

Viet Capital Commercial Joint Stock Bank

SEPARATE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2025

CONTENTS	PAGE
Separate statement of financial position (Form B02a/TCTD)	1 - 3
Separate statement of profit or loss (Form B03a/TCTD)	4 - 4
Separate statement of cash flows (Form B04a/TCTD)	5 - 6
Notes to the separate financial statements (Form B05a/TCTD)	7 - 46

Unit of measure: VND million

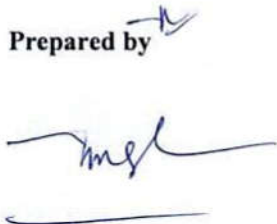
No.	Items	Notes	30 September 2025	31 December 2024
A	ASSETS			
I	Cash on hand	V-1	513,292	610,881
II	Balances with the State Bank of Vietnam	V-2	2,550,781	2,766,250
III	Due from and loans to other credit institutions	V-3	25,270,238	14,236,474
1	Due from other credit institutions		25,270,238	13,493,474
2	Loans to other credit institutions		-	743,000
3	Provision for credit losses		-	-
IV	Held-for-trading securities		-	-
V	Derivatives and other financial assets	V-4	-	-
VI	Loans to customers	V-5	75,911,652	67,189,910
1	Loans to customers	V-5.1	77,089,777	68,142,074
2	Provision for credit losses on loans to customers	V-5.2	(1,178,125)	(952,164)
VII	Purchased debts	V-6	594,801	-
1	Purchased debts		599,380	-
2	Provision for credit losses on purchased debts		(4,579)	-
VIII	Investment securities	V-7	13,150,804	13,094,664
1	Available-for-sale securities		9,734,384	9,233,763
2	Held-to-maturity securities		3,690,909	4,073,911
3	Provision for investment securities		(274,489)	(213,010)
IX	Long-term investments	V-8	100,000	100,000
1	Investments in subsidiaries		100,000	100,000
2	Investments in joint ventures		-	-
3	Investments in associates		-	-
4	Other long-term investments		-	-
5	Provision for long-term investments		-	-
X	Fixed assets		1,512,748	1,533,907
1	Tangible fixed assets	V-9	546,740	564,533
a	Cost		932,039	908,478
b	Accumulated depreciation		(385,299)	(343,945)
2	Finance leases		-	-
a	Cost		-	-
b	Accumulated depreciation		-	-
3	Intangible fixed assets	V-10	966,008	969,374
a	Cost		1,206,104	1,194,710
b	Accumulated amortization		(240,096)	(225,336)
XI	Investment properties		-	-
a	Cost		-	-
b	Accumulated depreciation		-	-
XII	Other assets	V-11	3,101,267	4,104,964
1	Receivables		993,203	1,495,186
2	Interest and fees receivable		1,311,116	1,583,154
3	Deferred corporate income tax assets		-	-
4	Other assets		798,378	1,027,482
5	Provision for other assets		(1,430)	(858)
TOTAL ASSETS			122,705,583	103,637,050

No.	Items	Notes	30 September 2025	31 December 2024
B	LIABILITIES AND EQUITY			
I	Liabilities from the Government and the State Bank of Vietnam	V-12	3,504,902	1,557,819
1	Due to and borrowings from the Government and the State Bank of Vietnam		3,504,902	1,557,819
2	Transactions for the sale and repurchase of Government bonds with the State Treasury		-	-
II	Due to and borrowings from other credit institutions	V-13	16,630,447	18,721,971
1	Due to other credit institutions		15,660,268	13,598,809
2	Borrowings from other credit institutions		970,179	5,123,162
III	Deposits from customers	V-14	69,757,206	67,524,329
IV	Derivatives and other financial liabilities	V-4	9,028	2,099
V	Grants, entrusted funds and loans exposed to risks	V-15	65,815	222,364
VI	Valuable papers issued	V-16	23,171,693	7,525,573
VII	Other liabilities		2,219,321	1,961,598
1	Interests and fees payable	V-17	1,808,557	1,121,576
2	Deferred corporate income tax liabilities		-	-
3	Other liabilities	V-18	410,764	840,022
4	Other provision (for contingent liabilities and off-statement of financial position commitments)		-	-
TOTAL LIABILITIES			115,358,412	97,515,753
VIII	Owners' equity	V-19	7,347,171	6,121,297
1	Capital		6,407,704	5,518,471
a	Charter capital		6,408,200	5,518,462
b	Fund for capital expenditure		1	1
c	Share premium		(497)	8
d	Treasury shares		-	-
e	Preference shares		-	-
g	Other owners' capital		-	-
2	Reserves		286,569	224,347
3	Foreign exchange differences		(10,983)	-
4	Asset revaluation differences		-	-
5	Retained earnings		663,881	378,479
a	Profit/loss for the current year		347,624	311,105
b	Profit/loss of prior year		316,257	67,374
6	Non-controlling interest		-	-
TOTAL EQUITY			7,347,171	6,121,297
TOTAL LIABILITIES AND EQUITY			122,705,583	103,637,050

No.	Items	Notes	30 September 2025	31 December 2024
OFF-SEPARATE STATEMENT OF FINANCIAL POSITION ITEMS				
1	Credit guarantees	VIII-33	2,700	3,200
2	Foreign exchange commitments	VIII-33	23,907,154	23,958,919
	Spot foreign exchange commitments - buy		3,501,358	4,886,162
	Spot foreign exchange commitments - sell		1,132,309	4,882,067
	Cross currency swap contracts		19,273,487	14,190,690
	Future contracts		-	-
3	Irrevocable lending commitments		-	-
4	Letters of credit	VIII-33	7,086	19,135
5	Other guarantees	VIII-33	861,315	766,438
6	Other commitments	VIII-33	39,491	33,201
7	Interest income and fee receivables not yet collected	VIII-34	481,672	429,352
8	Bad debts written-off	VIII-35	3,637,454	2,829,864
9	Other assets and documents	VIII-36	18,288,171	10,983,494

Ho Chi Minh City, 27 October 2025

Prepared by



Huynh My Nghi
 Head of Accounting
 Department

Reviewed by



Ly Cong Nha
 Finance Division Director cum
 Chief Accountant

Approved by



Van Thanh Khanh Linh
 Deputy General Director



Unit of measure: VND million

No.	Items	Notes	Quarter 3		Accumulate from 1st January to end of this quarter	
			2025	2024	2025	2024
1	Interest and similar income	VI-20	2,087,804	1,559,481	5,827,968	4,600,403
2	Interest and similar expenses	VI-21	1,371,380	1,035,636	3,965,154	3,055,101
I	Net interest and similar income		716,424	523,845	1,862,814	1,545,302
3	Fee and commission income		91,598	65,214	224,397	186,421
4	Fee and commission expenses		76,046	72,629	194,327	150,424
II	Net fee and commission income	VI-22	15,552	(7,415)	30,070	35,997
III	Net gain from trading of foreign currencies	VI-23	22,151	1,892	75,438	37,608
IV	Net gain/(loss) from securities held for trading			-	-	-
V	Net gain from investment securities	VI-24	(268)	3,718	(759)	26,731
5	Other operating income		94,465	7,352	122,335	47,345
6	Other operating expenses		2,605	439	5,765	2,686
VI	Net gain from other operating activities	VI-25	91,860	6,913	116,570	44,659
VII	Income from investments in other entities			-	-	-
VIII	Operating expenses	VI-26	402,784	359,751	1,222,561	1,060,254
IX	Net operating profit before provision for credit losses		442,935	169,202	861,572	630,043
X	Provision expenses for credit losses	VI-27	99,610	140,472	426,140	449,138
XI	Profit before tax		343,325	28,730	435,432	180,905
7	Current corporate income tax expense		69,079	6,060	87,808	37,162
8	Deferred corporate expense tax		-	-	-	-
XII	Corporate income tax expenses	VI-28	69,079	6,060	87,808	37,162
XIII	Profit after tax		274,246	22,670	347,624	143,743
XIV	Non-Controlling Interest					
XV	Basic earnings per share					

Prepared by

[Signature]

Huynh My Nghi
Head of Accounting
Department

Reviewed by

[Signature]

Ly Cong Nha
Finance Division Director cum
Chief Accountant

Ho Chi Minh City, 27 October 2025

Approved by



[Signature]
Van Thanh Khanh Linh
Deputy General Director

Unit of measure: VND million

No.	Items	Notes	Accumulate from 1st January to end of this quarter	
			2025	2024
	CASH FLOWS FROM OPERATING ACTIVITIES			
01	Interest income and similar receipts		6,117,298	4,923,945
02	Interest expenses and similar payments		(3,257,888)	(3,539,984)
03	Net fee and commission receipts		30,070	35,997
04	Net receipts from trading of securities, gold and foreign currencies		69,136	64,197
05	Other income		72,185	4,121
06	Recoveries from bad debts written-off previously		44,509	36,873
07	Payments to employees and other operating expenses		(1,208,871)	(996,692)
08	Corporate income tax paid during the period		(60,637)	(33,261)
	Net cash flows from operating profit before changes in operating assets and liabilities		1,805,802	495,196
	Changes in operating assets			
09	(Increase)/decrease in due from and loans to other credit institutions		(10,157,000)	810,000
10	(Increase)/decrease in trading securities		(119,782)	(1,148,756)
11	(Increase)/decrease in derivatives and other financial assets		-	(443)
12	(Increase)/decrease in loans to customers		(8,947,703)	(6,312,645)
13	(Increase)/decrease in provision to write-off loans to customers, securities and long-term investments		(131,958)	(126,306)
14	(Increase)/decrease in other assets		(102,787)	(547,294)
	Changes in operating liabilities			
15	Increase/(decrease) in due to Government and the State Bank of Vietnam		1,947,083	1,567,104
16	(Decrease)/increase in due to and borrowings from other credit institutions		(2,091,524)	10,796,893
17	Increase/(decrease) in due to customers		2,232,877	3,293,857
18	Increase/(decrease) in valuable papers issued (except for valuable papers issued in financial activities)		14,391,740	(3,805,023)
19	Increase/(decrease) in grants, entrusted funds and loans exposed to risks		(156,549)	(146,562)
20	Increase/(decrease) in derivatives and other financial liabilities		6,929	(20,597)
21	(Decrease)/increase in other liabilities		(440,642)	(9,235)
22	Utilization of funds		-	-
I	NET CASH FLOWS FROM OPERATING ACTIVITIES		(1,763,514)	4,846,189

