

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period starting from January 01, 2026, to September 30, 2026

SAIGON BANK FOR INDUSTRY AND TRADE



INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION*As at September 30, 2026**VND Million*

Items	Notes	Sep 30, 2026	Dec 31, 2025
A. ASSETS			
I. Cash, gold, silver, gemstones	V.01	191.024	173.284
II. Balances with the State Bank of Vietnam	V.02	672.903	1.402.983
III. Balances with and Loans to other Credit Institutions	V.03	8.042.156	7.797.270
1. Balances with other credit institutions		7.072.156	7.447.270
2. Loans to other credit institutions		970.000	350.000
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	-	-
VI. Loans to customers	V.06	21.523.118	21.736.612
1. Loans to customers		21.754.636	21.972.762
2. Provision for Loans to customers	V.06.5	(231.518)	(236.150)
VII. Debts purchased	V.07	-	-
1. Debts purchased		-	-
2. Provision for Debts purchased		-	-
VIII. Investment Securities	V.08	2.976.625	2.278.137
1. Available-for-sale securities		-	-
2. Held-to-maturity securities		3.075.541	2.336.457
3. Provisions for investment securities		(98.916)	(58.320)
IX. Capital contributions, long-term Investments	V.09	28.499	28.499
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		(24.881)	(24.881)

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION*As at September 30, 2026**VND Million*

Items	Notes	Sep 30, 2026	Dec 31, 2025
X. Fixed assets		1,459.151	1.039.882
1. Tangible fixed assets		990.844	614.104
a. Cost		1.812.229	1.399.874
b. Accumulated depreciation		(821.385)	(785.770)
2. Financial leased fixed assets		-	-
a. Cost		-	-
b. Accumulated depreciation		-	-
3. Intangible fixed assets		468.307	425.778
a. Cost		591.030	542.033
b. Accumulated depreciation		(122.723)	(116.255)
XI. Investment Property	V.10	-	-
a. Cost		-	-
b. Accumulated depreciation		-	-
XII. Other assets		479.775	920.362
1. Receivables	V.11.1,2,3	199.651	232.987
2. Accrued Interests and fee receivables		267.352	235.228
3. Deferred income tax assets		-	-
4. Other assets	V.11.4	27.381	466.756
- In which: good-will		-	-
5. Provisions for other on-balance sheet assets	V.11.5	(14.609)	(14.609)
TOTAL ASSETS		35.373.251	35.377.029

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION*As at September 30, 2026**VND Million*

Items	Notes	Sep 30, 2026	Dec 31, 2025
B. LIABILITIES AND SHAREHOLDERS' EQUITY			
I. Due to the Government and the State Bank of Vietnam	V.12	244	-
II. Deposits and Borrowings from Other Credit Institutions	V.13	5.367.787	4.181.905
1. Deposits from other credit institutions		5.367.151	4.181.062
2. Borrowings from other credit institutions		636	843
III. Deposits from customers	V.14	25.171.516	26.326.610
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		586.695	674.371
1. Accrued Interest, fee payables		483.468	494.829
2. Deferred income tax payables	V.18	-	-
3. Other payables and other liabilities	V.17	103.227	179.542
4. Provision for other risks (for off-balance sheet contingencies and commitments)		-	-
TOTAL LIABILITIES		31.126.242	31.182.886
Items	Notes	Sep 30, 2026	Dec 31, 2025
VIII. Shareholders' equity	V.19	4.247.009	4.194.143
1. Capital		3.608.913	3.388.707
<i>a. Charter Capital</i>		<i>3.608.197</i>	<i>3.387.991</i>
<i>b. Basic construction investment fund, fixed assets purchase</i>		-	-
<i>c. Share premium</i>		716	716
<i>d. Treasury stocks</i>		-	-
<i>e. Preferred stocks</i>		-	-
<i>g. Other capital</i>		-	-
2. Funds of credit institutions		450.804	426.498
3. Foreign Exchange difference		(2.487)	-
4. Difference upon revaluation of assets		-	-
5. Retained profit		189.779	378.938
IX. Non controlling interests		-	-
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		35.373.251	35.377.029

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at September 30, 2026

VND Million

OFF BALANCE SHEET ITEMS

Items	Notes	Sep 30, 2026	Dec 31, 2025
1. Guarantees for borrowing		-	-
2. Commitments for currency contracts	VIII.35	1.139	-
<i>Commitment to buy foreign currencies</i>		570	-
<i>Commitment to sell foreign currencies</i>		569	-
3. Irrevocable loan commitment		-	-
4. Commitments in L/C	VIII.35	98.406	55.505
5. Other guarantees	VIII.35	512.532	438.767
6. Other commitments		-	-
7. Lending interest and receivable fees but not collected yet	VIII.37a	1.168.599	1.135.812
8. Written-off debts	VIII.37b	6.665.955	6.312.423
9. Assets and other documents	VIII.37c	4.805.633	3.269.992

HCMC, October 22, 2026

Prepared by

Chief Accountant

General Director





Pham Thi Mua

Pham Tan Tai

Tran Thanh Giang

INTERIM CONSOLIDATED INCOME STATEMENT*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million*

