shares in the current fiscal period.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2025, to September 30, 2025

VND Million

20. Related parties

Related parties include enterprises and individuals that directly, or indirectly through one or more intermediaries, can control, or are controlled by the Bank. Associates and individuals holding, directly or indirectly, the voting powers of the Bank that have significant influence on the Bank, key management personnel sitting on the Board of Management, Board of Directors, close members of the family of these individuals or associates, and companies associated with these individuals also constitute related parties. When considering each possible related party relationship, attention is placed on the relationship nature, and not on merely the legal form.

V. Additional Information for Items Presented in the Interim Consolidated Statement of Financial Position

1. Cash, gold, silver, gemstones

	Sep 30, 2025	Dec 31, 2024
Cash in VND	190.574	169.386
Cash in foreign currency	18.867	18.753
Total	209.441	188.139

2. Balances with the State Bank of Vietnam

	Sep 30, 2025	Dec 31, 2024
Current account balance with the State Bank of Vietnam	909.797	715.826
<i>VND</i>	850.148	683.323
<i>Gold and foreign currencies</i>	59.649	32.503
Total	909.797	715.826

3. Deposits with and loans to other credit institutions

	Sep 30, 2025	Dec 31, 2024
3.1. Deposits with other credit institutions		
Demand deposits	1.227.856	484.093
<i>VND</i>	502.966	5.713
<i>Foreign currencies</i>	724.890	478.380
Term deposits	7.980.500	3.942.475
<i>VND</i>	7.980.500	3.690.075
<i>Foreign currencies</i>	-	252.400
Sub-total	9.208.356	4.426.568
3.2. Loans to other credit institutions		
Short - term loans	-	660.000
<i>VND</i>	-	660.000
Sub-total	-	660.000
Total	9.208.356	5.086.568

4. Trading securities: not incurred.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2025, to September 30, 2025

VND Million

5. Derivative for financial instruments and other financial assets:

	Total value of the contract (according to the exchange rate on the effective date of the contract)	The total book value (according to the exchange rate at the reporting date)	
		Assets	Liabilities
At the end of the year			
<i>Currency derivatives</i>	-	-	-
- Currency swap transactions	-	-	-
On the first day of the year			
<i>Currency derivatives</i>	126.879	679	-
- Currency swap transactions	126.879	679	-
<i>Currency derivatives</i>	-	-	-

6. Loans to customers

	Sep 30, 2025	Dec 31, 2024
Loans granted to local economic entities, individuals	20.251.732	21.287.479
Discounted bills and valuable papers	215.196	478.182
Other forms of credit granting	38.454	68.883
Total	20.505.382	21.834.544

6.1. Loan portfolio by quality

	Sep 30, 2025	Dec 31, 2024
Current	18.663.352	20.156.419
Special mentioned	1.206.540	1.096.984
Substandard	51.447	84.378
Doubtful	111.241	96.019
Loss	472.802	400.744
Total	20.505.382	21.834.544

Note : The SBV defines the non-performing loan (NPL) ratio per Circular No. 31/2024/TT-NHNN dated June 30, 2024, as follows: "NPL ratio is the bad debt outstanding to total outstanding balance of debt groups 1-5 ratio." Total debts classified into groups 1 to 5 include both the disbursement or settlement from credit-granting activities and debts from depositing activity and other activities. Accordingly, the NPL ratio (ratio of debt groups 3-5) of SAIGONBANK as at September 30, 2025 was 2,23%.

6.2. Loan portfolio by term

	Sep 30, 2025	Dec 31, 2024
Short-term	14.233.629	15.718.049
Medium-term	1.796.716	1.858.695
Long-term	4.475.037	4.257.800
Total	20.505.382	21.834.544

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2025, to September 30, 2025

VND Million

6.3. Change (Increase/ Decrease) in provision for credit risks

	Provision	Specific Provision
Current year		
Opening balance	160.774	49.910
Provisions made/reversed during the year	(10.390)	74.998
Use of provision for credit during the year	-	(65.512)
Closing balance	150.384	59.396
Prior year		
Opening balance	148.031	30.521
Provisions made/reversed during the year	12.743	124.775
Use of provision for credit during the year	-	(105.386)
Closing balance	160.774	49.910
Details of provisions	Sep 30, 2025	Dec 31, 2024
Provision for risk of lending credit institutions	-	-
Provision for risk of lending customers	209.780	210.684
+ General provision	150.384	160.774
+ Specific provision	59.396	49.910
Total	209.780	210.684

7. Debt purchase: Not incurred.

8. Investment securities

8.1. Held-to-maturity investment securities

	Sep 30, 2025	Dec 31, 2024
- Investment in SBV bills	-	2.100.000
- Investment in Government bonds and municipal bonds	1.744.296	1.257.802
Total	1.744.296	3.357.802

8.2. Special bonds issued by VAMC

	Sep 30, 2025	Dec 31, 2024
- Face Value (1)	364.376	287.938
- Provision (2)	(60.695)	(72.402)
Sub- total	303.681	215.536
Total	2.047.977	3.573.338

(1): Debt securities (special bond) arisen from purchase, sale and treatment of bad debts of Assets Management Company of Vietnamese credit institutions, which issues, manages and pays for special bond in compliance with Circular No. 19/2013/TT-NHNN dated September 06, 2013 of the State Bank of Vietnam regulating on purchase, sale and treatment of bad debts of Assets Management Company of Vietnamese credit institutions. Accordingly the term of 5 years, the credit institutions have to record provision for risks for special bond in the operating expenses at the percentage of 20% per year of the value of debt securities.