No.	Items	Notes	Accumulate form 1st January to end of period	
			2025	2024
CASH FLOWS FROM INVESTING ACTIVITIES				
01	Purchase of fixed assets		(24,741)	(212,531)
02	Proceeds from disposal of fixed assets		218,500	4,091
03	Payments for disposal of fixed assets			(65)
04	Purchase of investment properties			-
05	Proceeds from disposal of investment properties			-
06	Payments for disposal of investment properties			-
07	Payments for equity investments in other entities (Payments for acquire subsidiaries, investments in joint-venture, associates and other long-term assets)			-
08	Proceeds from disposal of investments in other entities (Proceeds from disposal subsidiaries, investments in joint-venture, associates and other long-term assets)			-
09	Dividends received from capital contribution, long-term investments		831	956
II	NET CASH FLOWS FROM INVESTING ACTIVITIES		194,590	(207,549)
CASH FLOWS FROM FINANCING ACTIVITIES				
01	Increase in charter capital from capital contribution and/or share issuance		889,233	-
02	Proceeds from issuing long term valuable papers eligible to be included in capital and other long-term borrowings		1,254,380	1,468,550
03	Payments for long-term valuable papers eligible to be included in capital and other long-term borrowings		-	(1,127,740)
04	Dividends distributed to shareholders		-	-
05	Purchase of treasury shares		-	-
06	Proceeds from disposal of treasury shares		-	-
III	NET CASH FLOWS FROM FINANCING ACTIVITIES		2,143,613	340,810
IV	NET CASH FLOWS FOR THE PERIOD		574,689	4,979,450
V	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		16,870,605	12,820,259
VI	Foreign exchange difference		(10,983)	44,720
VII	CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	VII-28	17,434,311	17,844,429

Prepared by 
 Huynh My Nghi
 Head of Accounting
 Department

Reviewed by 
 Ly Cong Nha
 Finance Division Director cum
 Chief Accountant

Approved by 
 Van Thanh Khanh Linh
 Deputy General Director

Hồ Chí Minh City, 27 October 2025



These notes form an integral part of and should be read in conjunction with the accompanying separate financial report for the third quarter of 2025 ended on 30 September 2025.

I- Operation characteristics

1. License for establishment and operation, validity period

The Viet Capital Commercial Joint Stock Bank, previously known as the Gia Dinh Commercial Joint Stock Bank ("the Bank"), is a joint stock commercial bank established in the Socialist Republic of Vietnam.

The bank was established under Establishment and Operation License No. 0025/NH-GP issued by the State Bank of Vietnam ("the SBV") dated 22 August 1992. The Bank Establishment License No. 576/GP-UB was issued by the People's Committee of Ho Chi Minh City dated 8 October 1992. On 13 December 2011, the SBV issued Decision No. 2665/QĐ-NHNN approving the change of the bank's name to Viet Capital Commercial Joint Stock Bank.

Business Registration Certificate number 0301378892 was first registered on 16 October 1992. The Business Registration Certificate has been amended multiple times, with the most recent amendment on 19 June 2023. The Business Registration Certificate was issued by the Department of Planning and Investment of Ho Chi Minh City.

The principal activities of the Bank are to provide banking services including mobilising and receiving short-term, medium-term, and long-term deposits from various organizations and individuals; providing short-term, medium-term, and long-term loans to different organizations and individuals based on the nature and capacity of the Bank's capital; executing foreign exchange transactions; international trade financing services; discounting promissory notes, bonds, and other valuable papers; providing payment services and other banking services permitted by the State Bank of Vietnam.

2. Charter capital

The Bank's charter capital as at 30 September 2025 is VND 6,408.2 billion (as at 31 December 2024 is VND 5,518.46 billion).

3. The composition of the Board of Directors, the General Director's Board, and the Supervisory Board as at 30 September 2025

Board of Directors	Mr. Le Anh Tai	Chairman
	Ms. Nguyen Thanh Phuong	Vice Chairman
	Mr. Ngo Quang Trung	Member
	Mr. Nguyen Nhat Nam	Member
	Mr. Pham Quang Khanh	Independent Member
Board of Management and Chief Accountant	Mr. Ngo Quang Trung	General Director
	Mr. Le Van Be Muoi	Deputy General Director
	Mr. Phan Viet Hai	Deputy General Director
	Mr. Nguyen Thanh Tu	Deputy General Director
	Ms. Van Thanh Khanh Linh	Deputy General Director
	Mr. Ly Cong Nha	Finance Division Director cum Chief Accountant
Supervisory Board	Ms. Phan Thi Hong Lan	Head of Supervisory Board
	Mr. Le Hoang Nam	Member
	Ms. Nguyen Thi Thanh Thuy	Full-time Member

4. Location and operation network

The Bank's Head Office is located at HM Town Building, 412 Nguyen Thi Minh Khai Street, Ban Co Ward, Ho Chi Minh City, Vietnam. As at 30 September 2025, the Bank had one (1) Head Office, forty-one (41) branches, eighty-four (84) transaction offices nation-wide, (as at 31 December 2024. The Bank had 1 Head Office, 41 branches and 84 transaction offices nation-wide).

5. Subsidiary

As at 30 September 2025 and 31 December 2024, the Bank has one (1) subsidiary as follows:

Entity name	Business Registration Certificate	Nature of Business	Percentage of equity owned and voting rights of the Bank
Asset Management Company Limited – Viet Capital Commercial Joint Stock Bank	0311401011	Assets Management	100%

The principal activities of the subsidiary are to receive, manage collaterals related to the loans for the fastest handling and recovery, dispose collaterals under the Bank's disposal rights at market price in a form consistent with the provisions of the law, handle collaterals with appropriate measures, and implement other collateral management activities in accordance with legal regulations.

As at 16 February 2012, the SBV issued Decision No.280/QĐ-NHNN approving the name change to Asset Management Company Limited - Viet Capital Commercial Joint Stock Bank.

6. Total number of staff and employees

As at 30 September 2025, the Bank had 2,926 employees (31/12/2024: 2,849 employees).

II- Accounting period and accounting currency

1. Fiscal year

The Bank's fiscal year of the bank starts on 1 January to 31 December.

2. Accounting and reporting currency

The currency used in the accounting work of the Bank is the Vietnamese Dong ("VND"). According to Circular No. 49/2014/TT-NHNN, for the purpose of preparing separate financial statements, the figures are rounded to the millions and presented in units of million Vietnamese Dong ("million Dong").

III- Applied accounting standards and system

1. Accounting standards and system:

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

2. Basis of measurement

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

IV- Applied accounting policy

1. Foreign currency transactions

All transactions of the Bank are recorded in original currencies. Monetary assets and liabilities denominated in currencies other than VND are translated into VND at the average of the buying and selling spot exchange rate of that currency ("spot exchange rate") ruling at the end of the last working day of the accounting period if the difference between this spot exchange rate and the weighted average of the buying and selling exchange rate ruling on the last working day of the accounting period is less than 1%, in the case of this difference is equal to or greater than 1%, the Bank uses the weighted average of the buying and selling exchange rate ruling on the last working day of the accounting period. Non-monetary assets and liabilities denominated in currencies other than VND are translated to VND at spot exchange rates ruling on transaction dates.

The transactions related to income/expenses in foreign currency are converted to VND at the average buying and selling exchange rate for immediate transfer on the date of the transaction. The exchange rate differences arising from the revaluation of foreign currency assets and liabilities to VND on the monthly reporting date are recorded in the "Foreign exchange differences" account on the separate financial statement and are recognized in the separate income statement at the end of the accounting period.

2. Derivatives

Currency forward contracts and currency swap contracts are recorded in separate financial statements according to the contract value. The difference between the amount of currencies committed to buy/sell at the exchange rate stated in the contract and the amount of currency converted at the spot rate at the effective date of currency forward contracts and currency swap contracts allocated to the separate statement of operating results by the straight-line method during the effective period of these contracts.

The balance of the currency forward contract is re-evaluated at the spot exchange rate at the end of each month. Unrealized gains/losses are recorded in the foreign exchange difference on the separate financial position report at the end of each month and are transferred to the separate income statement at the end of the fiscal year.

3. Loans to customers, purchased debts

Loans to customers are presented at the amount of outstanding principal less provision for credit losses. Provision for credit losses include specific provision for credit losses and general provision credit losses.

Short-term loans are those with repayment term within one year from the loan disbursement date. Medium-term loans are those with repayment term over one year to five years from the loan disbursement date. Long-term loans are those with repayment term over five years from the loan disbursement date.

a. Classification of loans to customers

Debt classification of due from and loans to other credit institutions, unlisted corporate bonds, loans to customers, entrusted loans, debts sold but not yet collected, debt repurchased, repurchased government bonds, purchases of promissory notes, treasury bills and certificates of deposit issued by other credit institutions and foreign bank branches (together referred to as "debts") is conducted in accordance with Circular 31/2024/TT-NHNN. The Bank carries out monthly debt classification based on the outstanding principals of debts at the last working day of the month. The bank implements debt classification using the quantitative method as follows:

Group		Description
1	Current debts	(a) Current debts are assessed as fully and timely recoverable for both principals and interests; or (b) Debts are overdue for a period of less than 10 days and assessed as fully recoverable for both overdue principals and interests, and fully and timely recoverable for both remaining principals and interests.
2	Special mentioned debts	(a) Debts are overdue for a period of between 10 days and 90 days; or (b) Debt with first-time adjusted repayment terms that is unmatured.
3	Sub-standard debts	(a) Debts are overdue for a period between 91 days and 180 days; or (b) Debt with first-time extended repayment term that is unmatured; or (c) Debts which interests are exempted or reduced because customers do not have sufficient capability to repay all interests under credit contracts; or (d) Debts under one of the following cases which have not been recovered in less than 30 days from the date of the recovery decision: <ul style="list-style-type: none"> ▪ Debts made in compliance with Clauses 1, 3, 4, 5, 6 of Article 134 of Laws on credit institutions; or ▪ Debts made in compliance with Clauses 1, 2, 3, 4 of Article 135 of Laws on credit institutions; or ▪ Debts made in compliance with Clauses 1, 2, 5 of Article 136 of Laws on credit institutions. (e) Debts are required to be recovered according to regulatory inspection conclusions; or (f) Debts to be collected under debt collection decisions by the bank due to customers' breach of the agreements made with the bank have not yet been collected within less than 30 days from the date of issuance of such decisions.

