



Vietnam Prosperity Commercial Joint Stock Bank

Interim separate financial statements

Quarter III of 2026 and for the nine-month period ended 30 September 2026

Vietnam Prosperity Commercial Joint Stock Bank

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Vietnam Prosperity Commercial Joint Stock Bank

GENERAL INFORMATION

THE BANK

Vietnam Prosperity Joint Stock Commercial Bank (the “Bank” or “VPBank”) is a joint stock commercial bank incorporated and registered in the Socialist Republic of Vietnam.

The Bank was established pursuant to the Establishment and Operation License No. 0042/NH-GP dated 12 August 1993 issued by the State Bank of Vietnam (“the SBV”) and the license was valid for 99 years since the date of issuance.

The Bank currently operates under Establishment and Operation License No. 45/GP-NHNN issued by the State Bank of Vietnam on 31 July 2026 and Business Registration Certificate No. 0100233583 issued by the Hanoi Department of Planning and Investment on 8 September 1993, as amended from time to time, with the latest amendment dated 27 November 2023.

The Bank’s principal activities are to provide banking services including mobilizing and receiving short, medium and long-term deposits from organizations and individuals; making short, medium and long-term loans and advances to organizations and individuals; conducting foreign exchange transactions; providing international trade finance services; discounting of commercial papers, bonds and other valuable papers; investing in shares and bonds; providing settlement services; digital wallet; investing in future contract of Government bonds; providing asset management services; granting credit in form of rediscounting negotiable instruments and other valuable papers; trading gold bars and other banking services as allowed by the SBV.

Charter capital

As at 30 September 2026, the charter capital of the Bank is VND79,339,236 million (as at 31 December 2025 VND79,339,236 million). As at 30 September 2026, the Bank has issued 2,066,076,399 ordinary shares as share dividends with a par value of VND10,000 per share.

Operational network

The Bank’s Head Office is located at No. 89 Lang Ha, Dong Da Ward, Hanoi, Vietnam. As at 30 September 2026, the Bank has one (01) Head Office, ninety-seven (97) branches, two hundred and thirteen (213) transaction offices nationwide and six (06) subsidiaries.

BOARD OF DIRECTORS

Members of the Board of Directors of the Bank during the period and as at the date of the separate financial statements are as follows:

<u>Name</u>	<u>Position</u>
Mr. Ngo Chi Dzung	Chairman
Mr. Bui Hai Quan	Vice Chairman
Mr. Lo Bang Giang	Vice Chairman
Ms. Pham Thi Nhung	Vice Chairwoman (<i>since 9 July 2026</i>)
Mr. Nguyen Duc Vinh	Member
Mr. Takeshi Kimoto	Member
Mr. Daniel Ashton Carroll	Independent member
Mr. Mai Xuan Hung	Independent member

Vietnam Prosperity Commercial Joint Stock Bank

GENERAL INFORMATION (continued)

THE SUPERVISORY BOARD

Members of the Board of Supervision of the Bank during the period and as at the date of the separate financial statements are as follows:

Name	Position
Ms. Kim Ly Huyen	Head of Board of Supervision
Mr. Vu Hong Cao	Member
Ms. Nguyen Thi Bich Hoi	Member
Ms. Bui Minh Ngoc	Member
Mr. Yasunori Takahashi	Member

THE BOARD OF MANAGEMENT

Members of the Board of Management of the Bank during the period and as at the date of the separate financial statements are as follows:

Name	Position
Mr. Nguyen Duc Vinh	Chief Executive Officer
Ms. Luu Thi Thao	Standing Deputy Chief Executive Officer cum Senior Executive Managing Director
Mr. Phung Duy Khuong	Standing Deputy Chief Executive Officer in charge of Southern region
Ms. Duong Thi Thu Thuy	Deputy Chief Executive Officer
Mr. Dinh Van Nho	Deputy Chief Executive Officer
Mr. Nguyen Thanh Binh	Deputy Chief Executive Officer
Mr. Kamijo Hiroki	Deputy Chief Executive Officer
Mr. Vu Minh Truong	Deputy Chief Executive Officer (<i>since 2 March 2026</i>)

LEGAL REPRESENTATIVE

The legal representative of the Bank for the nine-month period ended 30 September 2026 and as at the date of this separate financial statements is Mr. Ngo Chi Dzung - Chairman.