(2): Provision for special bond made in compliance with Circular No. 19/2013/TT-NHNN as at September 30, 2025: VND 60.695.146.960.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million*

	Sep 30, 2025	Dec 31, 2024
9. Capital contribution, long term investments		
- Analysing investment value by investment type		
Other long-term investments	53.380	53.380
Provision for devaluation of long-term investments	(24.436)	(24.436)
Total	28.944	28.944

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***9. Capital contribution, long-term investments (Cont.)****- Details of other long-term investments**

Name	Sep 30, 2025			Dec 31, 2024		
	Original cost	Current value	Shareholding (%)	Original cost	Current value	Shareholding (%)
Other long-term investments	53.380	28.944		53.380	28.944	
Investments in other entities	53.380	53.380		53.380	53.380	
Sai Gon Ha Long Hotel Tourism Joint Stock Company	18.380	18.380	10,98%	18.380	18.380	10,98%
National Payment Corporation of Viet Nam	2.000	2.000	0,64%	2.000	2.000	0,64%
SBB Securities Joint Stock Company	33.000	33.000	9,43%	33.000	33.000	9,43%
Provision for devaluation of long-term securities investments	-	(24.436)		-	(24.436)	
SBB Securities Joint Stock Company	-	(24.436)		-	(24.436)	
Total	53.380	28.944		53.380	28.944	

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***10. Investment properties:** Not incurred.**11. Other long-term assets**

	Sep 30, 2025	Dec 31, 2024
1. Construction in progress	2.056	1.631
2. Purchase of fixed assets	6.821	16.502
3. Receivables	170.797	137.210
4. Other assets	462.884	462.004
Total	642.558	617.347

11.1 Basic cost for construction in progress

In which:

- Significant constructions:

	Sep 30, 2025	Dec 31, 2024
- Significant constructions:	2.056	1.631
<i>Land at 50 Nguyen Tat Thanh Daklak</i>	860	860
<i>Others</i>	1.196	771
Sub -Total	2.056	1.631

11.2 Purchase of fixed assets

In which:

	Sep 30, 2025	Dec 31, 2024
<i>Firewall for DC-DR zone (site)</i>	-	1.755
<i>Upgrade Oracle software and Trade Finance Module</i>	131	127
<i>Anti-Money Laundering Software</i>	5.226	5.014
<i>SOC system</i>	-	5.781
<i>Others</i>	1.464	3.825
Sub -Total	6.821	16.502

11.3 Receivables

	Sep 30, 2025	Dec 31, 2024
- Internal receivables	26.290	17.274
<i>Advances</i>	16.013	9.488
<i>Other Receivables</i>	10.277	7.786
- External Receivables	144.507	119.936
<i>Other payments pended by the State (*)</i>	4.664	4.790
<i>Embezzlement, lack of money, pending property</i>	14.489	14.489
<i>Others</i>	125.354	100.657
Sub -Total	170.797	137.210

(*): Notes on supporting interest payment pended by the States:

Disbursement to customers	68.433
Receipts	(63.769)
Amount to be received from the State	4.664

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2025, to September 30, 2025

VND Million

	Sep 30, 2025	Dec 31, 2024
11.4 Other assets		
- Pending allocation expenses	11.124	9.798
- The debt-fortified assets of which ownership has been transferred to the Bank pending	450.570	450.570
+ <i>Real estate</i>	450.570	450.570
- Other assets	1.190	1.636
Sub -Total	462.884	462.004
11.5 Provision for other asset items of the balance sheet		
- Provision for bad debts	(14.609)	(14.609)
<i>Embezzlement, lack of money, missing assets pending</i>	(14.609)	(14.609)
Sub -Total	(14.609)	(14.609)
12. Borrowings from the Government and State Bank of Vietnam:		
	Sep 30, 2025	Dec 31, 2024
12.1 Deposits of Vietnam State Treasury		
- Deposits of Vietnam State Treasury in VND	4	
Sub-Total	4	
12.2. Borrowings from the State Bank of Vietnam: Not incurred		
13. Deposits and borrowings from other credit institutions		
	Sep 30, 2025	Dec 31, 2024
13.1. Deposits from other credit institutions		
a. Demand deposits	91.421	49.463
- VND	91.412	49.454
- Foreign currencies	9	9
b. Term deposits	3.908.820	4.177.525
- VND	3.330.000	3.294.125
- Foreign currencies	578.820	883.400
Sub -Total	4.000.241	4.226.988
13.2. Borrowing from other credit institutions		
- Foreign currency	848	1.009
+ Joint Stock Commercial Bank for Investment and Development of Vietnam (*) - Transaction Center 3 Branch	848	1.009
Sub -Total	848	1.009
Total deposits and borrowing from other credit institutions	4.001.089	4.227.997