<i>Group</i>		<i>Description</i>
4	Doubtful debts	(a) Debts are overdue for a period between 181 days and 360 days; or (b) Debts that repayment term are restructured for the first time but still overdue for a period of 90 days under that restructured repayment term; or (c) Debts with second-time rescheduled debt which is unmatured; or (d) Debts are specified in point (d) of sub-standard debts and and overdue for a period between 30 days and 60 days after decisions of recovery have been issued; or (e) Debts are required to be recovered according to regulatory inspection conclusions but still overdue for a period up to 60 days since the recovery date as required by regulatory inspection conclusions; or (f) Debts to be collected under debt collection decisions due to customers' breach of the agreement have not yet been collected between 30 days and 60 days from the date of issuance of such decisions.
5	Loss debts	(a) Debts are overdue for a period more than 360 days; or (b) Debts that repayment terms are restructured for the first time and overdue for a period of 91 days or more under the first restructured repayment term; or (c) Debts that repayment terms are restructured for the second time and overdue under that second restructured repayment term; or (d) Debts that repayment terms are restructured for the third time or more, regardless of being overdue or not; or (e) Debts specified in point (d) of Sub-standard debts and overdue for a period of more than 60 days after decisions on recovery have been issued; or (f) Debts required to be recovered according to regulatory inspection conclusions but still outstanding with an overdue period over 60 days since the recovery date as required by regulatory inspection conclusions; or (g) Debts to be collected under debt collection decisions due to customers' breach of the agreement have not yet been collected over 60 days from the date of issuance of such decisions; (h) Debts of credit institutions under special control as announced by the SBV, or debts of foreign bank branches that capital and assets are blocked.

For off-statement of financial position commitments, the Bank classified them based on the number of overdue days from the date when the Bank performs committed obligations:

- Group 3 - Sub-standard debts: overdue less than 30 days;
- Group 4 - Doubtful debts: overdue from 30 days to less than 90 days;
- Group 5 - Loss debts: overdue from 91 days or more.

Where a customer owes more than one debt to the Bank and has any of its debts classified into a higher risk group of debts, the Bank is obliged to classify the remaining debts of such customer into the group of debts with higher risk corresponding with their level of risk.

The Bank is also required to use the results of debt classification as provided by the Credit Information Center of the SBV ("CIC") at the date of classification to adjust the results of its internal classification of debts. Where debts and off-statement of financial position commitments of one customer are classified by the Bank into a group of debts with lower risk as compared to those provided by CIC, the Bank is required to reclassify such debts and off-statement of financial position commitments to the group of debts as provided by CIC.

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

The Bank applies Circular No. 14/2021/TT-NHNN dated 7 September 2021 ("Circular 14") and Circular No. 03/2021/TT-NHNN dated 2 April 2021 ("Circular 03") of the State Bank of Vietnam, amending and supplementing certain provisions of Circular No. 01/2020/TT-NHNN dated 13 March 2020 ("Circular 01") of the State Bank of Vietnam regarding the restructuring of debt repayment terms, exemption and reduction of interest and fees, and maintaining the debt group to support customers affected by the Covid-19 pandemic.

Debt classification for loans having rescheduled debt repayment term, maintaining the debt group to assist customers facing difficulties in doing business and customers facing difficulties in repaying their customer loans.

From 24 April 2023, the Bank has implemented a policy to restructure the repayment term, maintaining the debt classification to support customers facing difficulties in production and business activities, as well as those struggling to repay loans for living and consumption needs, in accordance with Circular No. 02/2023/TT-NHNN issued by the State Bank of Vietnam on 23 April 2023, and Circular No.06/2024/TT-NHNN issued on 18 June 2024.

b. Specific provision for credit losses

According to Decree 86/2024/ND-CP dated 11 July 2024 ("Decree 86"), specific provision are determined based on the debt balance and the debt classification results of each customer's loans at the end of the last day of the preceding month.

The specific provision is calculated based on the customer's loan balance less the discounted value of collateral assets.

	Specific provision rate
Group 1 – Current debts	0%
Group 2 – Special mentioned debts	5%
Group 3 – Sub-standards debts	20%
Group 4 – Doubtful debts	50%
Group 5 – Loss debts	100%

The value and discounted rate of the collateral assets are determined according to the regulation of Decree 86.

For customers with outstanding debts, they are entitled to restructuring of debt repayment terms, interest exemption and reduction according to the regulation of Circular 01, Circular 03 and Circular 14. The Bank shall make specific provisions for these customers in accordance with the provisions of Circular 03. Accordingly, the Bank shall make additional specific provision as follows:

Additional provision	Deadline
At least 30% of the total required additional specific provision	By 31 December 2021
At least 60% of the total required additional specific provision	By 31 December 2022
100% of the total required additional specific provision	By 31 December 2023

In addition, for customers whose outstanding debts are restructured and the debt group remains the same as prescribed in Circular 02, the bank shall determine the additional specific provision amount to be deducted according to Circular 02, whereby the bank shall make additional specific provision as follows:

Additional provision	Deadline
At least 50% of the total required additional specific provision	By 31 December 2023
100% of the total required additional specific provision	By 31 December 2024

c. General provision for credit losses

According to Decree 86, a general provision for credit loss is established at a rate of 0,75% of the total outstanding principal balance at the end of each month for debts from Group 1 to Group 4, excluding due from and loans to other credit institutions, the purchase of valued papers issued by other credit institutions, and the repurchase of government bonds.

d. Writing-off bad debts

Bad debts are debt in groups 3, 4 and 5.

In accordance with Decree 86, debts are written-off against the provision when they have been classified to Group 5 or when borrowers have been declared bankrupt or dissolved (for borrowers being organizations and enterprises) or borrowers are deceased or missing (for borrowers being individuals).

Bad debts written-off against provision are recorded in the off-statement of financial position accounts for monitoring and debt collection. The amount collected from previously written-off bad debts is recognised in the statement of income upon receipt.

e. Loans sold to Vietnam Asset Management Company ("VAMC")

The bank sell loans to VAMC according to Decree No. 53/2013/ND-CP issued by the Government on 18 May 2013 ("Decree 53"), Decree No. 34/2015/ND-CP issued by the Government on 31 March 2015, amending and supplementing certain provisions of Decree 53 ("Decree 34"), Circular No. 19/2013/TT-NHNN issued by the State Bank of Vietnam (SBV) on 6 September 2013 ("Circular 19"), Circular No. 14/2015/TT-NHNN issued by SBV on 28 August 2015 ("Circular 14"), Circular No. 08/2016/TT-NHNN issued by SBV on 16 June 2016 ("Circular 08"), Circular No. 09/2017/TT-NHNN issued by SBV on 14 August 2017 ("Circular 09") regarding the amendment and supplementation of certain provisions of Circular 19 and the write-off from the separate financial situation report according to the guidelines in Official Letter No. 8499/NHNN-TCKT issued by SBV on 14 November 2013 ("Official Letter 8499") and Official Letter No. 925/NHNN-TCKT issued by SBV on 19 February 2014 ("Official Letter 925").

The special bonds issued by VAMC corresponding to the bad debt sold by the Bank are recorded as held-to-maturity debt securities issued by domestic economic organizations in the separate financial statements.

4. Due from and loans to other credit institutions

Due from and loans to other credit institutions are presented according to the principal balance at the end of the accounting period.

The credit risk classification of due from and loans to other credit institutions and the corresponding provision is carried out in accordance with Circular 31 and Decree 86, Accordingly, the Bank makes specific provisions for due from (excluding current account) and loans to other credit institutions according to the method stated in Note IV.3.

According to Circular 31 and Decree 86, the Bank is not required to make general provisions for due from and loans to other credit institutions.

5. Securities

a. Available-for-sale securities

Available-for-sale securities include debt securities that are acquired by the Bank for the investment and available-for-sale purposes, not regularly traded but can be sold when there is a benefit.

Debt securities are recorded at par value at the purchase date. Accrued interest on securities before purchase or prepaid interest pending allocation, discounts/premiums (if any), are reflected in a separate account.

Provision for diminution in value of securities is made when the carrying value is higher than the market value in compliance with Circular No. 48/2019/TT-BTC dated 08 August 2019 ("Circular 48") issued by the Ministry of Finance and Circular No. 24/2022/TT-BTC dated 07 April 2022 amending and supplementing some articles of Circular 48, Government bonds, Government-guaranteed bonds and municipal bonds are exempted from such provisioning requirement. Provision expense is recognized in the "Net gain/(loss) from investment securities" account of the separate income statement.

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

Held-to-maturity investment securities (excluding special bonds issued by VAMC) are debt securities purchased by the Bank for earning interest and the Bank has the capability and intention to hold these investments until maturity. Held-to-maturity securities have fixed or determined payments and maturity date. In case the securities are sold before the maturity date, these securities will be reclassified to securities held for trading or available-for-sale securities.

Held-to-maturity securities are recorded similarly as available-for-sale debt securities at Note IV.5.a.

c. Special bonds issued by VAMC

Special bonds issued by VAMC are fixed-term valuable papers used to purchase bad debts of the Bank. These special bonds are initially recognized at face value at the date of transaction and subsequently carried at the face value during the holding period. Face value of the special bonds equals to the outstanding balance of the debts sold less their unused specific provision.

During the holding period, the Bank annually calculate and make provision in accordance with Circular No. 14/2015/TT-NHNN dated 28 August 2015, of the State Bank Vietnam, amending and supplementing some articles of Circular No. 19/2013/TT-NHNN which regulates the purchase, sale and write-off bad debts of VAMC.

Specific provision for each special bond is recognized in the income statement in "Provision expense for credit loss". General provision is not required for the special bonds.

Upon receiving the debt sold to VAMC, the bank utilizes the risk provisions that have been allocated annually for special bonds to address bad debts, the difference between the provisions made and the unrecovered principal amount will be reversed and recorded in the income statement.

6. Capital contribution, Long-term investments

a. Investments in subsidiaries

The subsidiary is a company controlled by the Bank. Control exists when the Bank has the authority to govern the financial and operating policies of the invested entity to obtain economic benefits from its activities. When assessing control rights, potential voting rights that are currently exercisable may be considered.