Mr. Nguyen Duc Vinh - Chief Executive Officer was authorized by Mr. Ngo Chi Dzung to sign off the accompanying separate financial statements for the nine-month period ended 30 September 2026 according to Authorization Document No. 09/2012/UQ-CT dated 5 July 2012 and Document No. 61/2024/UQN-CTQT dated 3 December 2024 (Amendment to Authorization Document No. 09/2012/UQ-CT dated 5 July 2012).

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
as at 30 September 2026

	Notes	30 September 2026 VND million	31 December 2025 VND million
ASSETS			
Cash, gold and gemstones	5	3,777,819	2,774,182
Balances with the State Bank of Vietnam	6	25,090,191	12,963,936
Placements with and credit granting to other credit institutions ("CIs")		223,451,611	203,446,167
Placements with other CIs	7.1	210,527,952	196,017,568
Credit granting to other CIs	7.2	12,923,659	7,428,599
Loans to customers		1,085,310,056	832,975,811
Loans to customers	9	1,099,915,720	845,440,806
Provision for credit loss of loans to customers	10	(14,605,664)	(12,464,995)
Debts purchased	11	1,640,825	1,387,097
Debts purchased		1,662,310	1,397,411
Provision for debts purchased		(21,485)	(10,314)
Investment securities		80,827,101	62,720,458
Available-for-sale securities	12.1	80,835,289	62,749,322
Provision for investment securities	12.2	(8,188)	(28,864)
Long-term investments	13	25,037,500	22,763,195
Investments in subsidiaries		24,848,290	22,573,985
Other long-term investments		189,210	189,210
Fixed assets		12,396,615	1,711,510
Tangible fixed assets	14.1	11,227,869	1,419,378
Cost		13,422,351	3,343,841
Accumulated depreciation		(2,194,482)	(1,924,463)
Intangible fixed assets	14.2	1,168,746	292,132
Cost		2,275,245	1,310,038
Accumulated depreciation		(1,106,499)	(1,017,906)
Other assets		42,381,695	30,178,861
Receivables	15.1	14,864,232	13,626,647
Interest and fees receivable	15.2	22,226,440	11,835,157
Deferred tax assets	22.2	5,859	5,335
Other assets	15.3	5,333,099	4,756,788
Provision for other assets	15.4	(47,935)	(45,066)
TOTAL ASSETS		1,499,913,413	1,170,921,217

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)
as at 30 September 2026

	Notes	30 September 2026 VND million	31 December 2025 VND million
LIABILITIES			
Amounts due to the Government and the State			
Bank of Vietnam	16	26,675	15,305
Deposits and borrowings from the Government and the State Bank of Vietnam		26,675	15,305
Deposits and borrowings from financial institutions ("FIs") and other credit institutions			
Deposits from other CIs	17.1	141,901,865	137,838,762
Borrowings from FIs and other CIs	17.2	186,702,255	127,205,268
Customer deposits	18	786,781,586	631,346,161
Derivatives and other financial liabilities	8	2,157,717	957,220
Other borrowed and entrusted funds	19	67,695	16,394
Valuable papers issued	20	171,438,666	90,587,709
Other liabilities		37,379,092	25,526,951
Interest and fee payable	21.1	22,237,118	14,389,909
Other liabilities	21.2	15,141,974	11,137,042
TOTAL LIABILITIES		1,326,455,551	1,013,493,770
OWNERS' EQUITY			
Equity		123,992,546	103,331,782
Charter capital		79,339,236	79,339,236
Share premium		23,992,546	23,992,546
Other capital		20,660,764	-
Reserves		16,120,267	16,120,267
Retained earnings		33,345,049	37,975,398
TOTAL OWNERS' EQUITY	23	173,457,862	157,427,447
TOTAL LIABILITIES AND OWNERS' EQUITY		1,499,913,413	1,170,921,217