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***14. Deposits from customers****- Notes on deposit type**

	Sep 30, 2025	Dec 31, 2024
Demand deposits	1.864.889	1.906.050
- VND	1.778.777	1.822.358
- Gold and foreign currencies	86.112	83.692
Term deposits	24.036.070	22.478.938
- VND	23.877.289	22.381.459
- Gold and foreign currencies	158.781	97.479
Specialised capital deposits	13.579	2.249
Margin deposits	28.883	25.886
Total	25.943.421	24.413.123

- Notes on customer and type of business

	Sep 30, 2025	Dec 31, 2024
Deposits from economic institutions	852.338	962.582
State-Owned enterprise	117.162	85.297
Limited company	284.548	465.958
Joint stock company	294.457	257.174
Private enterprise	7.365	7.616
Foreign-invested enterprise	148.806	146.537
Deposits from individuals	18.362.229	16.731.053
Deposits from others	6.728.854	6.719.488
Total	25.943.421	24.413.123

15. Funds for finance, entrusted investment, lending credit institutions subject to risk: Not incurred.**16. Issuance of common valuable papers:** Not incurred.**17. Other payables, liabilities and other risk provisions**

	Sep 30, 2025	Dec 31, 2024
Internal payables	8.191	59.741
- Payables to staff	2.927	3.386
- Revenue pending allocation	-	1.565
- Bonus and welfare fund payables	3.038	52.572
- Other internal payables	2.226	2.218
+ Interest payable to shareholders	683	683
+ Other internal payables	1.543	1.535

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***17. Other payables, liabilities and other risk provisions (Cont.)**

	Sep 30, 2025	Dec 31, 2024
External payables	173.545	108.603
- Purchase of fixed assets	870	870
- Corporate income tax	48.263	19.607
- Remittance payables	54.304	15.368
- Taxes and payables to the State	1.440	1.413
- Other payables to the State	2.539	2.539
- Other external payables	66.129	68.806
Total	181.736	168.344

18. Deferred income tax: Not incurred.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***19. Capital and funds of credit institutions****19.1. Report on the change in Shareholders' Equity**

Items	Shareholders ' Equity	Share premium	Foreign exchange differences	Reserve for supplementary charter capital	Investment and Development Fund	Financial reserve fund	Retained earnings	Total
Balance as at Jan. 01, 2024	3.080.000	716	-	80.717	8.817	281.111	617.751	4.069.112
Profit after-tax of the year 2024	-	-	-	-	-	-	79.168	79.168
Dividends	307.991	-	-	-	-	-	(307.991)	-
Appropriation to funds from profit of the year 2023	-	-	-	13.340	-	26.679	(40.019)	-
Appropriation to bonus and welfare funds from profit of the year 2023	-	-	-	-	-	-	(57.553)	(57.553)
Appropriation to Bonus Fund of Manager of the year 2023	-	-	-	-	-	-	(895)	(895)
Balance as at Dec. 31, 2024	3.387.991	716	-	94.057	8.817	307.790	290.461	4.089.832
Balance as at Jan. 01, 2025	3.387.991	716	-	94.057	8.817	307.790	290.461	4.089.832
Net profit from Jan. 01, 2025 to Sep. 30, 2025	-	-	-	-	-	-	209.238	209.238
Appropriation to funds from profit of the year 2024	-	-	-	7.917	-	7.917	(15.834)	-
Appropriation to bonus and welfare funds from profit of the year 2024	-	-	-	-	-	-	(16.753)	(16.753)
Appropriation to Bonus Fund of Manager of the year 2024	-	-	-	-	-	-	(472)	(472)
Foreign Exchange difference	-	-	4.508	-	-	-	-	4.508
Balance as at Sep. 30, 2025	3.387.991	716	4.508	101.974	8.817	315.707	466.640	4.286.353

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***19. Capital and funds of credit institutions (Cont.)**

- According to Clause No. 3, Article No. 23 of Decree No.135/2025/ND-CP dated June 12, 2025, set up reserve fund for supplementing the charter capital at 10% of the profit after tax. The maximum balance of this fund is not allowed to exceed current charter capital of the credit institutions. This fund shall be transferred to the current charter capital upon the approval from the State Bank of Vietnam and State Security Commission of Vietnam.

- According to Clause No. 3, Article No. 23 of Decree No.135/2025/ND-CP dated June 12, 2025, appropriating 10% for finance reserve fund; the maximum balance of this fund is not allowed to exceed 25% of the current charter capital of credit institutions. This fund is used to compensate for the remaining portion of losses, damages of assets in the business course after the organizations, individuals causing the loss, damage, insurance organizations have made compensation and provision has been used.

- Setting up other funds like construction investment fund, bonus and welfare fund.... suggested by the Board of Management and approved by the Shareholders' General Meeting.