Investments in subsidiaries are recorded at cost less provision for impairment. Distributions from accumulated net profit arising from the date of investment in subsidiaries are recognized in the separate income statement. A provision for impairment is made when a subsidiary incurs a loss, except when such loss was anticipated by the Bank at the time of investment. The provision for impairment is reversed when the subsidiary subsequently generates profit to offset the previously provisioned losses. The provision is only reversed to the extent that the carrying amount of the investment does not exceed its carrying amount had no provision been made.

b. Other long-term investments

Other long-term investments are long-term capital contributions to other companies over which the Bank does not have control or significant influence. These long-term investments are initially recorded at cost at the time of investment. After initial recognition, these investments are measured at cost less any impairment losses.

c. Provision for long-term investment

Provision for long-term investment impairment is made if the economic organization in which the Bank is investing incurs a loss (except for planned losses identified in the business plan prior to investment) as guided by Circular 48. Accordingly, the provision amount is the difference between the total actual capital contribution of the parties at the investee and the actual equity multiplied by the Bank's ownership percentage in that entity. The provision for long-term investment impairment is reversed when the recoverable value of the long-term investments increases after the provision has been made. The provision is only reversed to the extent that the carrying amount of the investments does not exceed their carrying amount assuming no provision had been recognized.

7. Tangible fixed assets

a. Cost

The tangible fixed assets are presented at their original cost less accumulated depreciation. The original cost of tangible fixed assets includes the purchase price, import taxes, non-refundable purchase taxes, and directly related costs to bring the asset to its intended location and condition for the intended use. The costs incurred after tangible fixed assets have been put into operation, such as repair, maintenance, and overhaul costs, are recorded in the separate income statement for the period in which the costs are incurred. In cases where it can be clearly demonstrated that these costs enhance the expected future economic benefits derived from the use of tangible fixed assets beyond the standard operating level as initially assessed, these costs are capitalized as an additional cost basis of the tangible fixed assets.

b. Depreciation

Depreciation of tangible fixed assets is calculated on a straight-line basis over the estimated useful life of the assets. Useful life of the assets are estimated as follows:

- | | |
|---------------------------------------|--------------|
| • Buildings and structures | 5 - 50 years |
| • Machinery and equipment | 5 - 20 years |
| • Vehicles and transmission equipment | 6 - 10 years |
| • Equipment and management tools | 3 - 10 years |
| • Other tangible assets | 4 - 25 years |

c. Disposals

Profits and losses arising from the disposal or sale of fixed assets are determined by the difference between the net amount due to disposal and the residual value of the assets and are recorded as other incomes or other expenses in the separate income statement.

8. Intangible fixed assets

a. Land use rights

Land use rights are expressed at historical cost minus the accumulated depreciation value. The initial historical cost of land use rights includes the purchase price and expenses directly related to the acquisition of land use rights. Depreciation is calculated using the straight-line method according to the licensed term.

The bank does not calculate amortization for land use rights indefinitely.

b. Computer software

The purchase price of new computer software, which is not a part attached to the relevant hardware, is capitalized and accounted for as an intangible fixed asset. Microcomputer software is distributed in a straight-line method within 3 to 20 years.

c. Disposals

Profits and losses arising from the disposal or sale of intangible fixed assets are determined by the difference between the net amount due to disposal and the residual value of the assets and are recorded as other incomes or other expenses in the separate income statement.

9. Other assets

Other assets, excluding receivables from credit activities, are recorded at cost less provision for risks for on-statement of financial position assets.

The other assets are considered for provisioning for risks related to on-statement of financial position assets based on the aging of overdue debts or according to the expected losses that may occur in cases where debts are not yet due for payment but the economic organization is in a state of bankruptcy or is undergoing dissolution procedures; the debtor is missing, fleeing, being prosecuted or tried by legal authorities, or is serving a sentence or has passed away. The incurred provision costs are recorded as operating expenses for the year.

For overdue assets, the Bank applies the provision level based on the duration of the overdue period in accordance with the guidelines of Circular 48, as follows:

Overdue	Provision rates
From over 6 months to under 1 year	30%
From 1 year to under 2 years	50%
From 2 years to under 3 years	70%
Above 3 years	100%

10. Accounting for leased assets transactions

Rents under operating leases are allocated in a straight-line basis to the "Other operating expenses" section of the separate income statement over the lease term.

11. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits at the SBV, demand deposits and due from other credit institutions with an original maturity of three months or less from the transaction date, securities with maturity of three months or less from date of purchase, which are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value at the reporting date.

12. Deposits from customers

Deposits from customers are recorded at historical cost.

13. Value papers issued

Value papers issued are recorded at historical cost.

14. Other liabilities

Other liabilities are recorded at historical cost.

15. Employees benefits

According to the Social Insurance Law, from 1 January 2009, the Bank and its employees are required to contribute to the unemployment insurance fund managed by Vietnam Social Insurance. The unemployment insurance paid by the Bank for the employees' working period is recorded as an expense in the separate income statement when incurred.

16. Provisions

A provision, except for the provision described in note IV.3 is recognized if, as a result of a past event, the Bank has a current legal or constructive obligation that can be reliably estimated, and it is certain that it will reduce future economic benefits to settle the liabilities arising from that obligation. Provisions are not recognized for future operating losses.

17. Owners' equity

a. Common stock

Common stock is classified as equity. Costs directly related to the issuance of common stock are recognized as a deduction from equity.

b. Share premium

Upon receiving capital from shareholders, the difference between the issue price and the par value of the shares is recorded in the "share premium" account in equity.

18. Reserves

According to Decree No. 93/2017/ND-CP issued by the Government of Vietnam on 7 August 2017 and Law on Credit Institution No.32/2024/QH15 the bank must set aside mandatory reserve funds as follows before distributing profits:

	Periodic/annual allocation	Maximum balance
Capital supplementary reserve	10% profit after tax	Chartered capital
Financial reserve	10% profit after tax	Not specified

The financial reserve fund is used to cover the remaining part of the losses and damages to assets that occur during the business process after being compensated by the compensation money from the organizations or individuals responsible for the losses, from insurance organizations, and using the provisions set aside in the expenses; used for other purposes as prescribed by law.

Other funds belonging to equity are allocated from the after-tax profits of the Bank. The rate of allocation for these funds is determined by the General Meeting of Shareholders, in accordance with legal regulations.

The remaining profit after deducting the aforementioned fund allocations and distributing dividends to shareholders is recorded as the retained earnings of the Bank.

19. Bonus and welfare fund

The bonus and welfare fund, not mandated by law, is allocated from after-tax profits and is permitted to be fully distributed, primarily used to pay for the staff and employees of the Bank. The bonus and welfare fund are recorded in the Bank's liabilities.

20. Interest income and interest expenses

Interest income and interest expenses are recognized in the separate income statement on accrual basis. The recognition of accrued interest income arising from loans classified in Groups 2 to 5 in accordance with Circular 31 and loans with repayment term restructuring and loan classification retention according to regulations will not be recognized in the separate income statement. Suspended interest income is reversed and monitored off-statement of financial position and recognized in the separate income statement upon actual receipt.

21. Fees and commission income

Fees and commission income include fee income and expenses from payment services, treasury services, and other services. Income and expenses from service activities are recognized when the services are provided.

22. Dividend income

The dividend is recorded in the separate income statement when the Bank's entitlement to receive the dividend is established.

23. Other income

Other revenues are recognized on a cash basis.

24. Principles and methods of recording corporate income tax and corporate income tax expenses

Corporate income tax is calculated on the profits of the period, including current income tax and deferred income tax. Corporate income tax is recognized in the separate statement of profit or loss, except in cases where there are income taxes related to items recognized directly in equity, in which case these income taxes are also recognized directly in equity.

The current income tax is the tax payable based on taxable income for the year, using the tax rates in effect at the end of the fiscal year, and any tax adjustments payable related to previous years.

Deferred tax is determined for temporary differences between the tax base of assets and liabilities and their carrying amount recorded in the separate financial reporting purposes. The amount of deferred tax provided is based on the expected manner of realization or settlement of the carrying amount of assets and liabilities using tax rates enacted or substantively enacted at the reporting date.

Deferred tax assets are recognized only to the extent that it is probable that future taxable profits will be available against which the asset can be utilized. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

25. Related parties

The related parties are businesses and individuals, directly or indirectly through one or more intermediaries, who have control over the Bank and its subsidiaries or are under the control of the Bank and its subsidiaries, or share common control with the Bank and its subsidiaries. The affiliated parties and individuals who directly or indirectly hold voting rights of the Bank and its subsidiaries that have a significant influence on the Bank and its subsidiaries, key management personnel including members of the Board of Directors, members of the Board of Management, members of the Supervisory Board, close family members of these individuals or affiliated parties, or companies affiliated with these individuals are also considered related parties.

In considering the relationship of each stakeholder, attention must be paid to the nature of the relationship rather than merely its legal form.

26. Off-statement of financial position commitments

Off-statement of financial position commitments include guarantees, payment acceptances, and unconditional irrevocable loan commitments with specific execution timelines.

The classification of off-statement of financial position commitments is carried out solely for the purpose of managing and monitoring the quality of credit activities in accordance with regulations.

According to Decree 86, the bank are not required to set provisions for off-statement of financial position commitments.