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)
as at 30 September 2026

OFF-BALANCE SHEET ITEMS

	Notes	30 September 2026 VND million	31 December 2025 VND million
Contingent liabilities	37	1,351,090,621	1,049,422,440
Credit guarantees		14,979,119	11,447,240
Foreign exchange commitments		722,706,359	541,657,441
- Foreign exchange commitments - buy		5,132,934	6,965,590
- Foreign exchange commitments - sell		2,861,230	9,281,743
- Swap transaction commitment - receive		356,356,812	262,575,515
- Swap transaction commitment - pay		358,355,383	262,834,593
Letters of credit		30,237,171	19,751,533
Other guarantees		64,251,321	50,911,375
Other commitments		518,916,651	425,654,851
<i>In which: Unused revocable credit limits</i>		385,715,466	289,395,576
Other off-balance sheet items	38	380,477,922	319,949,247
Uncollected interests and fee receivables	38.1	5,452,986	4,130,450
Bad debts written off	38.2	107,880,425	84,516,708
Other assets and documents	38.3	267,144,511	231,302,089
		1,731,568,543	1,369,371,687

Prepared by:

Reviewed by:

Approved by:

Ms. Pham Minh Thu
Head of General
Accounting and
Accounting policy
Department

Ms. Nguyen Thi Thu Hang
Chief Accountant

Ms. Le Hoang Khanh An
Chief Financial Officer

Mr. Nguyen Duc Vinh
Chief Executive Officer

Hanoi, Vietnam

Vietnam Prosperity Commercial Joint Stock Bank

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INTERIM SEPARATE STATEMENT OF PROFIT OR LOSS

Quarter III of 2026 and for the nine-month period ended 30 September 2026

	Notes	Quarter III		Accumulated since beginning of the Year until end of this Quarter	
		2026	2025	2026	2025
		VND million	VND million	VND million	VND million
Interest and similar income	24	33,854,378	21,627,780	91,740,555	59,171,642
Interest and similar expenses	25	(19,614,057)	(10,255,011)	(50,096,147)	(27,724,753)
Net interest and similar income		14,240,321	11,372,769	41,644,408	31,446,889
Fee and commission income		3,128,807	1,983,052	7,741,695	5,529,856
Fee and commission expenses		(1,041,473)	(1,019,167)	(3,051,255)	(3,139,702)
Net fee and commission income	26	2,087,334	963,885	4,690,440	2,390,154
Net gain/ (loss) from trading of foreign currencies	27	(740,247)	9,713	(2,004,932)	232,245
Net gain/ (loss) from held for trading securities	28	-	(172)	-	1,677
Net gain/ (loss) from held for investment securities	29	8,416	(40,954)	29,191	(127,592)
Other operating income		1,963,821	2,088,194	6,413,392	5,599,973
Other operating expenses		(340,513)	(1,024,959)	(1,912,332)	(2,896,861)
Net gain from other operating activities	30	1,623,308	1,063,235	4,501,060	2,703,112
Net gain from investments in other entities	31	3,934	3,147	3,934	210,937
TOTAL OPERATING INCOME		17,223,066	13,371,623	48,864,101	36,857,422
TOTAL OPERATING EXPENSES	32	(3,612,625)	(3,241,420)	(10,265,575)	(9,142,328)
Net profit before provision for credit losses		13,610,441	10,130,203	38,598,526	27,715,094
Provision expenses for credit losses	33	(3,931,497)	(3,752,448)	(13,352,780)	(10,641,960)
PROFIT BEFORE TAX		9,678,944	6,377,755	25,245,746	17,073,134
Current corporate income tax	22.1	(1,935,127)	(1,270,977)	(5,048,892)	(3,372,700)
Deferred corporate income tax expense/ (income)		125	(3,991)	524	584
Corporate income tax expense		(1,935,002)	(1,274,968)	(5,048,368)	(3,372,116)
PROFIT AFTER TAX		7,743,942	5,102,787	20,197,378	13,701,018