19.2 Earnings per share

**From January 01, 2025
to September 30, 2025** **From January 01, 2024
to September 30, 2024**

- Profit or loss for calculating basic earnings per share	209.238	172.074
- Weighted average number of ordinary shares for basic earnings calculation	339	322
- Basic earnings per share	618	535

19.3 Notes on compound financial instruments: Not incurred.**19.4. Details of share capital of credit institutions**

	Sep 30, 2025		Dec 31, 2024	
	Amount	Ordinary share capital	Amount	Ordinary share capital
- Paid-in capital of shareholders	3.387.991	3.387.991	3.387.991	3.387.991
- Share premium	716	716	716	716
Total	3.388.707	3.388.707	3.388.707	3.388.707

19.5. Dividends

**From January 01, 2025
to September 30, 2025**

Year 2024

- Dividends disclosed after final date of the fiscal year:		
+ Dividends disclosed on ordinary shares	Not announced yet	Not announced yet
+ Dividends disclosed on preferred shares	-	-
- Dividends of accumulated preferred shares which have not been recorded:	-	-

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***19.5. Shares**

Million shares

	Sep 30, 2025	Dec 31, 2024
- Number of registered shares	339	339
- Number of issued shares (sold to the public)	339	339
+ <i>Ordinary shares</i>	339	339
- Number of circulated shares	339	339
+ <i>Ordinary shares</i>	339	339

* Par value of each circulated share equals to 10.000 VND/share.

VI. Additional Information for Items Presented in the Interim Consolidated Income Statement**20. Interest and similar incomes**

	From January 01, 2025 to September 30, 2025	From January 01, 2024 to September 30, 2024
Interest income from deposits	207.459	129.664
Interest income from loans to customers	1.353.987	1.438.055
Interest income from trading securities and debt securities investment	49.711	60.821
Income from guarantee activities	6.746	4.213
Other income from credit activities	7.598	7.481
Total	1.625.501	1.640.234

21. Interest and similar expenses

	From January 01, 2025 to September 30, 2025	From January 01, 2024 to September 30, 2024
Interest expenses for deposits	954.128	907.734
Interest expenses for borrowings	8	279
Other expenses for credit activities	22.446	80.362
Total	976.582	988.375

22. Net gain/loss from fee and commission

	From January 01, 2025 to September 30, 2025	From January 01, 2024 to September 30, 2024
Income from fee and commission	51.587	47.554
Settlement service	18.321	18.843
Cashier service	146	227
Other services	33.120	28.484
Expenses for fee and commission	22.309	22.332
Settlement service	6.324	7.162
Post and telecom service	12.037	11.610
Cashier service	1.313	1.047
Other services	2.635	2.513
Net gain/loss from fee and commission	29.278	25.222

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2025, to September 30, 2025

VND Million

23. Net gain/loss from trading foreign currencies

	From January 01, 2025 to September 30, 2025	From January 01, 2024 to September 30, 2024
Income from trading foreign currencies	13.537	10.031
Income from spot foreign exchange trading	12.671	10.026
Income from currency derivatives	866	5
Expense for trading foreign currencies	127	392
Expense for spot foreign exchange trading	27	392
Expense for currency derivatives	100	-
Net gain/(loss) from trading in foreign currencies	13.410	9.639

24. Net gain/loss from held for trading securities : Not incurred.

25. Net gain/loss from investment securities: Not incurred.

26. Income from capital contribution, share purchase:

	From January 01, 2025 to September 30, 2025	From January 01, 2024 to September 30, 2024
Dividends received in the period from capital contribution, share purchase	3.766	-
Income from capital contribution, long-term investments	3.766	-
Total	3.766	-

27. Net gain/loss from other operating activities

	From January 01, 2025 to September 30, 2025	From January 01, 2024 to September 30, 2024
Income from other activities	181.074	104.713
Expenses of other activities	11.914	9.391
Net gain/(loss) from other operating activities	169.160	95.322

28. Operating expenses

	From January 01, 2025 to September 30, 2025	From January 01, 2024 to September 30, 2024
1. Tax, duties and fees	1.408	2.164
2. Employee costs	298.820	276.174
In which:		
Salaries and allowances	209.390	194.642
Salary related contributions	46.745	43.116
Uniform and related expenses	15.517	15.161
Subsidies	27.168	23.255
3. Expense for assets	106.713	84.056
In which: Depreciation and amortization of fixed assets	55.122	44.633

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2025, to September 30, 2025

VND Million

28. Operating expenses (Cont.)

4. Administrative expenses	64.475	69.983
In which:		
Business expenses	7.952	7.963
Union activities expenses	195	130
5. Insurance fee for customers' deposits	18.798	17.944
Total	490.214	450.321

29. Corporate Income Tax (CIT)

From January 01, 2025 to September 30, 2025 From January 01, 2024 to September 30, 2024

29.1. Current Corporate Income Tax

- CIT expenses on current taxable income	48.783	40.911
- Total current corporate income tax	48.783	40.911