V – Notes to the statement of financial position

1. Cash on hand

	30 September 2025	31 December 2024
	VND million	VND million
In VND	485,415	565,544
In foreign currencies	27,877	45,337
	513,292	610,881

2. Balances with the State Bank of Vietnam

Balances with the State Bank of Vietnam (the “SBV”) include settlement and compulsory reserve. According to the regulations of the State Bank of Vietnam regarding mandatory reserves, banks are allowed to maintain a floating balance in the mandatory reserve account. The average monthly mandatory reserve balance must not be lower than the mandatory reserve ratio multiplied by the average deposit balance of the previous month at the Bank as follows:

Deposit at the Bank

The average balance of the previous month:

From customers:

- Deposit with term less than 12 months in foreign currencies
- Deposits with term over 12 months in foreign currencies
- Deposits with term less than 12 months in VND
- Deposits with term over 12 months in VND

From overseas credit institutions:

- Deposits in foreign currencies

	Mandatory reserve ratio	
	30 September 2025	31 December 2024

8% 8%

6% 6%

3% 3%

1% 1%

1% 1%

Demand deposit account and mandatory reserve fund

- VND
- Foreign currencies

	30 September 2025	31 December 2024
	VND million	VND million
	2,533,326	2,747,468
	17,455	18,782
	2,550,781	2,766,250

3. Due from and loans to other credit institutions

	30 September 2025 VND million	31 December 2024 VND million
3.1. Due from other credit institutions		
Demand deposits		
In VND	588,614	927,148
In foreign currencies	54,716	335,329
Term deposits		
In VND	23,758,150	11,346,625
In foreign currencies	868,758	884,372
Total	25,270,238	13,493,474
3.2. Loans to other credit institutions		
In VND	-	743,000
In foreign currencies	-	-
Total	-	743,000
Total due from and loans to other credit institutions	25,270,238	14,236,474

3.3. Analysis of due from and loans to other credit institutions by quality

As at 30 September 2025 and 31 December 2024, all due from and loans to other credit institutions are classified as Group 1- Current debt

	30 September 2025 VND million	31 December 2024 VND million
Current debts		
Due from other credit institutions	24,626,908	12,230,997
Loans to other credit institutions	-	743,000
	24,626,908	12,973,997

4. Derivatives and other financial assets/ other financial liabilities

		Total contract value (at contractual exchange rate)	Total carrying value (using exchange rate at reporting date)	
			Assets	Liabilities
	Closing balance			
1	Currency derivative instrument	14,151,671	11,132	20,160
	- Currency forward transactions	4,513,500	-	20,160
	- Currency swap transactions	9,638,171	11,132	-
2	Other derivative instrument	-	-	-
	Opening balance			
1	Currency derivative financial instrument	7,100,463	-	2,099
	- Currency forward transactions	-	-	-
	- Currency swap transactions	7,100,463	-	2,099
2	Other derivative financial instrument	-	-	-

5. Loans to customers

5.1. Loans to customers

	30 September 2025 VND million	31 December 2024 VND million
Loans to domestic economic entities and individuals	77,019,092	68,059,904
Pending debts awaiting resolution	70,685	82,170
	77,089,777	68,142,074
- Analysis of loans by quality:		
	30 September 2025 VND million	31 December 2024 VND million
Group 1 - Current	73,785,319	65,067,613
Group 2 - Special mention	806,897	889,837
Group 3 - Substandard	250,453	269,589
Group 4 - Doubtful	485,208	519,414
Group 5 - Loss	1,691,215	1,313,451
Debts pending for settlement secured by foreclosed assets and unsettled debts with collaterals	70,685	82,170
	77,089,777	68,142,074
- Analysis of loans by terms:		
	30 September 2025 VND million	31 December 2024 VND million
Short-term loans	44,687,162	43,953,163
Medium-term loans	5,490,330	5,658,404
Long-term loans	26,912,285	18,530,507
	77,089,777	68,142,074
- Analysis of loans by type of customers and ownership:		
	30 September 2025 VND million	31 December 2024 VND million
Loans to corporation		
Other joint-stock companies	16,017,079	10,704,882
Other limited companies	23,231,413	9,265,984
Joint stock companies which the State owned more than 50% of their charter capital or their share capital with voting rights or over which the State has control in accordance with the companies' charter	12,540	25,078
Private companies	71,034	74,364
Partnerships	6,400	8,750
Cooperatives and inter-cooperative	27,906	24,891
Administrative agencies, Party, unions and associations	160	100
One-member limited liability companies of which 100% charter capital is owned by the State	-	8,815
Foreign invested enterprises	-	9,600
Loans to individuals	37,723,225	48,019,610
Others	20	-
	77,089,777	68,142,074

Analysis of loans by industry:

	30 September 2025	31 December 2024
	VND million	VND million
Trading, repair of motor vehicles, motorcycles and other vehicles	24,622,650	28,575,016
Manufacturing and processing	1,889,819	2,374,736
Water supply; sewerage, waste management and remediation activities	21,580	23,285
Hotels and accommodation services	5,124,077	3,821,708
Education and training	23,723	16,609
Science and technology activities	28,867	37,588
Administrative activities and supporting service	128,337	650,147
Real estate trading	19,490,533	11,406,598
Activities of households as employers, undifferentiated goods and services producing activities of households for own use	9,120,665	8,670,901
Finance services, banking and insurance activities	1,252,662	1,014,973
Mining exploration	76,038	39,497
Arts and entertainment	40,488	50,151
Agriculture, forestry and fisheries	7,189,866	5,308,748
Electricity, gas, steam and air conditioning supply	311,612	373,900
Information and communication	12,399	17,137
Transportation and warehousing	484,847	516,067
Construction	6,362,703	4,186,731
Activities of Communist Party, socio-political organization, public administration and defence; compulsory security	135	853
Health and social support activities	133,210	167,928
Activities of international organizations and institutions	600	1,400
Others	774,966	888,101
	77,089,777	68,142,074

5.2. Change (increase/decrease) in provision for credit losses for loans to customers

Provision for loans to customers comprised of:

	30 September 2025	31 December 2024
	VND million	VND million
Specific provision	613,166	451,566
General provision	564,959	500,598
	1,178,125	952,164

Changes in specific provision for credit losses of loans to customers are as follows:

	30 September 2025	31 December 2024
	VND million	VND million
Beginning balance	451,566	375,487
Provision charged/(reversed) during the period	293,558	323,849
Provision used to sell debt to VAMC	(18,912)	(97,640)
Provision used to write off debts during the period	(113,046)	(150,130)
Ending balance	613,166	451,566

Changes in general provision for credit losses of loans to customers are as follows:

	30 September 2025 VND million	31 December 2024 VND million
Beginning balance	500,598	425,620
Provision charged during the period	64,361	74,978
Ending balance	564,959	500,598

6. Purchased debts

	30 September 2025 VND million	31 December 2024 VND million
Purchased debts in VND	599,380	-
Provision for purchased debts	(4,579)	-
	594,801	-

- Details of the principal and interest of purchased debts are as follows:

	30 September 2025 VND million	31 December 2024 VND million
Principal of debt purchased	642,174	-
Interest on purchased debt	4,282	-
	646,456	-

- The quality of the debt purchased is as follows

	30 September 2025 VND million	31 December 2024 VND million
Current	593,936	-
Special mention	5,444	-
	599,380	-

7. Investment securities

	30 September 2025 VND million	31 December 2024 VND million
Available-for-sale securities		
<i>Debt securities</i>		
▪ Government securities	9,391,021	8,984,310
▪ Debt securities issued by other domestic credit institutions	343,363	249,453
▪ Debt securities issued by domestic economic entities	-	-
<i>Equity securities</i>		
▪ Equity securities issued by other domestic credit institutions	-	-
Total available-for-sale securities	9,734,384	9,233,763
Provision for available-for-sale securities	-	-
▪ Diminution provision	-	-
▪ General provision	-	-
Total	9,734,384	9,233,763
<i>Held-to-maturity securities (excluding special bonds issued by VAMC)</i>		
▪ Government securities	1,754,370	1,754,452
▪ Debt securities issued by other domestic credit institutions	342,582	546,836
▪ Debt securities issued by domestic economic entities	-	-
▪ Provision for held-to-maturity securities	-	-
Total	2,096,952	2,301,288
Special bonds issued by VAMC		
▪ Par value of special bonds	1,593,957	1,772,623
▪ Provision for special bonds	(274,489)	(213,010)
Total special bonds issued by VAMC	1,319,468	1,559,613
Total investment securities	13,150,804	13,094,664

8. Long-term investments

- Analysis by type of investments:

	30 September 2025 VND million	31 December 2024 VND million
Investment in subsidiary	100,000	100,000
	100,000	100,000

9. Tangible fixed assets

- Increase, decrease of tangible fixed assets during the period:

	Buildings and structures VND million	Machinery and equipment VND million	Transmission vehicles VND million	Office equipment VND million	Others VND million	Total VND million
Cost						
Beginning balance	339,325	298,297	199,679	7,257	63,920	908,478
Purchasing	1,156	15,607	4,858	286	1,865	23,772
Transfer from Construction in progress	-	-	-	-	-	-
Other additions	-	-	-	-	-	-
Disposal	-	-	-	-	211	211
Closing balance	340,481	313,904	204,537	7,543	65,574	932,039
Accumulated depreciation						
Beginning balance	37,674	166,222	108,950	3,994	27,105	343,945
Charged for the period	6,243	17,213	14,063	637	3,285	41,441
Disposal	-	-	-	-	87	87
Others decreased	-	-	-	-	-	-
Closing balance	43,917	183,435	123,013	4,631	30,303	385,299
Net book value						
Beginning balance	301,651	132,075	90,729	3,263	36,815	564,533
Closing balance	296,564	130,469	81,524	2,912	35,271	546,740

- Other information about tangible fixed assets:

	30 September 2025 VND million	31 December 2024 VND million
Cost of fully depreciated tangible fixed assets that are still in use	111,577	98,985

10. Intangible fixed assets

- Increase, decrease of intangible fixed assets during the period:

	Land using rights VND million	Computer software VND million	Total VND million
Cost			
Beginning balance	810,344	384,366	1,194,710
Purchasing	8,944	2,450	11,394
Other additions	-	-	-
Disposal	-	-	-
Opening balance	819,288	386,816	1,206,104
Accumulated amortization			
Beginning balance	36,873	188,463	225,336
Charged for the period	2,682	12,078	14,760
Disposal	-	-	-
Closing balance	39,555	200,541	240,096
Net book value			
Beginning balance	773,471	195,903	969,374
Closing balance	779,733	186,275	966,008

- Other information about intangible fixed assets:

	30 September 2025 VND million	31 December 2024 VND million
Cost of fully amortized intangible fixed assets that are still in use	103,670	91,802

11. Other assets

11.1. Receivables

	30 September 2025 VND million	31 December 2024 VND million
Constructions in progress and advances for purchases of fixed assets	198,998	209,423
Deposits for office rental	36,941	45,817
Receivable from payment intermediaries	7,782	5,546
Deposits for office rental at Viet Capital Center Building	600,000	900,000
Advances for costs related to disposals of collaterals	57,986	51,940
Advances for employees	5,807	1,814
Receivables from Vietcap Securities Joint Stock Company	5,657	408
Receivables from VPS Securities Joint Stock Company	18	516
Receivables from VNDIRECT Securities Joint Stock Company	9	-
Receivables from Vietcombank Securities Limited Company	28	-
Receivables from interest subsidy program	1,171	1,181
Profit receivables from a subsidiary	-	831
Other receivables	78,806	277,710
	993,203	1,495,186

Details of advances for purchase of fixed assets and construction in progress are as follows:

	30 September 2025	31 December 2024
	VND million	VND million
Advances of purchase of branch office in Tan Binh District, Ho Chi Minh City	59,528	59,253
Advances of purchase of branch office in Quy Nhon City	25,071	25,071
Advances of purchase of branch office in Can Tho	29,450	29,450
Advances of purchase of branch office in Tien Giang	36,589	36,589
Purchase of software and other fixed assets	40,075	50,490
Advances of other constructions	8,285	8,570
	198,998	209,423

11.2 Interest and fees receivables

	30 September 2025	31 December 2024
	VND million	VND million
Interest, fees receivable from loans	1,022,062	1,386,266
Interest, fees receivable from investment activities	166,319	148,557
Interest, fees receivable from deposits in other credit institutions	103,378	48,216
Interest, fees receivable from swap contracts	3,589	115
Interest, fees receivable from forward contracts	15,768	-
	1,311,116	1,583,154

11.3 Other assets

	30 September 2025	31 December 2024
	VND million	VND million
Prepaid expenses	185,345	190,655
Foreclosed assets awaiting for resolution (i)	226,988	137,267
Payment intermediary activities	351,520	677,722
Other assets	34,525	21,838
	798,378	1,027,482

- (i) These are the properties received by the Bank as a substitute for the fulfilment of the obligations of the guarantor, which have been transferred to the Bank's ownership and are awaiting disposal.