Prepared by:

Reviewed by:

Approved by:

Ms. Pham Minh Thu
Head of General
Accounting and
Accounting policy
Department

Ms. Nguyen Thi Thu Hang
Chief Accountant

Ms. Le Hoang Khanh An
Chief Financial Officer

Mr. Nguyen Duc Vinh
Chief Executive Officer

Hanoi, Vietnam

INTERIM SEPARATE CASH FLOW STATEMENT

For the nine-month period then ended 30 September 2026

		<i>For the nine-month period ended 30 September 2026</i>	<i>For the nine-month period ended 30 September 2025</i>
	<i>Notes</i>	<i>VND million</i>	<i>VND million</i>
CASH FLOWS FROM OPERATING ACTIVITIES			
Interest and similar receipts		81,919,601	55,286,038
Interest and similar payments		(41,583,658)	(24,992,172)
Net fee and commission receipts		4,183,846	2,493,766
Net receipts from dealing in foreign currencies, gold and securities trading activities		(2,725,435)	(220,280)
Other income /(expenses)		2,346,211	703,274
Recoveries from bad debts previously written-off		2,154,152	1,991,040
Payments for employees and other operating activities		(10,740,858)	(8,489,453)
Corporate income tax paid in the period	22	(4,919,749)	(3,714,684)
Net cash flows from operating profit before changes in operating assets and liabilities		30,634,110	23,057,529
Changes in operating assets			
Increase in placements with and credit granting to other credit institutions		(5,495,060)	(10,102,192)
Increase in investment securities		(12,138,363)	(3,967,347)
Increase in loans to customers and debt purchased		(254,739,813)	(183,816,171)
Decrease in provision to write off loans to customers, securities and long-term investments		(11,200,940)	(7,599,533)
Increase in changes in other operating assets		(1,813,890)	(7,208,103)
Changes in operating liabilities			
Increase in amounts due to the Government and the State Bank of Vietnam		11,370	32,332
Increase in deposits and borrowings from financial institutions and other credit institutions		63,560,090	62,750,311
Increase in customer deposits		155,435,425	107,257,603
Increase in valuable papers issued (except for valuable papers issued for financing activities)		80,850,957	40,919,857
Increase/(Decrease) in other borrowed and entrusted funds		51,301	(80)
Increase in derivatives and other financial liabilities		1,200,497	1,245,881
Increase/(Decrease) in other operating liabilities		4,596,023	(344,130)
Net cash flows from operating activities		50,951,707	22,225,957

INTERIM SEPARATE CASH FLOW STATEMENT

For the nine-month period then ended 30 September 2026

	<i>For the nine-month period ended 30 September 2026</i>	<i>For the nine-month period ended 30 September 2025</i>
<i>Notes</i>	<i>VND million</i>	<i>VND million</i>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of fixed assets	(11,127,194)	(50,632)
Proceeds from sale, disposal of fixed assets	698	8,844
Payments for investment in other entities	(2,274,305)	(635,000)
Dividends received and profit distributed from long-term investments	3,934	210,937
Net cash flows used in investing activities	(13,396,867)	(465,851)
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividends paid and profits distributed	(3,966,962)	(3,966,964)
Net cash flows used in financing activities	(3,966,962)	(3,966,964)
Net cash flows in the period	33,587,878	17,793,142
Cash and cash equivalents at the beginning of the period	213,452,008	164,387,000
Cash and cash equivalents at the end of the period	247,039,886	182,180,142

Prepared by:

Reviewed by:

Approved by:

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Chief Financial Officer

Mr. Nguyen Duc Vinh
Chief Executive Officer

Hanoi, Vietnam

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
as at 30 June 2026 and for the six-month period then ended

1. GENERAL INFORMATION

Vietnam Prosperity Joint Stock Commercial Bank (the “Bank” or “VPBank”) is a joint stock commercial bank incorporated and registered in the Socialist Republic of Vietnam.