Items	Notes	Quarter III		Accumulated from January 01 until September 30	
		Year 2026	Year 2025	Year 2026	Year 2025
1. Interest and similar income	VI.20	634.138	538.127	1.792.857	1.625.501
2. Interest and similar expenses	VI.21	432.404	340.471	1.220.951	976.582
I. Net interest income		201.734	197.656	571.906	648.919
3. Fee and commission income		17.133	17.492	50.770	51.587
4. Fee and commission expenses		8.489	8.478	25.973	22.309
II. Net fee and commission income	VI.22	8.644	9.014	24.797	29.278
III. Net gain/loss from trading of foreign currencies	VI.23	2.016	4.682	7.764	13.410
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		37.166	48.082	131.334	181.074
6. Other expenses		4.778	4.093	12.350	11.914
VI. Net gain/loss from other activities	VI.27	32.388	43.989	118.984	169.160
VII. Income from investments in other entities	VI.26	-	-	3.330	3.766
VIII. Operating Expenses	VI.28	184.266	161.010	529.674	490.214
IX. Operating profit before provision expense for credit losses		60.516	94.331	197.107	374.319
X. Provision for credit losses		42.744	10.859	131.174	116.298
XI. Profits before tax		17.772	83.472	65.933	258.021
7. Current corporate income tax		1.609	14.626	10.580	48.783
8. Deferred corporate income tax		-	-	-	-
XII. Total Corporate income tax	VI.29	1.609	14.626	10.580	48.783
XIII. Profit after tax		16.163	68.846	55.353	209.238
XIV. Non-controlling interests				-	-
XV. Earnings per share (VND/share)	V.19.2			153	580

HCMC, October 22, 2026

Prepared by

Chief Accountant

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, 2026, to September 30, 2026**VND Million*

Items	Notes	Accumulated from January 01 until September 30	
		Year 2026	Year 2025
CASH FLOWS FROM OPERATING ACTIVITIES			
01. Interest and similar income received		1.760.733	1.497.476
02. Interest and similar expenses paid		(1.232.312)	(880.130)
03. Net fee and commission income received		24.797	29.278
04. Net receipts from trading activities (foreign currencies, gold, securities)		7.764	13.410
05. Other income		8.381	8.410
06. Collection of bad debts previously written off		110.398	160.730
07. Salaries and operating expenses paid		(474.793)	(435.092)
08. Income tax paid		(28.483)	(20.127)
<i>Net cash flows from operating activities before changes in operating assets and working capital</i>		176.485	373.955
<i>Changes in operating assets</i>			
09. (Increase)/Decrease in balances with and loans to other credit institutions		(620.000)	660.000
10. (Increase)/Decrease in trading securities		(698.488)	1.525.361
11. (Increase)/Decrease in derivatives and other financial assets		-	679
12. (Increase)/Decrease in loans to customers		218.126	1.329.162
13. Decrease in provision for losses		(95.210)	(65.512)
14. (Increase)/Decrease in other operating assets		(18.456)	(77.180)



INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

(Under direct method)

*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million*

Items	Notes	Accumulated from January 01 until September 30	
		Year 2026	Year 2025
<i>Changes in operating liabilities</i>			
15. Increase/(Decrease) in amount due to the Government and the SBV		244	4
16 . Increase/(Decrease) in deposits and borrowings from other credit institutions		1.185.882	(226.908)
17. Increase/(Decrease) in deposits from customers		(1.155.094)	1.530.298
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		(58.412)	(32.489)
22. Payments from reserves		-	-
I. Net cash flows from operating activities		(1.064.923)	5.017.370

CASH FLOWS FROM INVESTING ACTIVITIES

01. Purchase of fixed assets	(23.579)	(28.603)
02. Proceeds on disposal of fixed assets	205	20
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	3.330	3.766
II. Net cash flows from investing activities	(20.044)	(24.817)

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

(Under direct method)

For fiscal period starting from January 01, 2026, to September 30, 2026

VND Million

Items	Notes	Accumulated from January 01 until September 30	
		Year 2026	Year 2025
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. Net cash flows from financing activities		-	-
IV. Net cash flows for the period		(1.084.967)	4.992.553
V. Cash and cash equivalents at the beginning of the period		9.023.537	5.330.533
VI. Adjustments to impacts of exchange rate changes		(2.487)	4.508
VII. Cash and cash equivalents at the end of the period	VII.30	7.936.083	10.327.594

HCMC, October 22, 2026

Prepared by

Chief Accountant

General Director





Pham Thi Mua

Pham Tan Tai

Tran Thanh Giang

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to September 30, 2026

VND Million

I. General information

1. Certificate of establishment, operation, validity period

Saigon Bank for Industry and Trade was established under license No. 30/GP-NHNN dated June 18, 2026 issued by the State Bank of Vietnam. This License replaces License No. 0034/NH-GP dated May 4, 1993. 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, 2026, the Bank's charter capital is VND 3.608.197.320.000.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2026, to September 30, 2026**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 (Retiring under the statutory scheme as of May 1, 2026)
Mr. Tran Quoc Thanh	Permanent 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
Mr. Pham Tan Tai	Chief Accountant

7. Legal representative

Mr. Vu Quang Lam	Chairman
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(Mr. Tran Thanh Giang - General Director is authorized to sign the financial statements for the accounting period from January 01, 2026 to September 30, 2026, according to authorization letter No. 670/GUQ-SGB issued by the Chairman of the Board of Directors on December 16, 2025).