12. Debts to the Government and State Bank of Vietnam

	30 September 2025 VND million	31 December 2024 VND million
<i>Borrowings from the State Bank of Vietnam</i>		
Borrowing under credit facilities	-	-
Borrowings through discount of valuable papers	3,504,902	1,557,819
Borrowing secured pledge of valuable papers	-	-
Borrowings in clearing	-	-
Special borrowings	-	-
Other borrowings (including term borrowings follow Government-designated targets)	-	-
Overdue debts	-	-
	3,504,902	1,557,819

13. Due to and borrowings from other credit institutions

	30 September 2025 VND million	31 December 2024 VND million
<i>Due to other credit institutions</i>		
Demand deposits		
Demand deposit in VND	528,399	567,312
Term deposits		
Term deposits in VND	14,434,230	12,147,125
Term deposits in foreign currencies	697,639	884,372
Total	15,660,268	13,598,809
<i>Borrowings from other credit institutions</i>		
In VND	970,179	5,123,162
- In which: Discounted, re-discounted	970,179	5,123,162
<i>Mortgaged and pledged borrowings</i>	-	-
In foreign currencies	-	-
Total	970,179	5,123,162
Total due to and borrowings from other credit institutions	16,630,447	18,721,971

14. Deposits from customers

Analysis by type of deposits

	30 September 2025	31 December 2024
	VND million	VND million
Demand deposits	4,735,368	4,550,351
Demand deposits in VND	4,703,136	4,528,945
Demand deposits in foreign currencies	32,232	21,406
Term deposits	64,908,668	62,822,298
Term deposits in VND	25,544,824	19,477,172
Term deposits in foreign currencies	727	3,243
Term savings deposits in VND	39,226,677	43,259,109
Term savings deposits in foreign currencies	136,440	82,774
Margin deposits	57,724	110,885
Margin deposits in VND	57,675	110,837
Margin deposits in foreign currencies	49	48
Specialised capital deposits	55,446	40,795
Specialised capital deposits in VND	27,212	40,250
Specialised capital deposits in foreign currencies	28,234	545
	69,757,206	67,524,329

Analysis by customers and type of business:

	30 September 2025	31 December 2024
	VND million	VND million
Other joint stock companies	4,269,638	4,201,212
Other limited liability companies	2,790,378	2,873,046
State-owned companies	162,303	360,268
Joint stock companies with more than 50% of charter capital owned by the State	7,837	7,362
Foreign invested companies	302,219	297,104
One-member limited liability companies of which 100% charter capital is held by the State	167,781	122,674
Limited liability companies with two or more members of which more than 50% of the charter capital is held or controlled by the State	121,547	132,124
Administrative agencies, parties, unions and associations	324,923	267,300
Private companies	8,271	752
Business households	21,338	13,397
Cooperatives and inter-cooperatives	1,835	6,375
Partnerships	282	44
Others	339,682	442,232
Deposits from individuals	61,239,172	58,800,439
	69,757,206	67,524,329

15. Grants, entrusted funds and loans exposed to risks

	30 September 2025 VND million	31 December 2024 VND million
Grants, entrusted funds and loans in VND	-	-
Grants, entrusted funds and loans in gold, foreign currencies	65,815	222,364
	65,815	222,364

16. Valuable papers issued

	30 September 2025 VND million	31 December 2024 VND million
Valuable paper issued less than 12 months	15,848,867	4,648,151
Valuable paper issued from 12 months to 5 years	4,599,896	1,408,872
Valuable paper issued from 5 months or more	2,722,930	1,468,550
	23,171,693	7,525,573

17. Interest and fees payable

	30 September 2025 VND million	31 December 2024 VND million
Interest on deposits	1,358,503	945,481
Interest on borrowings	21,962	28,302
Interest on valuable papers issued	409,496	147,692
Interest on derivatives	18,596	101
	1,808,557	1,121,576

18. Other liabilities

	30 September 2025 VND million	31 December 2024 VND million
Taxes payable to the State Budget	82,682	48,982
Dividend payables	1,234	1,234
Payables to employees	1	13,839
Bonus and welfare fund	10,853	10,853
Other payables	315,994	765,114
	410,764	840,022

19. Owners' equity

a. Statement of changes in owners' equity

	Charter capital	Capital expenditure fund	Share premium	Capital supplementary reserve	Investment and development reserve	Financial reserve	Other reserves	Foreign exchange differences	Retained earnings	Total
	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million
As at 1 January 2025	5,518,462	1	8	46,318	1,560	175,182	1,287	-	378,479	6,121,297
Net profit for the period	-	-	-	-	-	-	-	-	347,624	347,624
Capital increase from share issuance during the period	889,738	-	(505)	-	-	-	-	-	-	889,233
Appropriation to reserves	-	-	-	31,111	-	31,111	-	-	(62,222)	-
Other increases	-	-	-	-	-	-	-	-	-	-
Exchange rate differences	-	-	-	-	-	-	-	(10,983)	-	(10,983)
Amortised at bonus and welfare fund	-	-	-	-	-	-	-	-	-	-
As at 30 September 2025	6,408,200	1	(497)	77,429	1,560	206,293	1,287	(10,983)	663,881	7,347,171

(*) The bonus and welfare fund has been transferred to other payables and liabilities in accordance with the guidance of Circular No. 10/2014/TT-NHNN applicable to the separate financial statements ended 31 December 2014.

b. Shares:

	30 September 2025 Shares	31 December 2024 Shares
- Number of shares registered	640,820,000	551,846,215
- Number of shares issued	640,820,000	551,846,215
+ Ordinary shares	640,820,000	551,846,215
+ Preference shares	-	-
- Number of shares repurchased	-	-
+ Ordinary shares	-	-
+ Preference shares	-	-
- Number of outstanding shares	640,820,000	551,846,215
+ Ordinary shares	640,820,000	551,846,215
+ Preference shares	-	-

* Par value of outstanding share: 10,000 VND

VI- Additional information on items presented on the Income Statement

20. Interest and similar income

	30 September 2025 VND million	30 September 2024 VND million
Interest income from deposits	523,734	251,572
Interest income from loans to customers	4,889,042	4,055,494
Interest income from investment securities	272,884	215,618
Income from guaranteed services	12,530	10,046
Interest income from purchasing debts	51,724	4
Other income from credit activities	78,054	67,669
Total	5,827,968	4,600,403

21. Interest and similar expenses

	30 September 2025 VND million	30 September 2024 VND million
Interest expense on deposits	3,194,726	2,575,898
Interest expenses on borrowings	151,772	71,757
Interest expense on valuable papers issued	617,675	404,536
Other expenses on credit activities	981	2,910
Total	3,965,154	3,055,101

22. Net fees and commission income

	30 September 2025 VND million	30 September 2024 VND million
Fees and commission income	224,397	186,421
Settlement services	201,852	167,843
Treasury services	5,027	4,954
Others	17,518	13,624
Fees and commission expenses	194,327	150,424
Settlement services	124,782	75,525
Treasury services	6,598	6,641
Others	62,947	68,258
Net fees and commission income	30,070	35,997

23. Net gain/(loss) from trading of foreign currencies

	30 September 2025 VND million	30 September 2024 VND million
<i>Income from foreign exchange activities</i>	89,781	183,702
Income from spot foreign exchange	71,599	152,119
Income from currency derivative instruments	18,182	31,583
<i>Expense from foreign exchange activities</i>	14,343	146,094
Expense from spot foreign exchange	17	5,595
Expense from currency derivative instruments	14,326	140,499
Net gain from trading of foreign currencies	75,438	37,608

24. Net gain/(loss) from trading of investment securities

	30 September 2025 VND million	30 September 2024 VND million
Gain from trading of investment securities	273	29,145
Loss from trading of investment securities	(1,032)	(2,414)
	(759)	26,731

25. Net gain/(loss) from other operating activities

	30 September 2025 VND million	30 September 2024 VND million
<i>Other operating income</i>	122,335	47,345
Income from property leasing activities	377	891
Recovery of debts have been written off	44,509	36,873
Income from other operating activities	77,449	9,581
<i>Other operating expenses</i>	5,765	2,686
Social work expenses	926	548
Other expenses	4,839	2,138
	116,570	44,659

26. Operating expenses

	30 September 2025 VND million	30 September 2024 VND million
1. Tax, duties and fees	764	912
2. Personnel expenses:	696,554	572,945
<i>In which:</i>		
<i>Salaries and allowances</i>	544,791	448,891
<i>Salary related contributions</i>	60,382	59,749
<i>Subsidies</i>	2,860	2,850
<i>Others</i>	88,521	61,455
3. Asset expenditure	272,503	261,129
<i>In which:</i>		
<i>Depreciation and amortization charges</i>	56,201	54,150
<i>Others</i>	216,302	206,979
4. Administrative expenses	180,750	165,909
<i>In which:</i>		
<i>Business trip expenses</i>	11,002	11,270
<i>Union activities of credit institutions expenses</i>	1	46
5. Insurance expenses for customer deposits	71,418	59,359
6. Provision expense (Excluding provision for on-statement of financial position and off-statement of financial position, provision expense for credit losses investment securities)	572	-
Total	1,222,561	1,060,254