The Bank was established pursuant to the Establishment and Operation License No. 0042/NH-GP dated 12 August 1993 issued by the State Bank of Vietnam (“the SBV”) and the license was valid for 99 years since the date of issuance.

The Bank currently operates under Establishment and Operation License No. 45/GP-NHNN issued by the State Bank of Vietnam on 31 July 2026 and Business Registration Certificate No. 0100233583 issued by the Hanoi Department of Planning and Investment on 8 September 1993, as amended from time to time, with the latest amendment dated 27 November 2023.

The Bank’s principal activities are to provide banking services including mobilizing and receiving short, medium and long-term deposits from organizations and individuals; making short, medium and long-term loans and advances to organizations and individuals; conducting foreign exchange transactions; providing international trade finance services; discounting of commercial papers, bonds and other valuable papers; investing in shares and bonds; providing settlement services; digital wallet; investing in future contract of Government bonds; providing asset management services; granting credit in form of rediscounting negotiable instruments and other valuable papers; trading gold bars and other banking services as allowed by the SBV.

Charter capital

As at 30 September 2026, the charter capital of the Bank is VND79,339,236 million (as at 31 December 2025 VND79,339,236 million). As at 30 September 2026, the Bank has issued 2,066,076,399 ordinary shares as share dividends with a par value of VND10,000 per share.

Operational network

The Bank’s Head Office is located at No. 89 Lang Ha, Dong Da Ward, Hanoi, Vietnam. As at 30 September 2026, the Bank has one (01) Head Office, ninety-seven (97) branches, two hundred and thirteen (213) transaction offices nationwide and six (06) subsidiaries.

Subsidiaries

As at 30 September 2026, the Bank has six (06) directly owned subsidiaries as follow:

<i>Subsidiaries</i>	<i>Operating license</i>	<i>Nature of business</i>	<i>Share capital</i>	<i>Ownership</i>
VPBank Asset Management Company Limited (“VPB AMC”)	Business Registration Certificate No. 0105837483 issued by Hanoi Department of Planning and Investment which was last amended on 12 May 2023	Asset and liabilities management	VND115 billion	100%
VPBank SMBC Finance Company Limited (“VPB SMBC FC”)	Business Registration Certificate No, 0102180545 issued by the Ho Chi Minh City Department of Planning and Investment, which was most recently amended on 29 May 2024	Other finance activities	VND10,928 billion	50%

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

1. **GENERAL INFORMATION** (continued)

Subsidiaries (continued)

<i>Subsidiaries</i>	<i>Operating license</i>	<i>Nature of business</i>	<i>Share capital</i>	<i>Ownership</i>
VPBank Securities JSC ("VPBankS")	Security business license no. 106/UBCK-GP issued by the State Securities Commission on 08 April 2009 and the latest Adjustment License on 26 December 2025	Securities activities	VND18,750 billion	79.96%
OPES Insurance JSC ("OPES") (*)	License for Establishment and Operation No. 79/GP/KDBH issued by the Ministry of Finance on 20 March 2018 and the latest Adjustment License on 19 May 2026.	Non-life insurance business	VND2,451 billion	89.71%
Generation of Prosperity Sole Member Limited Commercial Bank ("GPBank") (**)	Establishment and Operation License No. 35/NH-GP dated 26 June 2026, which supersedes Establishment and Operation License No. 0043/NH-GP dated 13 November 1993 issued by the Governor of the State Bank of Vietnam.	Commercial Bank	VND0	100%
VPBank Life Insurance JSC ("VPLife") (***)	License for Establishment and Operation No. 105/GP/KDBH issued by the Ministry of Finance on 28 August 2026.	Life insurance business & health insurance business	VND1,780 billion	89%

(*) On 20 April 2026, OPES Insurance Joint Stock Company increased its charter capital to VND2,451 billion, of which VPBank holds 219,880,500 shares, equivalent to 89.71% direct ownership ratio.