29.2. Deferred corporate income tax liabilities: Not incurred.

VII. Additional Information for Items Presented in the Interim Consolidated Statement of Cash Flows

	Sep 30, 2025	Sep 30, 2024
30. Cash and cash equivalents:		
Cash and cash equivalents on hand	209.441	213.686
Balances with the State Bank of Vietnam	909.797	1.892.624
Deposit in VND, in foreign currencies at other credit institutions (demand deposit and deposit with the term of less than 3 months)	9.208.356	5.883.283
Total	10.327.594	7.989.593

31. Purchase and disposal of subsidiaries: Not incurred.

VIII. Other information

32. Employee remuneration:

From January 01, 2025 to September 30, 2025 From January 01, 2024 to September 30, 2024

I. Total number of employees	1.519	1.536
II. Employee remuneration		
1. Total salaries	210.059	194.081
2. Bonuses	49.331	50.682
3. Total remuneration	259.390	244.763
4. Average salary (million VND/person/month)	15	14
5. Average income (million VND/person/month)	19	18

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2025, to September 30, 2025

VND Million

33. Obligations to the State Budget

Items	Opening balance	Movements during the year		Closing balance
		Payable	Paid	
1. Value added tax (VAT)	802	5.612	5.549	865
a. VAT	802	5.351	5.288	865
b. VAT on Foreigner Contractor	-	261	261	-
2. Corporate Income Tax (CIT)	19.607	49.536	20.880	48.263
a. CIT	19.607	48.783	20.127	48.263
b. CIT on Foreign Contractors	-	753	753	-
3. Duties, Fees and Other payables	611	7.760	7.796	575
Total	21.020	62.908	34.225	49.703

34. Types and value of secured assets of customers

Secured assets	Balance as at Sep 30, 2025	Balance as at Dec 31, 2024
Real estates	38.215.395	39.877.841
Transportation	229.486	244.166
Savings book, promissory note and other valuable papers	1.187.112	1.012.636
Materials, goods	157.836	153.151
Others	3.873.707	3.712.777
Total	43.663.536	45.000.571

35. Contingent liabilities and Commitments

Items	Sep 30, 2025	Dec 31, 2024
Commitments on foreign exchange transactions	-	126.200
Commitments on SWAP transactions	-	126.200
Commitments on Letters of Credit	63.777	45.168
Commitment on payment in L/C transactions	63.777	45.168
Other commitments	498.559	327.664
Payment guarantees	289.445	122.213
Performance guarantees	95.543	65.890
Bidding guarantees	18.014	14.222
Other guarantees	95.557	125.339
Total	562.336	499.032

In the normal course of business, the Bank implements various commitments and so there are some contingent liabilities and commitments, which are recorded in off-balance sheet. The Bank expects no major loss from these transactions.

36. Activity of entrustment and agent of credit institutions not subject to risk: Not incurred.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***37 Other off-balance sheet activities that credit institutions are subject to risk:**

	Sep 30, 2025	Dec 31, 2024
a. Uncollected lending interest and fee receivable		
Uncollected lending interest	926.048	830.269
Total	926.048	830.269
b. Written - off bad debts	Sep 30, 2025	Dec 31, 2024
Principal of written-off bad debts	1.995.350	2.050.027
Interest of written-off bad debts	4.327.781	4.087.164
Total	6.323.131	6.137.191
c. Assets and other documents	Sep 30, 2025	Dec 31, 2024
Other Assets of custody service	621.552	476.481
Leased assets	378.781	364.563
Other valuable documents under safekeeping	2.002.082	2.023.568
Total	3.002.415	2.864.612

38. Subsequent events

The Board of Management confirms that there are no subsequent events that may significantly influence the Bank's consolidated financial position and need to be explained and disclosed in the consolidated financial statements.

39. Concentration of assets, liabilities and off-balance sheet items by geographical area

A geographical segment is a distinguishable component of a bank that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments. A geographical segment does not include operations in economic environments with significantly differing risks and returns. A geographical segment may be a single country, a group of two or more countries, or a region within a country.

VND million

Sep 30, 2025	Total loan balance	Total deposit balance	Credit commitments	Derivative for financial instruments (Total contract value)	Trading and investment securities
Domestic	20.505.382	25.943.421	562.336	-	2.108.672
Overseas	-	-	-	-	-
Dec 31, 2024	Total loan balance	Total deposit balance	Credit commitments	Derivative financial instruments (Total contract value)	Trading and investment securities
Domestic	22.494.544	24.413.123	372.832	126.879	3.645.740
Overseas	-	-	-	-	-

40. Financial risk management

Financial risks include credit risk, market risk and operation risk.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***40.1 Credit risk**

Credit risk is the risk of customers or counterparties failing to fulfill their obligations with the Bank, leading to financial loss. Credit risk arises from lending and guarantee activities under various forms.

The Bank is also subject to credit risk through investments in debt securities and other risks in its transaction activities (transaction risk), including assets in the transaction portfolio that do not belong to the owners' equity, derivatives and payment balance with partners.

Credit risk is the most significant risk in the Bank's business activities, thus the Board of Management has carefully implemented and monitored the credit risk management. Credit risk management department has been established and responsible for frequently reporting to the Board of Management and the head of each business unit.