27. Provision expenses for credit losses

	30 September 2025 VND million	30 September 2024 VND million
Specific provisions charged/(reversal) for loan to customers	293,558	279,248
General provisions charged/(reversal) for loan to customers	64,361	22,436
Provision charged/(reversal) for special bonds issued by VAMC	63,642	147,454
Provision charged/(reversal) for purchased debts	4,579	-
Total	426,140	449,138

28. Corporate income tax expenses

Current income tax expense

	30 September 2025 VND million	30 September 2024 VND million
Accounting profit before tax	435,432	180,905
<i>Adjustments to decrease</i>		
Income from joint venture capital contributions	-	-
Dividend from equity securities	-	-
Gains from disposals of real estate	589	4,068
<i>Adjustments to increase</i>		
Non-deductible expenses	3,608	4,900
Estimated taxable income/(loss) for the period	438,451	181,737
Loss carried forward from the previous year	-	-
Estimated taxable income/(loss) for the period	438,451	181,737
At applicable CIT tax rate of 20%	87,690	36,347
Adjustments of CIT for prior year	-	-
Corporate income tax expense from disposals of real estate	118	815
Current corporate income tax expense	87,808	37,162
Income tax payable at the beginning of the period	41,908	2,159
Income tax paid during the period	(60,637)	(33,261)
Income tax payable at the end of the period	69,079	6,060

VII- Additional information on some items presented on the Cash Flow

29. Cash and cash equivalents

	30 September 2025 VND million	30 September 2024 VND million
Cash and cash equivalents	513,292	675,385
Balances with the State Bank of Vietnam	2,550,781	2,019,002
Cash and foreign currencies deposited at other credit institutions (including demand deposits and term deposits not exceeding 3 months)	14,370,238	15,150,042
	17,434,311	17,844,429

VIII- Other information

30. Employees' income

Items	30 September 2025 VND million	30 September 2024 VND million
I. Total number of employees	2,907	2,656
II. Employees' income		
1. Total salary	544,791	448,891
2. Bonus	86,795	58,343
3. Other income	2,860	2,850
4. Total income (1+2+3)	634,446	510,084
5. Average salary	20.82	18.78
6. Average income	24.25	21.34

31. Statutory obligations

Items	Opening balance	Movement during the period		Closing balance
		Payables	Paid	
	VND million	VND million	VND million	VND million
Corporate income tax	41,908	87,808	60,637	69,079
Value added tax	3,288	18,421	18,797	2,912
Personal income tax	2,895	55,224	49,497	8,622
Foreign contractors tax	891	6,375	5,197	2,069
Other taxes	-	147	147	-
Other charges, fees	-	439	439	-
	48,982	168,414	134,714	82,682

32. Assets and valuable papers taken for mortgage, pledge, discount and re-discount

	30 September 2025 VND million	31 December 2024 VND million
Land and properties	101,022,984	87,978,295
Movables	2,346,592	2,585,631
Valuable papers	12,004,933	9,970,023
Other assets	5,086,084	5,033,780
Total	120,460,593	105,567,729

33. Contingent liabilities and commitments

	30 September 2025 VND million	31 December 2024 VND million
Lending guarantees	2,700	3,200
Commitments on foreign exchange transactions	23,907,154	23,958,919
L/C commitments	8,021	22,142
Payment guarantees	162,065	254,404
Performance guarantees	326,873	145,635
Bidding guarantees	27,591	52,877
Other commitments, guarantees	441,066	454,601
	24,875,470	24,891,778
Less: Margin deposits	(57,724)	(110,885)
	24,817,746	24,780,893

34. Interest and fees receivables but not yet collected

	30 September 2025	31 December 2024
	VND million	VND million
Loan interests that have not been collected	435,751	368,136
Securities interests that have not been collected	-	-
Deposits interests that have not been collected	-	-
Receivable fees that have not been collected	45,921	61,216
Total	481,672	429,352

35. Bad debts written-off

	30 September 2025	31 December 2024
	VND million	VND million
Principal bad debts written off under monitoring period	1,402,023	1,298,669
Interest bad debts written off under monitoring period	2,235,431	1,531,195
Other debts written off	-	-
Total	3,637,454	2,829,864

36. Other assets and documents

	30 September 2025	31 December 2024
	VND million	VND million
Precious metals and gemstones held under trust	-	-
Other assets held under trust	11,209,446	10,694,021
Leased assets	-	-
Collateral assets received as a substitute for the fulfilment of the guarantor's obligations awaiting disposal	78,702	89,450
Other valuable documents are being preserved	7,000,023	200,023
Total	18,288,171	10,983,494

37. Related parties

Balances at the year-end

Relationship	Transactions	VND million
Subsidiary	Deposits	134,743
Related companies	Deposits	173,077
	Interest payables for deposits	603
	Receivables from related companies	5,657
	Borrowings	213,664
	Interest receivables for loans	237
Other related parties	Deposits from Board of Directors	276,333
	Deposits from Board of Management and Chief Accountant	6,910
	Deposits from Supervisory Board	1,468
	Interest payables for deposits from Board of Directors	3,357
	Interest payables for deposits from Board of Management and Chief Accountant	51
	Interest payables for deposits from Supervisory Board	33

Transactions from the beginning of the year to the end of this quarter

Relationship	Transactions	VND million
Subsidiary	Term deposits	320,000
	Repayments of principal and interest for deposits	262,262
Related companies	Term deposits	34,750
	Repayments of principal and interest for deposits	123,531
	Loan disbursement	458,211
	Repayments of principal and interest for loans	448,024
Other related parties	Remuneration to Board of Directors	5,788
	Remuneration to Supervisory Board	2,089
	Income paid to Board of Management and Chief Accountant	12,597

38. Concentration of assets, liabilities and off-statement of financial position commitments by geographical area

	Balance with the SBV	Total deposits and loans - gross	Total deposits and borrowings	Valuable papers issued	Credit commitments - gross	Derivatives (total contractual value)	Investment securities - gross
	VND million	VND million	VND million	VND million	VND million	VND million	VND million
Domestic	2,550,781	102,330,618	89,958,370	23,171,693	968,316	14,151,671	13,425,293
Overseas	-	29,397	-	-	-	-	-

IX- Financial risk management

39. Risk management related to financial instruments

Risk is always inherent in the Bank's operation but it is managed by detective procedures, periodical evaluation and control depending on the risk limit and other existed controls. The risk management process is critical to the Bank's profitability and each individual of the Bank has responsibility to prevent risks relating to their work. The Bank has exposure to risks such as: credit risk, liquidity risk, market risk (classified as business risk and non-business risk). In addition, the Bank also exposed to operational risk.

The independent risk control process does not take into account business risks such as changes in environment, technology and industry structure. These risks are controlled by strategy planning process of the Bank.

40. Credit risk

Credit risk is the possibility of loss in the Group's operations due to customers' failure or inability to perform their obligations as committed.

In order to performing credit risk management, the Bank issued credit policies and instructions to standardise credit activities of the Bank.

The Bank controls and manages the credit risk by establishing credit limit based on the level of risk that the Bank can accept with each customer, each geographical area and each industry. The credit limit of each customer is established by using the credit rating system in which each customer would be classified at each specific risk level. This level can be changed and updated regularly.

The Bank has established the credit quality review process that allows early prediction of changes in financial position and credit-worthiness of counterparties based on qualitative and quantitative factors.

41. Market risk

a. Interest rate risk

Interest rate risk is the risk that the fair value of a financial instrument will fluctuate because of changes in market interest rates. The Bank will expose to interest rate risk when there is a gap between maturity date or interest repricing date of assets, liabilities and off-statement of financial position commitments in a specific period of time.

The Bank usually monitors interest rate gaps, compares the domestic market with international market for timely adjustments. In addition, the application of internal risk management became more effective thanks to the deployment of Internal Funds Transfer Pricing System and Concentrated Payment System, so that all capital and payment transactions of the Bank are performed by the Head Office. This helps the Bank monitor the capital changes and reduce the potential errors as well as the unnecessary complicated procedures more effectively.

Analysis of assets and liabilities in term of interest repricing period

The interest repricing period is the period from the reporting date to earlier of contractual repricing date or maturity date of assets and liabilities, depend on which factors come sooner.

The following assumptions and conditions are applied in analysing the interest repricing period of assets and liabilities of the Bank:

- Cash on hand; derivatives and other financial assets; long-term investments; other assets (including fixed assets and other assets) and other liabilities are categorised as interest free.
- Balances with the SBV are classified as demand deposits so the interest repricing period is categorised as up to 1 month.
- The actual interest rate reset period of investment securities is calculated based on the actual maturity period at the end of the fiscal year for each type of security.
- The interest repricing period of deposits with and loans to other credit institutions; loan to customers; due to and borrowings from other credit institutions and deposits from customers are defined as follows:
 - Items with the fixed interest rate during the contract term: the interest repricing period is from the end of accounting period to maturity date.
 - Items with the variable interest rate: the interest repricing period is from the end of accounting period to the earlier of contractual repricing date or maturity date.
- The actual interest rate reset period for issued valuable papers is based on the remaining maturity period of each type of valuable paper.