(**) According to Point c, Clause 1, Article 185 of the Law on Credit Institutions No.32/2024/QH15 dated 18 January 2024, the Bank is not required to consolidate the financial statements of the mandatory transferred commercial bank. Therefore, the Bank's consolidated financial statements for period then ended 30 September 2026 include the Bank and its subsidiaries, excluding GPBank.

(***) The Bank contributed capital to establish VPBank Life Insurance JSC, of which VPBank holds 178,000,000 shares, equivalent to 89% direct ownership ratio. On 28 August 2026, VPBank Life Insurance JSC was granted License for Establishment and Operation No. 105/GP/KDBH issued by the Ministry of Finance.

Employees

As at 30 September 2026, total number of permanent employees of the Bank is 19,686 persons (31 December 2025: 17,554 persons).

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

2.1 Fiscal year

The Bank's fiscal year starts on 1 January and ends on 31 December. The Bank's interim period starts on 1 January and ends on 30 September.

2.2 Accounting currency

Currency used in preparing the separate financial statements of the Bank is Vietnam dong ("VND") and rounded to the nearest million ("VND million").

3. APPLIED ACCOUNTING STANDARDS AND SYSTEM

3.1 Statement of compliance

The Board of Management of the Bank confirms that the accompanying the separate financial statements have been prepared in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions and other relevant statutory requirements related to the preparation and presentation of the separate financial statements.

3.2 Accounting standards and system

The separate financial statements of the Bank are prepared in accordance with the Vietnamese Accounting System applicable to Credit Institutions required under Decision No. 479/2004/QĐ-NHNN issued on 29 April 2004 and its amending and supplementing circulars; the financial reporting regime applicable to credit institutions required under Decision No. 16/2007/QĐ-NHNN dated 18 April 2007 and its amending and supplementing circulars and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QĐ-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series No. 1);
- Decision No. 165/2002/QĐ-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series No. 2);
- Decision No. 234/2003/QĐ-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series No. 3);
- Decision No. 12/2005/QĐ-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series No. 4); and
- Decision No. 100/2005/QĐ-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series No. 5).

The accompanying separate financial statements have been prepared using accounting principles, procedures, and reporting practices generally accepted in Vietnam. Accordingly, the accompanying separate statement of financial position, the separate statement of profit or loss, the separate cash flow statement, and the notes thereto, including their utilization, are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the separate statement of financial position, the separate statement of profit or loss and the separate cash flow statement in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

3. APPLIED ACCOUNTING STANDARDS AND SYSTEM (continued)

The Bank has prepared the separate financial statements to reflect operations of the Bank only. It has also prepared the consolidated financial statements to reflect operations of the Bank and its subsidiaries in accordance with Vietnamese Accounting Standard No. 25 – *Consolidated financial statements and accounting for investments in subsidiaries*. The users of separate financial statements should read these separate financial statements together with the consolidated financial statements for the same reporting period in order to have adequate information about the consolidated financial position, consolidated results of operations and consolidated cash flows of the Bank and its subsidiaries.

Items or balances required by Decision No. 16/2007/QĐ-NHNN dated 18 April 2007, Circular No. 49/2014/TT-NHNN dated 31 December 2014 issued by the SBV stipulating the financial statements reporting mechanism for credit institutions that are not shown in these separate financial statements indicate nil balance.

3.3 Assumptions and uses of estimates

The presentation of the separate financial statements requires the Board of Management of the Bank to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent liabilities. These estimates and assumptions also affect the income, expenses and the resultant provision. These estimates are based on assumptions of some factors with different levels of objectivity and uncertainty. The actual results may differ from such estimates and assumptions and lead to adjustments in relevant accounts afterwards.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 Cash and cash equivalents

Cash and cash equivalents comprise of cash on hand, gold, balance with the SBV, demand deposits and placements with other credit institutions with an original maturity of three (03) months or less from the transaction date, treasury bills and other short-term valuable papers qualified to be discounted at the SBV, securities with recovery or maturity of three (03) months or less from date of purchase that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

4.2 Placements with and credit granting to other credit institutions

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

The credit risk classification of placements with and credit granting to other credit institutions provision for credit risks thereof are provided in accordance with *Note 4.4*.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.3 Loans to customers

Loans to customers are presented at the principal amounts outstanding at the end of the period, with less provision for credit losses of loans to customers.