8. Head office

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

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, 2026: 1.530 persons.

Total employees as at December 31, 2025: 1.524 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2026, to September 30, 2026**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 consolidated financial statements are applied consistently with the accounting policies used to prepare the interim consolidated financial statements for the fiscal year ended December 31 2025, except for the Notes on customer deposits by customer type and business type as at December 31, 2025, which were presented in accordance with Form H.002-QLGS of Circular 41/2026/TT-NHNN dated August 25, 2026.

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, 2026:

25.960 VND/USD	166,07 VND/JPY
18.353 VND/CAD	18.145 VND/AUD
29.587 VND/EUR	20.356 VND/SGD
34.465 VND/GBP	31.125 VND/CHF

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to September 30, 2026

VND Million

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.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million*

- 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.

- 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million*

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.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million*

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		Debt classification
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.

Handling credit risks

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million***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.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million*

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.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to September 30, 2026

VND Million

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.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to September 30, 2026

VND Million

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 Statute 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.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million***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 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.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to September 30, 2026

VND Million

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

1. Cash, gold, silver, gemstones

	Sep 30, 2026	Dec 31, 2025
Cash in VND	170.073	155.306
Cash in foreign currency	20.951	17.978
Total	191.024	173.284

2. Balances with the State Bank of Vietnam

	Sep 30, 2026	Dec 31, 2025
Current account balance with the State Bank of Vietnam	672.903	1.402.983
VND	644.883	1.369.305
Gold and foreign currencies	28.020	33.678
Total	672.903	1.402.983

3. Deposits with and loans to other credit institutions

	Sep 30, 2026	Dec 31, 2025
3.1. Deposits with other credit institutions		
Demand deposits	1.454.796	1.162.035
VND	741	1.375
Foreign currencies	1.454.055	1.160.660
Term deposits	5.617.360	6.285.235
VND	5.617.360	6.285.235
Foreign currencies	-	-
Sub-total	7.072.156	7.447.270
3.2. Loans to other credit institutions		
Short - term loans	970.000	350.000
VND	970.000	350.000
Sub-total	970.000	350.000
Total	8.042.156	7.797.270

4. Trading securities: Not incurred.

5. Derivative for financial instruments and other financial assets: Not incurred

6. Loans to customers

	Sep 30, 2026	Dec 31, 2025
Loans granted to local economic entities, individuals	21.506.365	21.539.226
Discounted bills and valuable papers	206.519	362.450
Other forms of credit granting	41.752	71.086
Total	21.754.636	21.972.762

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to September 30, 2026

VND Million

6.1. Loan portfolio by quality

	Sep 30, 2026	Dec 31, 2025
Current	19.310.701	19.450.664
Special mentioned	1.777.512	1.872.668
Substandard	201.320	54.756
Doubtful	179.885	108.713
Loss	285.218	485.961
Total	21.754.636	21.972.762

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, 2026 was 2,35%.

6.2. Loan portfolio by term

	Sep 30, 2026	Dec 31, 2025
Short-term	14.674.668	15.425.430
Medium-term	1.293.027	1.735.215
Long-term	5.786.941	4.812.117
Total	21.754.636	21.972.762

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

	Provision	Specific Provision
Current year		
Opening balance	161.212	74.938
Provisions made/reversed during the period	(191)	90.174
Use of provision for credit during the period	-	(94.615)
Closing balance	161.021	70.497
Prior year		
Opening balance	160.774	49.910
Provisions made/reversed during the period	438	99.524
Use of provision for credit during the period	-	(74.496)
Closing balance	161.212	74.938
Details of provisions	Sep 30, 2026	Dec 31, 2025
Provision for risk of lending customers	231.518	236.150
+ General provision	161.021	161.212
+ Specific provision	70.497	74.938
Total	231.518	236.150

7. Debt purchase: Not incurred.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to September 30, 2026

VND Million

8. Investment securities

8.1. Held-to-maturity investment securities

Sep 30, 2026

Dec 31, 2025

- Investment in Government bonds and municipal bonds

1.830.452

1.839.351

Total

1.830.452

1.839.351

8.2. Special bonds issued by VAMC

Sep 30, 2026

Dec 31, 2025

- Face Value (1)

1.245.089

497.106

- Provision (2)

(98.916)

(58.320)

Sub- total

1.146.173

438.786

Total

2.976.625

2.278.137

(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, 2026: VND 98.915.564.331.