Viet Capital Commercial Joint Stock Bank

Notes to the separate financial statements for the third quarter of 2025 ended 30 September 2025
(continued)

Form B05a/TCITD
(Issued in accordance with
Circular No. 49/2014/TT-NHNN dated 31 December 2014)

	Overdue	Free of interest	Less than 1 month	From 1 to 3 months	Over 3 to 6 months	Over 6 to 12 months	Over 1 to 5 years	Over 5 years	Total
	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million	VND million
Assets									
I- Cash and gold	-	513,292	-	-	-	-	-	-	513,292
II- Balances with the SBV	-	-	2,550,781	-	-	-	-	-	2,550,781
III- Due from and loans to other credit institutions	-	-	10,653,938	5,216,300	100,000	9,300,000	-	-	25,270,238
IV- Derivatives and other financial assets	-	-	-	-	-	-	-	-	-
V- Loan to customers and purchase debt	3,309,902	-	14,634,300	33,438,437	5,783,494	18,286,412	1,255,387	981,225	77,689,157
VI- Investment securities	-	1,593,957	-	-	-	-	212,554	11,618,782	13,425,293
VII- Long-term investments	-	100,000	-	-	-	-	-	-	100,000
VIII- Fixed assets and investment properties	-	1,512,748	-	-	-	-	-	-	1,512,748
IX- Other assets	-	3,102,697	-	-	-	-	-	-	3,102,697
Total assets	3,309,902	6,822,694	27,839,019	38,654,737	5,883,494	27,586,412	1,467,941	12,600,007	124,164,206
Liabilities									
I- Due to and borrowings from SBV and other credit institutions	-	-	15,001,421	4,797,304	336,624	-	-	-	20,135,349
II- Deposits from customers	-	45,800	16,669,276	17,708,901	27,026,788	6,182,362	2,124,029	50	69,757,206
III- Derivatives and other financial liabilities	-	9,028	-	-	-	-	-	-	9,028
IV- Grants, entrusted funds and loans exposed to risks	-	-	-	-	65,815	-	-	-	65,815
V- Valuable papers issued	-	-	719,559	1,350,000	778,948	16,000,814	3,067,992	1,254,380	23,171,693
VI- Other liabilities	-	2,219,321	-	-	-	-	-	-	2,219,321
Total liabilities	-	2,274,149	32,390,256	23,856,205	28,208,175	22,183,176	5,192,021	1,254,430	115,358,412
On-statement of financial position interest sensitivity gap	3,309,902	4,548,545	(4,551,237)	14,798,532	(22,324,681)	5,403,236	(3,724,080)	11,345,577	8,805,794
Off-statement of financial position interest sensitivity gap	-	-	-	-	-	-	-	-	-
Interest sensitivity gap on and off-statement of financial position	3,309,902	4,548,545	(4,551,237)	14,798,532	(22,324,681)	5,403,236	(3,724,080)	11,345,577	8,805,794

b. Currency risk

Currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates.

The Bank was established and operates in Vietnam and its accounting currency is VND, major transactions of the Bank are also in VND. The financial assets and liabilities of the Bank is mainly denominated in VND, a part in USD. However, some of the Bank's other financial assets and financial liabilities are denominated in currencies other than VND and USD. The Bank has defined limits on the level of exposure by each currency. The currency position is monitored daily and the Bank takes risk mitigation actions to ensure that the currency position is within the defined limit.

The Bank's assets and liabilities categorised by currencies are translated into VND as follows:

Items	EUR equivalent	USD equivalent	Other currencies equivalent	Total
Assets				
I- Cash and gold	80	27,079	718	27,877
II- Balances with the SBV	-	17,455	-	17,455
III- Due from and loans to other credit institutions	942	917,275	5,257	923,474
IV- Securities held for trading	-	-	-	-
V- Derivatives and other financial assets	-	-	-	-
VI- Loan to customers and purchase debt	-	99,767	-	99,767
VII- Investment securities	-	-	-	-
VIII- Fixed assets and investment properties	-	-	-	-
IX- Other assets	-	69,974	-	69,974
Total assets	1,022	1,131,550	5,975	1,138,547
Liabilities and equity				
I- Due to and borrowings from SBV and other credit institutions	-	697,639	-	697,639
II- Deposits from customers	208	196,597	877	197,682
III- Derivatives and other financial liabilities	-	1,737,521	-	1,737,521
IV- Grants, entrusted funds and loans exposed to risks	-	65,815	-	65,815
V- Valuable papers issued	-	-	-	-
VI- Other liabilities	-	11,033	993	12,026
Total liabilities and equity	208	2,708,605	1,870	2,710,683
Foreign exchange position on-statement of financial position	814	(1,577,055)	4,105	(1,572,136)
Foreign exchange position off-statement of financial position	-	17,212	-	17,212
Foreign exchange position on and off-statement of financial position	814	(1,559,843)	4,105	(1,554,924)

c. Liquidity risk

Liquidity risk is the risk that the Bank has difficulties in fulfilling its obligations for financial liabilities. Liquidity risk arises when the Bank does not have ability to fulfil the payment obligations when financial liabilities are due under both normal and stressed conditions. To reduce the liquidity risk, the Bank has to mobilise from various capitals besides the basic capital of the Bank has asset management policies which have flexible liquidity, follow the future cash flows and daily liquidity. The Bank should evaluate the expected cash flows and available ability of current guaranteed assets in case of mobilising more capital.

Liquidity risk is limited by holding a large amount of cash and cash equivalents under demand deposits with other credit institutions, balances with the SBV and other credit institutions and valuable papers. Safety ratio that taken into account risk factor are also used to manage liquidity risk.

The maturity period of assets and liabilities represents the remaining term of the assets and liabilities from the date of the separate financial statements to the payment date as stipulated in the contract or issuance terms.

The following assumptions and conditions are applied in analysing the maturity of assets and liabilities of the Bank:

- Balances with the SBV are classified as demand deposits, included compulsory reserve. The balance of compulsory reserve depends on elements and term of deposits from customers of the Bank.
- The maturity of due from and loans to other credit institutions, derivatives and other financial assets and loans to customers are determined based on the contractual maturity date. The actual maturity date can be changed as the loans contracts are extended.
- The maturity of investment securities is based on the contractual maturity date of each securities.
- The maturity of long-term equity investments is categorised over 5 years because these investments do not have exact maturity date and the Bank has intention to hold them in long-term.
- The maturity of fixed assets is determined by the remaining useful lives of assets.
- The maturity of due to and borrowings from other credit institutions and deposits from customers is determined based on the characteristics of each type or the maturity date specified in the contracts, Demand deposits from other credit institutions and customers are performed as requirements of customer and categorised as call deposits. The maturity for borrowings and term deposits are determined based on contractual maturity date. In practice, they can be renewed and therefore the actual maturities of those assets and liabilities may be longer than the original contractual terms.

Viet Capital Commercial Joint Stock Bank

Notes to the separate financial statements for the third quarter of 2025 ended 30 September 2025 (continued)

Form B05a/TCTD

(Issued in accordance with Circular No. 49/2014/TT-NHNN dated 31 December 2014)

	Overdue		Current				Total
	Over 3 months VND million	Up to 3 months VND million	Up to 1 month VND million	Over 1 to 3 months VND million	Over 3 to 12 months VND million	Over 1 to 5 months VND million	Over 5 years VND million
Assets							
I- Cash and gold	-	-	513,292	-	-	-	513,292
II- Balances with the SBV	-	-	2,550,781	-	-	-	2,550,781
III- Due from and loans to other credit institutions	-	-	10,653,938	5,216,300	9,400,000	-	25,270,238
IV- Derivatives and other financial assets	-	-	-	-	-	-	-
V- Loan to customers and purchase debt	2,497,561	812,341	4,881,106	7,225,615	31,070,757	5,799,971	77,689,157
VI- Investment securities	-	-	-	-	-	1,723,486	13,425,293
VII- Capital contribution, long-term investments	-	-	-	-	-	-	100,000
VIII- Fixed assets and investment properties	-	-	-	-	-	-	1,512,748
IX - Other assets	2,860	-	613,610	165,254	732,358	978,099	610,516
Total assets	2,500,421	812,341	19,212,727	12,607,169	41,203,115	8,501,556	39,326,877
							124,164,206
Liabilities							
I- Due to and borrowings from the SBV and other credit institutions	-	-	15,001,421	4,797,304	336,624	-	-
II- Deposits from customers	-	-	17,211,429	17,217,748	33,206,450	2,121,529	50
III- Derivatives and other financial liabilities	-	-	(4,290)	(391)	13,709	-	-
IV- Grants, entrusted funds and loans exposed to risks	-	-	-	-	-	65,815	-
V- Valuable papers issued	-	-	719,559	1,350,000	16,779,762	3,067,992	1,254,380
VI- Other liabilities	-	-	794,919	527,681	849,932	46,762	27
Total liabilities	-	-	33,723,038	23,892,342	51,186,477	5,302,098	1,254,457
							115,358,412
Net liquidity gap	2,500,421	812,341	(14,510,311)	(11,285,173)	(9,983,362)	3,199,458	38,072,420
							8,805,794

42. Segment report

	The period from 01 January to 30 September 2025				
	The Southern region	The Central region	The Northern region	Eliminations	Total
	VND million	VND million	VND million	VND million	VND million
I. Income	12,051,945	1,431,265	1,235,401	(8,453,857)	6,264,754
1. Interest and similar income from:	11,658,678	1,408,457	1,202,126	(8,441,293)	5,827,968
▪ External customers	4,762,137	661,599	404,232		5,827,968
▪ Internal	6,896,541	746,858	797,894	(8,441,293)	-
2. Fee and commission income	176,392	20,517	27,488		224,397
3. Other income	216,875	2,291	5,787	(12,564)	212,389
II. Expenses	11,612,978	1,191,461	1,052,600	(8,453,857)	5,403,182
1. Interest and similar expenses from:	10,526,707	1,000,765	878,975	(8,441,293)	3,965,154
▪ External customers	2,816,635	555,825	592,694		3,965,154
▪ Internal	7,710,072	444,940	286,281	(8,441,293)	-
2. Depreciation expenses	46,000	5,813	4,388		56,201
3. Direct operating expenses	1,040,271	184,883	169,237	(12,564)	1,381,827
Operating profit before provision expenses for credit losses	438,967	239,804	182,801		861,572
Provisions for credit losses	412,453	8,577	5,110		426,140
Segment profit before tax	26,514	231,227	177,691		435,432

	As at 30 September 2025			
	The Southern region	The Central region	The Northern region	Total
	VND million	VND million	VND million	VND million
I. Assets	106,000,873	10,193,394	6,511,316	122,705,583
1. Cash on hand	324,134	91,524	97,634	513,292
2. Fixed assets	1,340,543	138,318	33,887	1,512,748
3. Other assets	104,336,196	9,963,552	6,379,795	120,679,543
II. Liabilities	85,627,841	14,934,359	14,796,212	115,358,412
1. External liabilities	85,221,960	14,928,276	14,788,383	114,938,619
2. Internal liabilities	10,854	-	-	10,854
3. Other liabilities	395,027	6,083	7,829	408,939

Ho Chi Minh City, 27 October 2025

Prepared by



Huynh My Nghi
Head of Accounting Department

Reviewed by



Ly Cong Nha
Finance Division Director cum
Chief Accountant

Approved by



Van Thanh Khanh Linh
Deputy General Director