Short-term loans have maturity of less than or equal to one year from disbursement date. Medium-term loans have maturity from over one year to five years from disbursement date. Long-term loans have maturity of more than five years from disbursement date.

Provision for credit losses of loans to customers is accounted for and presented as a separate line in the separate statement of financial position. Loan classification and provision for credit losses are carried out as specified in *Note 4.4*.

4.4 Loan classification and provision for credit losses

The Bank applies loan classification using the quantitative method specified in Article 10 of Circular No. 31/2024/TT-NHNN regulates the classification of assets in the operations of commercial banks, non-bank credit institutions and foreign bank branches ("Circular 31"), effective from 1 July 2024 and applies the provisioning principles as regulated in Articles 4, 5, 6, 7, 8 of Decree No. 86/2024/NĐ-CP regulates the level of provisions, methods for risk provisioning and the use of provisions for risk management in the operations of credit institutions, foreign bank branches and cases where credit institutions allocate interest receivables and reversals ("Decree 86"), issued and effective from 11 July 2024 and Article 16 of Circular No. 21/2024/TT-NHNN regulates the operations of letters of credit and related business activities ("Circular 21"), effective from 1 July 2024 for the following assets: loans to customers; financial leasing; discounting and rediscounting of transferable instruments and other valuable papers; factoring; credit granted in the form of credit card issuance; honoring off-balance sheet commitments; purchasing and delegating the purchase of corporate bonds (including bonds issued by other credit institutions) that are not listed; delegating credit; deposits (excluding demand deposits) and credit granted to financial institutions and other credit institutions; buying and selling debts as regulated; buying and selling Government bonds in the securities market; purchasing certificates of deposit issued by other credit institutions and foreign bank branches; issuing deferred letters of credit with terms allowing the beneficiary to be paid immediately or before the due date of the letter of credit; and refunding letters of credit in accordance with agreements with customers, paid from funds of the bank that refunds the payment to the beneficiary from the date of the bank's refund payment; negotiating payments for letters of credit; purchasing documents presented under letters of credit on a non-recourse basis, except in cases of non-recourse purchases of documents under letters of credit issued by the bank itself (hereinafter referred to as "debts").

The general provision amount made by the Bank as at 30 September 2026 date shall account for 0.75% of the total outstanding balance of classified loans from Group 1 to Group 4 as of that date, excluding the following items: deposits at credit institutions, foreign bank branches as regulated by law and deposits at foreign credit institutions; loans and purchases of valuable papers with terms between credit institutions and foreign bank branches in Vietnam; other liabilities arising between credit institutions and foreign bank branches in Vietnam; purchases of certificates of deposit and bonds issued by other credit institutions and foreign bank branches domestically; and repurchase of Government bonds on the securities market in accordance with regulations on issuance, registration, custody, listing and trading of Government debt instruments on the securities market.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.4 Loan classification and provision for credit losses (continued)

The specific provision for debts as of 30 September 2026 is calculated based on the principal balance minus the discounted value of collateral, multiplied by the provisioning rates determined according to the debt classifications as of 30 September 2026.

The basis for determining the deductible value of collateral is prescribed in Decree No. 86.