9. Capital contribution, long-term investments

Sep 30, 2026

Dec 31, 2025

Analysing investment value by investment type

Other long-term investments

53.380

53.380

Provision for devaluation of long-term investments

(24.881)

(24.881)

Total

28.499

28.499

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to September 30, 2026

VND Million

9. Capital contribution, long-term investments (Cont.)

- Details of other long-term investments

Name	Sep 30, 2026			Dec 31, 2025		
	Original cost	Current value	Shareholding (%)	Original cost	Current value	Shareholding (%)
Other long-term investments	53.380	28.499		53.380	28.499	
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	-	(24.881)		-	(24.881)	
SBB Securities Joint Stock Company	-	(24.881)		-	(24.881)	
Total	53.380	28.499		53.380	28.499	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to September 30, 2026

VND Million

10. Investment properties: Not incurred.

11. Other long-term assets

	Sep 30, 2026	Dec 31, 2025
1. Construction in progress	1.143	1.876
2. Purchase of fixed assets	7.250	7.099
3. Receivables	191.258	224.012
4. Other assets	27.381	466.756
Total	227.032	699.743
11.1 Basic cost for construction in progress	Sep 30, 2026	Dec 31, 2025
In which:		
- Significant constructions:	1.143	1.876
<i>Land at 50 Nguyen Tat Thanh Daklak</i>	860	860
<i>Others</i>	283	1.016
Sub -Total	1.143	1.876
11.2 Purchase of fixed assets	Sep 30, 2026	Dec 31, 2025
In which:		
<i>Upgrade Oracle software and Trade Finance Module</i>	129	129
<i>Anti-Money Laundering Software</i>	5.157	5.197
<i>Purchase of 08 cash-in-transit (CIT) trucks</i>	1.846	
<i>Others</i>	118	1.773
Sub -Total	7.250	7.099
11.3 Receivables	Sep 30, 2026	Dec 31, 2025
- Internal receivables	55.726	32.285
<i>Advances</i>	45.929	26.102
<i>Other Receivables</i>	9.797	6.183
- External receivables	135.532	191.727
<i>Other payments pended by the State (*)</i>	4.664	4.664
<i>Embezzlement, lack of money, pending property</i>	14.489	14.489
<i>Others</i>	116.379	172.574
Sub -Total	191.258	224.012
(*): 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	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to September 30, 2026

VND Million

	Sep 30, 2026	Dec 31, 2025
11.4 Other assets		
- Pending allocation expenses	26.277	15.002
- The debt-fortified assets of which ownership has been transfered to the Bank pending	-	450.570
+ Real estate	-	450.570
- Other assets	1.104	1.184
Sub -Total	27.381	466.756
11.5 Provision for other asset items of the balance sheet		
- Provision for bad debts	(14.609)	(14.609)
Embezzlement, lack of money, missing assets pending	(14.609)	(14.609)
Sub -Total	(14.609)	(14.609)
12. Borrowings from the Government and State Bank of Vietnam:		
	Sep 30, 2026	Dec 31, 2025
12.1 Deposits of Vietnam State Treasury		
- Deposits of Vietnam State Treasury in VND	244	-
Sub-Total	244	-
12.2. Borrowings from the State Bank of Vietnam: Not incurred		
13. Deposits and borrowings from other credit institutions		
	Sep 30, 2026	Dec 31, 2025
13.1. Deposits from other credit institutions		
a. Demand deposits	60.871	23.727
- VND	60.862	23.718
- Foreign currencies	9	9
b. Term deposits	5.306.280	4.157.335
- VND	4.190.000	2.980.000
- Foreign currencies	1.116.280	1.177.335
Sub -Total	5.367.151	4.181.062
13.2. Borrowing from other credit institutions		
- Foreign currency	636	843
+ Joint Stock Commercial Bank for Investment and Development of Vietnam (*) - Transaction Center 3 Branch	636	843
Sub -Total	636	843
Total deposits and borrowing from other credit institutions	5.367.787	4.181.905

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to September 30, 2026

VND Million

14. Deposits from customers**- Notes on deposit type**

	Sep 30, 2026	Dec 31, 2025
Demand deposits	2.027.562	2.565.969
- VND	1.956.538	2.457.413
- Gold and foreign currencies	71.024	108.556
Term deposits	23.053.133	23.718.125
- VND	22.939.132	23.604.023
- Gold and foreign currencies	114.001	114.102
Specialised capital deposits	14.662	15.060
Margin deposits	76.159	27.456
Total	25.171.516	26.326.610

- Notes on customer and type of business

	Sep 30, 2026	Dec 31, 2025
Deposits from economic institutions	8.591.567	8.362.294
State-owned Economic Sector	6.966.482	6.520.053
Collective Economic Sector	620.516	758.082
Private Economic Sector	900.635	952.417
Foreign Direct Invested (FDI) Economic Sector	103.934	131.742
Deposits from individuals	16.578.300	17.962.667
Deposits from others	1.649	1.649
Total	25.171.516	26.326.610

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, 2026	Dec 31, 2025
Internal payables	6.130	25.321
- Payables to staff	2.903	2.927
- Bonus and welfare fund payables	1.000	1.247
- Other internal payables	2.227	21.147
+ Interest payable to shareholders	683	683
+ Other internal payables	1.544	20.464

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million***17. Other payables, liabilities and other risk provisions (Cont.)**