40.1.1 Measurement of credit risk for determining loss and making provision**(a) Loans and guarantees**

The measurement of credit risk is done before and during the lending term.

The Bank has developed quantitative model for supporting the measurement of credit risk. The credit rating system is used in all material credit portfolio and being the foundation for measuring the risks of payment violations before and during lending term.

Based on such measurements, the Bank has made provisions according to Decree No. 86/2024/ND-CP dated November 7, 2024, measured and categorized its loans and guarantees according to Circular No.31/2024/TT-NHNN dated June 30 2024 .

(b) Debt securities

Investments of the Bank in debt securities are debts instruments issued by the Government and reputable credit, economic institutions. Credit risk is estimated by each specific debt in case the Bank assumes that there is credit risk change of its counterparties. These investments are considered as a way to ensure a better credit plan and maintain available credit sources for meeting requirements of capital supply.

40.1.2 Policies to control and mitigate credit risk

The Bank controls credit risk by setting risk limits (on and off-balance sheet) relating to each customer or group of customers as stipulated by the State Bank of Vietnam. Additionally, credit risk is controlled through periodically reviewing groups of mortgaged assets and analyzing the capacity of existing and potential customers to pay the interest and principal portion of the loans.

The Bank implements some policies and practices to mitigate credit risk. One common method is to hold secured assets. Types of assets pledged as security for credit granting items include:

- Mortgage for residential real estate; land use rights.
- Pledge for operational assets such as machinery and equipment, inventory, receivables;

For secured loans, the valuation of collateral is independently made by the Bank with the application of specific discount rates to determine the maximum line of credit. When the fair value of collaterals is reduced, the Bank shall require the borrowers to mortgage additional assets to maintain the level of safety against the risk of the loans.

The credit risk of commitments including letter of credit, financial guarantee contract are similar to credit risk of a loan. L/C requiring presentation of document sets or L/C for trade is the Bank's written commitment to pay the third party for the amount stipulated by specific terms and conditions, on behalf of its customers and guaranteed by customer's goods , hence the risk is lower than direct loans. The issuance of L/C and financial guarantee contract follows the process of assessing and approving credit as the ones designed for loans and advances granted to customers except when the customers deposit 100% for related commitments.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***40.2 Market risk**

Market risk is the risk of losses due to adverse changes in the fair value of financial instruments' future cash flows, following the change of the market value. Market risk is incurred from the opening position of interest rate, monetary products and equity instruments. All of these products are impacted by the fluctuation of the market in general and each type of market, as well as the change in fluctuation level of the market value such as interest rate risk, currency risk and other pricing risks.

40.3 The fair value of financial assets and liabilities

Financial assets and liabilities of the Bank are recorded as original cost minus provision for devaluation of assets. Therefore, the book value of financial assets and liabilities of the Bank may differ from their fair value.

Currently, the Bank has not determined the fair value of all financial assets and liabilities. The Bank shall present the fair value of those assets and liabilities when there is detailed guidance from the authority.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***40.2 Market risk****40.2.1 Interest rate risk**

Interest rate risk is the risk in which the future cash flows of financial instruments are affected by changes in the market interest rate. The Bank manages the interest rate risk through controlling the differences of interest rate on a monthly basis.

Summary of interest rate risk of the Bank as at September 30, 2025 is as follows:

Items	Overdue	Non-interest bearing	Up to 1 month	From 1 - 3 months	From 3 - 6 months	From 6 - 12 months	From 1 - 5 years	Over 5 years	Total
Cash, gold, silver and gemstones	-	209.441	-	-	-	-	-	-	209.441
Balance with the State Bank of Vietnam	-	-	909.797	-	-	-	-	-	909.797
Deposits with and loans to other credit institutions (*)	-	-	6.708.356	2.500.000	-	-	-	-	9.208.356
Loans to customers (*)	1.135.182	-	40.310	46.439	439.303	6.654.770	5.754.018	6.435.360	20.505.382
Investment securities (*)	-	-	-	-	-	-	1.560.154	548.518	2.108.672
Capital contribution and long term investments (*)	-	-	-	-	-	-	-	53.380	53.380
Fixed assets and investment properties	-	-	-	-	-	-	-	1.057.486	1.057.486
Other assets (*)	-	1.127.165	-	-	-	-	-	-	1.127.165
Total Assets	1.135.182	1.336.606	7.658.463	2.546.439	439.303	6.654.770	7.314.172	8.094.744	35.179.679
Liabilities									
Deposits and borrowing from State Bank of Vietnam and other credit institutions	-	-	1.770.245	2.230.000	-	-	-	848	4.001.093
Deposits from customers	-	-	4.198.712	1.245.754	3.985.813	178.118	16.335.024	-	25.943.421
Other liabilities	-	-	639.292	-	-	-	-	-	639.292
Total liabilities	-	-	6.608.249	3.475.754	3.985.813	178.118	16.335.024	848	30.583.806
Interest sensitivity gap with interest rate of on-balance sheet	1.135.182	1.336.606	1.050.214	(929.315)	(3.546.510)	6.476.652	(9.020.852)	8.093.896	4.595.873
Off balance sheet commitments affecting the sensitivity level with the interest rate of assets and liabilities (net)	-	(562.336)	-	-	-	-	-	-	(562.336)
Total interest sensitivity gap with interest rate of on and off balance sheet	1.135.182	774.270	1.050.214	(929.315)	(3.546.510)	6.476.652	(9.020.852)	8.093.896	4.033.537

(*) These items do not include the balance of provision for risks.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million*

Summary of interest rate risks of the Bank as at December 31, 2024 is as follows:

Items	Overdue	Non-interest bearing	Up to 1 month	From 1 - 3 months	From 3 - 6 months	From 6 - 12 months	From 1 - 5 years	Over 5 years	Total
Cash, gold, silver and gemstones	-	188.139	-	-	-	-	-	-	188.139
Balance with the State Bank of Vietnam	-	-	715.826	-	-	-	-	-	715.826
Deposits with and loans to other credit institutions (*)	-	-	1.420.043	3.006.525	660.000	-	-	-	5.086.568
Derivatives and other financial assets (*)	-	-	679	-	-	-	-	-	679
Loans to customers (*)	562.458	-	187.667	151.128	144.747	7.828.912	6.785.677	6.173.955	21.834.544
Investment securities (*)	-	-	2.100.000	-	-	-	987.314	558.426	3.645.740
Capital contribution and long term investments (*)	-	-	-	-	-	-	-	53.380	53.380
Fixed assets and investment properties	-	-	-	-	-	-	-	1.083.726	1.083.726
Other assets (*)	-	973.929	-	-	-	-	-	-	973.929
Total Assets	562.458	1.162.068	4.424.215	3.157.653	804.747	7.828.912	7.772.991	7.869.487	33.582.531
Liabilities									
Deposits and borrowing from State Bank of Vietnam and other credit institutions	-	-	680.463	3.546.525	-	-	-	1.009	4.227.997
Deposits from customers	-	-	4.221.227	1.509.778	7.876.626	123.650	10.681.842	-	24.413.123
Other liabilities	-	-	529.448	-	-	-	-	-	529.448
Total liabilities	-	-	5.431.138	5.056.303	7.876.626	123.650	10.681.842	1.009	29.170.568
Interest sensitivity gap with interest rate of on-balance sheet	562.458	1.162.068	(1.006.923)	(1.898.650)	(7.071.879)	7.705.262	(2.908.851)	7.868.478	4.411.963
Off balance sheet commitments affecting the sensitivity level with the interest rate of assets and liabilities (net)	-	(499.032)	-	-	-	-	-	-	(499.032)
Total interest sensitivity gap with interest rate of on and off balance sheet	562.458	663.036	(1.006.923)	(1.898.650)	(7.071.879)	7.705.262	(2.908.851)	7.868.478	3.912.931

(*) These items do not include the balance of provision for risks.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***40.2 Market risk****40.2.2 Currency risk**

Currency risk is the risk in which the value of financial instrument changes due to the changes in exchange rate. The Bank was incorporated and operates in Vietnam with VND as its reporting currency. The primary currency used for the Bank's transactions is also VND. Most of the Bank's loans and advances to customers are in VND and USD. However, some other assets are in currencies other than VND and USD. The Board of Management has set the position limit for each currency. The monetary status is supervised on daily basis and risk prevention strategy is applied by the Bank to ensure that the monetary status shall be maintained within the already-built limit.

Presentation of assets and liabilities of the Bank by currencies converted into VND as at September 30, 2025:

Items	EUR equivalent	USD equivalent	Other currencies equivalent	Total
Assets				
Cash, gold, silver and gemstones	1.755	16.746	366	18.867
Balance with the State Bank of Vietnam	-	59.649	-	59.649
Deposits with and loans to other credit institutions (*)	4.895	717.064	2.932	724.891
Loans to customers	-	226.504	-	226.504
Others assets (*)	-	8.215	-	8.215
Total Assets	6.650	1.028.178	3.298	1.038.126
Liabilities and Shareholders' equity				
Deposits and borrowings from the State Bank of Vietnam and other credit institutions	-	579.677	-	579.677
Deposits from customers	5.096	243.239	12	248.347
Other liabilities	1.554	205.262	3.286	210.102
Total liabilities and Shareholders' equity	6.650	1.028.178	3.298	1.038.126
On-balance sheet currency position	-	-	-	-
Off-balance sheet currency position	-	-	-	-
On and Off-balance sheet currency position	-	-	-	-



SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***Presentation of assets and liabilities of the Bank by currencies converted into VND as at December 31, 2024:**