	Sep 30, 2026	Dec 31, 2025
External payables	97.097	154.221
- Purchase of fixed assets	870	870
- Corporate income tax	10.580	28.483
- Remittance payables	756	22.448
- Taxes and payables to the State	1.402	1.885
- Other payables to the State	2.539	2.539
- Other external payables	80.950	97.996
Total	103.227	179.542

18. Deferred income tax: Not incurred.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to September 30, 2026

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, 2025	3.387.991	716	-	94.057	8.817	307.790	290.461	4.089.832
Profit after-tax of the year 2025	-	-	-	-	-	-	121.536	121.536
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)
Balance as at Dec. 31, 2025	3.387.991	716	-	101.974	8.817	315.707	378.938	4.194.143
Balance as at Jan. 01, 2026	3.387.991	716	-	101.974	8.817	315.707	378.938	4.194.143
Net profit from Jan. 01, 2026 to Sep. 30, 2026	-	-	-	-	-	-	55.353	55.353
Dividends	220.206	-	-	-	-	-	(220.206)	-
Appropriation to funds from profit of the year 2025	-	-	-	12.153	-	12.153	(24.306)	-
Foreign Exchange difference	-	-	(2.487)	-	-	-	-	(2.487)
Balance as at Sep. 30, 2026	3.608.197	716	(2.487)	114.127	8.817	327.860	189.779	4.247.009



These financial statement notes are parts that cannot be removed from this statement.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million***19. Capital and funds of credit institutions (Cont.)**

- According to Point a, Clause No. 2, Article No. 148 of Law on credit institutions No. 32/2024/QH15, effective from July 1, 2024, 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. 4, Article No. 23 of Decree No.93/2017/ND-CP dated August 7, 2017, 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, 2026
to September 30, 2026** **From January 01, 2025
to September 30, 2025**

- Profit or loss for calculating basic earnings per share	55.353	209.238
- Weighted average number of ordinary shares for basic earnings calculation	361	361
- Basic earnings per share (VND/share)	153	580
- Diluted earnings per share (VND/share)	<u>153</u>	<u>580</u>

The average number of shares in current circulation was retrospectively adjusted leading to the diluted earnings per share (EPS) for the previous year. Therefore, SAIGONBANK made a retrospective adjustment for EPS from VND 618 to VND 580. This adjustment aimed to reflect the impact of the post-year dividend payment through share issuance, and that funds in the reporting year were appropriated from prior year profits.

As at September 30, 2026, SAIGONBANK did not hold shares potentially causing diluted basic earnings per share.

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

	Sep 30, 2026		Dec 31, 2025	
	Amount	Ordinary share capital	Amount	Ordinary share capital
- Paid-in capital of shareholders	3.608.197	3.608.197	3.387.991	3.387.991
- Share premium	716	716	716	716
Total	3.608.913	3.608.913	3.388.707	3.388.707

19.5. Dividends

**From January 01, 2026
to September 30, 2026** **Year 2025**

- 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:	-	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million*

19.6. Shares	Sep 30, 2026	Dec 31, 2025
		Million shares
- Number of registered shares	361	339
- Number of issued shares (sold to the public)	361	339
+ <i>Ordinary shares</i>	361	339
- Number of circulated shares	361	339
+ <i>Ordinary shares</i>	361	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, 2026 to September 30, 2026	From January 01, 2025 to September 30, 2025
Interest income from deposits	260.502	207.459
Interest income from loans to customers	1.477.359	1.353.987
Interest income from trading securities and debt securities investment	40.989	49.711
Income from guarantee activities	7.351	6.746
Other income from credit activities	6.656	7.598
Total	1.792.857	1.625.501

21. Interest and similar expenses

	From January 01, 2026 to September 30, 2026	From January 01, 2025 to September 30, 2025
Interest expenses for deposits	1.165.400	954.128
Interest expenses for borrowings	2.860	8
Other expenses for credit activities	52.691	22.446
Total	1.220.951	976.582

22. Net gain/loss from fee and commission

	From January 01, 2026 to September 30, 2026	From January 01, 2025 to September 30, 2025
Income from fee and commission	50.770	51.587
Settlement service	19.064	18.321
Cashier service	85	146
Other services	31.621	33.120
Expenses for fee and commission	25.973	22.309
Settlement service	8.578	6.324
Post and telecom service	13.909	12.037
Cashier service	1.725	1.313
Other services	1.761	2.635
Net gain/loss from fee and commission	24.797	29.278

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million***23. Net gain/loss from trading foreign currencies**

	From January 01, 2026 to September 30, 2026	From January 01, 2025 to September 30, 2025
Income from trading foreign currencies	7.767	13.537
<i>Income from spot foreign exchange trading</i>	7.767	12.671
<i>Income from currency derivatives</i>	-	866
Expense for trading foreign currencies	3	127
<i>Expense for spot foreign exchange trading</i>	3	27
<i>Expense for currency derivatives</i>	-	100
Net gain/(loss) from trading in foreign currencies	7.764	13.410

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, 2026 to September 30, 2026	From January 01, 2025 to September 30, 2025
Dividends received in the period from capital contribution, share purchase	3.330	3.766
Income from capital contribution, long-term investments	3.330	3.766
Total	3.330	3.766

27. Net gain/loss from other operating activities

	From January 01, 2026 to September 30, 2026	From January 01, 2025 to September 30, 2025
Income from other activities	131.334	181.074
Expenses of other activities	12.350	11.914
Net gain/(loss) from other operating activities	118.984	169.160

28. Operating expenses

	From January 01, 2026 to September 30, 2026	From January 01, 2025 to September 30, 2025
1. Tax, duties and fees	1.757	1.408
2. Employee costs	325.106	298.820
In which:		
<i>Salaries and allowances</i>	234.590	209.390
<i>Salary related contributions</i>	49.911	46.745
<i>Uniform and related expenses</i>	18.706	15.517
<i>Subsidies</i>	21.899	27.168
3. Expense for assets	102.197	106.713
<i>In which: Depreciation and amortization of fixed assets</i>	54.881	55.122
4. Administrative expenses	81.189	64.475
In which:		
<i>Business expenses</i>	9.382	7.952
<i>Union activities expenses</i>	28	195
5. Insurance fee for customers' deposits	19.425	18.798
Total	529.674	490.214

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million*

	From January 01, 2026 to September 30, 2026	From January 01, 2025 to September 30, 2025
29. Corporate Income Tax (CIT)		
29.1. Current Corporate Income Tax		
- CIT expenses on current taxable income	10.580	48.783
- Total current corporate income tax	<u>10.580</u>	<u>48.783</u>
29.2. Deferred corporate income tax liabilities: Not incurred.		
VII. Additional Information for Items Presented in the Interim Consolidated Statement of Cash Flows		
30. Cash and cash equivalents:	Sep 30, 2026	Sep 30, 2025
Cash and cash equivalents on hand	191.024	209.441
Balances with the State Bank of Vietnam	672.903	909.797
Deposit in VND, in foreign currencies at other credit institutions (demand deposit and deposit with the term of less than 3 months)	7.072.156	9.208.356
Total	<u>7.936.083</u>	<u>10.327.594</u>
31. Purchase and disposal of subsidiaries: Not incurred.		

VIII. Other information

	From January 01, 2026 to September 30, 2026	From January 01, 2025 to September 30, 2025
32. Employee remuneration:		
I. Total number of employees	1.530	1.519
II. Employee remuneration		
1. Total salaries	233.952	210.059
2. Bonuses	23.844	49.331
3. Total remuneration	257.796	259.390
4. Average salary (million VND/person/month)	17	15
5. Average income (million VND/person/month)	<u>19</u>	<u>19</u>

33. Obligations to the State Budget

Items	Opening balance	Movements during the period		Closing balance
		Payable	Paid	
1. Value added tax (VAT)	938	5.751	5.801	888
<i>a. VAT</i>	938	5.374	5.424	888
<i>b. VAT on Foreigner Contractor</i>	-	377	377	-
2. Corporate Income Tax (CIT)	28.483	11.412	29.315	10.580
<i>a. CIT</i>	28.483	10.580	28.483	10.580
<i>b. CIT on Foreign Contractors</i>	-	832	832	-
3. Duties, Fees and Other payables	947	6.913	7.346	514
Total	30.368	24.076	42.462	11.982

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million***34. Types and value of secured assets of customers**

Secured assets	Balance as at Sep 30, 2026	Balance as at Dec 31, 2025
Real estates	40.596.774	39.141.620
Transportation	193.099	198.047
Savings book, promissory note and other valuable papers	1.353.287	1.569.881
Materials, goods	192.115	170.880
Others	3.899.946	3.785.630
Total	46.235.221	44.866.058

35. Contingent liabilities and Commitments

Items	Sep 30, 2026	Dec 31, 2025
Loan guarantees	-	-
Commitments on foreign exchange transactions	1.139	-
<i>Commitment to buy foreign currencies</i>	570	-
<i>Commitment to sell foreign currencies</i>	569	-
Commitments on Letters of Credit	98.406	55.505
<i>Commitment on payment in L/C transactions</i>	98.406	55.505
Other commitments	512.532	438.767
<i>Payment guarantees</i>	248.171	220.779
<i>Performance guarantees</i>	153.025	105.198
<i>Bidding guarantees</i>	6.500	20.878
<i>Other guarantees</i>	104.836	91.912
Total	612.077	494.272

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.**37. Other off-balance sheet activities that credit institutions are subject to risk:**

a. Uncollected lending interest and fee receivable	Sep 30, 2026	Dec 31, 2025
Uncollected lending interest	1.168.599	1.135.812
Total	1.168.599	1.135.812
b. Written - off bad debts	Sep 30, 2026	Dec 31, 2025
Principal of written-off bad debts	1.829.886	1.971.103
Interest of written-off bad debts	4.836.069	4.341.320
Total	6.665.955	6.312.423

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million***37. Other off-balance sheet activities that credit institutions are subject to risk (cont):**

c. Assets and other documents	Sep 30, 2026	Dec 31, 2025
Other Assets of custody service	2.389.339	867.690
Leased assets	368.602	378.782
Other valuable documents under safekeeping	2.047.692	2.023.520
Total	4.805.633	3.269.992