Items	EUR equivalent	USD equivalent	Other currencies equivalent	Total
Assets				
Cash, gold, silver and gemstones	1.150	17.281	321	18.752
Balance with the State Bank of Vietnam	-	32.503	-	32.503
Deposits with and loans to other credit institutions (*)	3.921	722.586	4.272	730.779
Loans to customers	-	654.671	-	654.671
Others assets (*)	-	10.198	-	10.198
Total Assets	5.071	1.437.239	4.593	1.446.903
Liabilities and Shareholders' equity				
Deposits and borrowings from the State Bank of Vietnam and other credit institutions	-	884.418	-	884.418
Deposits from customers	4.169	177.354	11	181.534
Derivatives and other financial liabilities	-	126.200	-	126.200
Other liabilities	902	249.267	4.582	254.751
Total liabilities and Shareholders' equity	5.071	1.437.239	4.593	1.446.903
On-balance sheet currency position	-	-	-	-
Off-balance sheet currency position	-	-	-	-
On and Off-balance sheet currency position	-	-	-	-

(*) These items do not include the balance of provision for risks.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***40.2 Market risk****40.2.3 Liquidity risk**

Liquidity risk incurred when the Bank is unable to fulfill its debt obligations when due and there is no alternative capital in case of customers' withdrawal. This could possibly result in the failure to meet its obligations to the depositors and perform loan commitments. The Bank monitors liquidity risk by:

- Controlling the capital mobilization and lending activities on daily basis;
- Maintaining investment portfolio including securities that are easily convertible to cash.
- Controlling liquidity indicators in the financial report and in compliance with the regulations of the State Bank of Vietnam.

Summary of assets and liabilities of the Bank by terms from the period ended September 30, 2025 to the matured date:

Items	Overdue		Current					Total
	Over 3 months	Up to 3 months	Up to 1 month	From 1-3 months	From 3-12 months	From 1-5 years	Over 5 years	
Cash, gold, silver and gemstones	-	-	209.441	-	-	-	-	209.441
Balance with the State Bank of Vietnam	-	-	909.797	-	-	-	-	909.797
Deposits with and loans to other credit institutions (*)	-	-	7.208.356	2.000.000	-	-	-	9.208.356
Loans to customers (*)	833.380	299.175	1.261.036	2.786.882	9.032.332	2.144.125	4.148.452	20.505.382
Investment securities (*)	-	-	-	-	-	2.108.672	-	2.108.672
Capital contribution and long term investments (*)	-	-	-	-	-	-	53.380	53.380
Fixed assets and investment properties	-	-	-	-	-	-	1.057.486	1.057.486
Other assets (*)	-	-	1.127.165	-	-	-	-	1.127.165
Total Assets	833.380	299.175	10.715.795	4.786.882	9.032.332	4.252.797	5.259.318	35.179.679
Liabilities								
Deposits and borrowings from State bank of Vietnam and other credit institutions	-	-	1.770.245	2.230.000	-	628	220	4.001.093
Deposits from customers	-	-	6.301.369	3.875.695	14.534.879	1.231.478	-	25.943.421
Other liabilities	-	-	639.292	-	-	-	-	639.292
Total Liabilities	-	-	8.710.906	6.105.695	14.534.879	1.232.106	220	30.583.806
Net liquidity gap	833.380	299.175	2.004.889	(1.318.813)	(5.502.547)	3.020.691	5.259.098	4.595.873

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***Summary of assets and liabilities of the Bank by terms from the year ended December 31, 2024 to the matured date:**

Items	Overdue		Current					Total
	Over 3 months	Up to 3 months	Up to 1 month	From 1-3 months	From 3-12 months	From 1-5 years	Over 5 years	
Cash, gold, silver and gemstones	-	-	188.139	-	-	-	-	188.139
Balance with the State Bank of Vietnam	-	-	715.826	-	-	-	-	715.826
Deposits with and loans to other credit institutions (*)	-	-	3.426.568	1.540.000	120.000	-	-	5.086.568
Derivatives and other financial assets (*)	-	-	679	-	-	-	-	679
Loans to customers (*)	482.570	79.889	1.290.713	3.109.324	10.789.959	2.394.838	3.687.251	21.834.544
Investment securities (*)	-	-	2.200.078	-	164.250	1.281.412	-	3.645.740
Capital contribution and long term investments (*)	-	-	-	-	-	-	53.380	53.380
Fixed assets and investment properties	-	-	-	-	-	-	1.083.726	1.083.726
Other assets (*)	-	-	973.929	-	-	-	-	973.929
Total Assets	482.570	79.889	8.795.932	4.649.324	11.074.209	3.676.250	4.824.357	33.582.531
Liabilities								
Deposits and borrowings from State bank of Vietnam and other credit institutions	-	-	2.686.988	1.540.000	195	532	282	4.227.997
Deposits from customers	-	-	7.895.914	4.283.226	11.126.875	1.107.108	-	24.413.123
Other liabilities	-	-	529.448	-	-	-	-	529.448
Total Liabilities	-	-	11.112.350	5.823.226	11.127.070	1.107.640	282	29.170.568
Net liquidity gap	482.570	79.889	(2.316.418)	(1.173.902)	(52.861)	2.568.610	4.824.075	4.411.963

(*) These items do not include the balance of provision for risks.

SELECTIVE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2025, to September 30, 2025**VND Million***41. On-going operation information:** The Bank continues to operate on an on-going basis.**Prepared by****Pham Thi Mua****Chief Accountant****Pham Tan Tai**

HCMC, October 24, 2025

General Director**Tran Thanh Giang**