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, 2026	Total loan balance	Total deposit balance	Credit commitments	Derivative for financial instruments (Total contract value)	Trading and investment securities
Domestic	22.724.636	25.171.516	610.938	-	3.075.541
Overseas	-	-	-	-	-

Dec 31, 2025	Total loan balance	Total deposit balance	Credit commitments	Derivative financial instruments (Total contract value)	Trading and investment securities
Domestic	22.322.762	26.326.610	494.272	-	2.336.457
Overseas	-	-	-	-	-

40. Financial risk management

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

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million***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 July 11, 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.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**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, 2026 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	-	191.024	-	-	-	-	-	-	191.024
Balance with the State Bank of Vietnam	-	-	672.903	-	-	-	-	-	672.903
Deposits with and loans to other credit institutions (*)	-	-	5.072.156	2.000.000	10.000	960.000	-	-	8.042.156
Loans to customers (*)	1.679.232	-	14.711	44.355	468.637	7.463.494	5.292.849	6.791.358	21.754.636
Investment securities (*)	-	-	-	-	-	-	2.540.270	535.271	3.075.541
Capital contribution and long term investments (*)	-	53.380	-	-	-	-	-	-	53.380
Fixed assets and investment properties	-	1.459.151	-	-	-	-	-	-	1.459.151
Other assets (*)	-	494.384	-	-	-	-	-	-	494.384
Total Assets	1.679.232	2.197.939	5.759.770	2.044.355	478.637	8.423.494	7.833.119	7.326.629	35.743.175
Liabilities									
Deposits and borrowing from State Bank of Vietnam and other credit institutions	-	-	3.132.395	2.235.000	-	-	-	636	5.368.031
Deposits from customers	-	-	3.944.931	761.488	3.844.268	111.718	16.509.111	-	25.171.516
Other liabilities	-	-	586.695	-	-	-	-	-	586.695
Total liabilities	-	-	7.664.021	2.996.488	3.844.268	111.718	16.509.111	636	31.126.242
Interest sensitivity gap with interest rate of on-balance sheet	1.679.232	2.197.939	(1.904.251)	(952.133)	(3.365.631)	8.311.776	(8.675.992)	7.325.993	4.616.933
Off balance sheet commitments affecting the sensitivity level with the interest rate of assets and liabilities (net)	-	(610.938)	-	-	-	-	-	-	(610.938)
Total interest sensitivity gap with interest rate of on and off balance sheet	1.679.232	1.587.001	(1.904.251)	(952.133)	(3.365.631)	8.311.776	(8.675.992)	7.325.993	4.005.995

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million***Summary of interest rate risks of the Bank as at December 31, 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	-	173.284	-	-	-	-	-	-	173.284
Balance with the State Bank of Vietnam	-	-	1.402.983	-	-	-	-	-	1.402.983
Deposits with and loans to other credit institutions (*)	-	-	5.025.735	2.451.535	320.000	-	-	-	7.797.270
Derivatives and other financial assets (*)	-	-	-	-	-	-	-	-	-
Loans to customers (*)	833.514	-	212.852	97.713	552.511	7.194.765	6.309.664	6.771.743	21.972.762
Investment securities (*)	-	-	-	-	-	-	1.836.457	500.000	2.336.457
Capital contribution and long term investments (*)	-	-	-	-	-	-	-	53.380	53.380
Fixed assets and investment properties	-	-	-	-	-	-	-	1.039.882	1.039.882
Other assets (*)	-	934.971	-	-	-	-	-	-	934.971
Total Assets	833.514	1.108.255	6.641.570	2.549.248	872.511	7.194.765	8.146.121	8.365.005	35.710.989
Liabilities									
Deposits and borrowing from State Bank of Vietnam and other credit institutions	-	-	1.735.357	2.445.705	-	-	-	843	4.181.905
Deposits from customers	-	-	5.053.472	948.998	3.714.999	136.555	16.472.586	-	26.326.610
Other liabilities	-	-	674.371	-	-	-	-	-	674.371
Total liabilities	-	-	7.463.200	3.394.703	3.714.999	136.555	16.472.586	843	31.182.886
Interest sensitivity gap with interest rate of on-balance sheet	833.514	1.108.255	(821.630)	(845.455)	(2.842.488)	7.058.210	(8.326.465)	8.364.162	4.528.103
Off balance sheet commitments affecting the sensitivity level with the interest rate of assets and liabilities (net)	-	(494.272)	-	-	-	-	-	-	(494.272)
Total interest sensitivity gap with interest rate of on and off balance sheet	833.514	613.983	(821.630)	(845.455)	(2.842.488)	7.058.210	(8.326.465)	8.364.162	4.033.831

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**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, 2026:

Items	EUR equivalent	USD equivalent	Other currencies equivalent	Total
Assets				
Cash, gold, silver and gemstones	1.024	18.794	1.133	20.951
Balance with the State Bank of Vietnam	-	28.020	-	28.020
Deposits with and loans to other credit institutions (*)	6.454	1.444.441	3.161	1.454.056
Loans to customers	-	240.088	-	240.088
Others assets (*)	-	7.578	-	7.578
Total Assets	7.478	1.738.921	4.294	1.750.693
Liabilities and Shareholders' equity				
Deposits and borrowings from the State Bank of Vietnam and other credit institutions	-	1.116.925	-	1.116.925
Deposits from customers	6.048	210.717	13	216.778
Other liabilities	1.430	411.279	4.281	416.990
Total liabilities and Shareholders' equity	7.478	1.738.921	4.294	1.750.693
On-balance sheet currency position	-	-	-	-
Off-balance sheet currency position	-	-	-	-
On and Off-balance sheet currency position	-	-	-	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million***Presentation of assets and liabilities of the Bank by currencies converted into VND as at December 31, 2025:**

Items	EUR equivalent	USD equivalent	Other currencies equivalent	Total
Assets				
Cash, gold, silver and gemstones	1.632	15.990	356	17.978
Balance with the State Bank of Vietnam	-	33.678	-	33.678
Deposits with and loans to other credit institutions (*)	4.886	1.152.341	3.432	1.160.659
Loans to customers	-	374.839	-	374.839
Others assets (*)	-	7.260	-	7.260
Total Assets	6.518	1.584.108	3.788	1.594.414
Liabilities and Shareholders' equity				
Deposits and borrowings from the State Bank of Vietnam and other credit institutions	-	1.178.188	-	1.178.188
Deposits from customers	5.053	222.517	13	227.583
Derivatives and other financial liabilities	-	-	-	-
Other liabilities	1.465	183.403	3.775	188.643
Total liabilities and Shareholders' equity	6.518	1.584.108	3.788	1.594.414
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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For fiscal period starting from January 01, 2026, to September 30, 2026**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, 2026 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	-	-	191.024	-	-	-	-	191.024
Balance with the State Bank of Vietnam	-	-	672.903	-	-	-	-	672.903
Deposits with and loans to other credit institutions (*)	-	-	5.072.156	2.205.000	765.000	-	-	8.042.156
Loans to customers (*)	1.014.596	659.861	1.358.249	3.174.595	8.517.754	1.840.720	5.188.861	21.754.636
Investment securities (*)	-	-	-	-	-	3.075.541	-	3.075.541
Capital contribution and long term investments (*)	-	-	-	-	-	-	53.380	53.380
Fixed assets and investment properties	-	-	-	-	-	-	1.459.151	1.459.151
Other assets (*)	-	-	494.384	-	-	-	-	494.384
Total Assets	1.014.596	659.861	7.788.716	5.379.595	9.282.754	4.916.261	6.701.392	35.743.175
Liabilities								
Deposits and borrowings from State bank of Vietnam and other credit institutions	-	-	3.367.395	2.000.000	201	218	217	5.368.031
Deposits from customers	-	-	5.897.167	3.860.354	14.405.989	1.008.006	-	25.171.516
Other liabilities	-	-	586.695	-	-	-	-	586.695
Total Liabilities	-	-	9.851.257	5.860.354	14.406.190	1.008.224	217	31.126.242
Net liquidity gap	1.014.596	659.861	(2.062.541)	(480.759)	(5.123.436)	3.908.037	6.701.175	4.616.933

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to September 30, 2026

VND Million

Summary of assets and liabilities of the Bank by terms from the year ended December 31, 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	-	-	173.284	-	-	-	-	173.284
Balance with the State Bank of Vietnam	-	-	1.402.983	-	-	-	-	1.402.983
Deposits with and loans to other credit institutions (*)	-	-	6.447.270	1.350.000	-	-	-	7.797.270
Derivatives and other financial assets (*)	-	-	-	-	-	-	-	-
Loans to customers (*)	705.416	124.609	1.269.286	3.007.802	10.301.961	2.047.966	4.515.722	21.972.762
Investment securities (*)	-	-	-	-	-	2.336.457	-	2.336.457
Capital contribution and long term investments (*)	-	-	-	-	-	-	53.380	53.380
Fixed assets and investment properties	-	-	-	-	-	-	1.039.882	1.039.882
Other assets (*)	-	-	934.971	-	-	-	-	934.971
Total Assets	705.416	124.609	10.227.794	4.357.802	10.301.961	4.384.423	5.608.984	35.710.989
Liabilities								
Deposits and borrowings from State bank of Vietnam and other credit institutions	-	-	3.181.061	1.000.000	203	422	219	4.181.905
Deposits from customers	-	-	7.175.603	4.553.616	13.745.596	851.795	-	26.326.610
Other liabilities	-	-	674.371	-	-	-	-	674.371
Total Liabilities	-	-	11.031.035	5.553.616	13.745.799	852.217	219	31.182.886
Net liquidity gap	705.416	124.609	(803.241)	(1.195.814)	(3.443.838)	3.532.206	5.608.765	4.528.103

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For fiscal period starting from January 01, 2026, to September 30, 2026**VND Million***41. On-going operation information:** The Bank continues to operate on an on-going basis.

Prepared by

Chief Accountant

HCMC, October 22 , 2026

General Director



Pham Thi Mua

Pham Tan Tai

Tran Thanh Giang