The specific provision rates for each group are presented as follows:

Group		Description	Provision rate
1	Current	(a) Current debts that are assessed as fully and timely recoverable for both principals and interests; or (b) Debts which 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.	0%
2	Special Mention	(a) Debts which are overdue for a period between 10 days and 90 days; except those prescribed in point (b) of Group 1; or (b) Debts with first-time restructured repayment terms which are undue.	5%
3	Sub standard	(a) Debts which are overdue for a period of between 91 days and 180 days; or (b) Debts with first-time extended repayment terms which undue; 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: - Debts violating Clause 1, 3, 4, 5, 6 under Article 134 of Law on Credit Institutions; or - Debts violating Clause 1, 2, 3, 4 under Article 135 of Law on Credit Institutions; or - Debts violating Clause 1, 2 and 5 under Article 136 of Law on Credit Institutions. (e) Debts are required to be recovered according to regulatory inspection, examination conclusions; or (f) Debts that need to be recovered under premature debt recovery decisions of credit institutions or foreign bank branches due to borrowers' breach of agreements with them, but are not yet recovered within a period of less than 30 days from the effective dates of recovery decisions; or (g) At the request of the SBV based on the results of inspection, supervision and relevant credit information.	20%

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.4 Loan classification and provision for credit losses (continued)

Group		Description	Provision rate
4	Doubtful	(a) Debts which are overdue for a period of between 181 days and 360 days; or (b) Debts which the repayment terms are restructured for the first time but still overdue for a period of up to 90 days under that restructured repayment term; or (c) Debts which the repayment terms are restructured for the second-time; or (d) Debts which are specified in point (d) of loan Group 3 and overdue for a period of between 30 days and 60 days after decisions of recovery have been issued; or (e) Debts which are required to be recovered according to regulatory inspection, examination conclusions but still outstanding with an overdue period up to 60 days since the recovery date as required by regulatory inspection, examination conclusions; or (f) Debts that need to be recovered under premature debt recovery decisions of credit institutions or foreign bank branches due to borrowers' breach of agreements with them, but are not yet recovered in between 30 and 60 days from the effective dates of recovery decisions; or (g) At the request of the State Bank based on the results of inspection, supervision and relevant credit information.	50%
5	Loss	(a) Debts which are overdue for a period of more than 360 days; or (b) Debts which the repayment terms are restructured for the first time but still overdue for a period from 91 days or more under that first restructured repayment term; or (c) Debts which the repayment terms are restructured for the second time but still overdue under that second restructured repayment term; or (d) Debts which the repayment terms are restructured for the third time or more; or (e) Debts which are specified in point (d) of loan Group 3 and overdue for a period of more than 60 days after decisions on recovery have been issued; or (f) Debts which are required to be recovered under regulatory inspection, examination conclusions but still outstanding with an overdue period of more than 60 days since the recovery date as required by regulatory inspection, examination conclusions; or (g) Debts that need to be recovered under premature debt recovery decisions of credit institutions or foreign bank branches due to borrowers' breach of agreements, but are not yet recovered in more than 60 days from the effective dates of recovery decisions; or (h) Debts of credit institutions are under special control as announced by the SBV, or debts of foreign bank branches which capital and assets are blocked; or (i) At the request of the SBV based on the results of inspection, supervision and relevant credit information.	100%

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.4 *Loan classification and provision for credit losses* (continued)

Payments on behalf arising from off-balance-sheet commitments are classified based on the number of overdue days, starting from the date when the Bank committed obligations:

- Group 3 - Sub-standard loans: overdue for less than 30 days;
- Group 4 - Doubtful loans: overdue for between 30 days and less than 90 days;
- Group 5 - Loss loans: overdue for 90 days or more.

If a customer has more than one debt with the Bank, any of the outstanding debts is classified into a higher risk group, the entire remaining debts of such customer should be classified into the corresponding higher risk group.

When the Bank participates in a syndicated loan as a participant, the Bank should classify loans (including syndicated loans) of the customer into the group of higher risk between the assessment of the leading bank and the Bank.

The Bank also collects loan classification results of the customers provided by the Credit Information Center of the SBV ("CIC") at the date of loan classification to adjust its own classification of loans. If a customer's loans and off-balance sheet commitments are classified in a loan group that has a lower risk than the loan groups provided in CIC's list, the Bank shall adjust its classification of loans and off-balance commitments following the loan groups provided by CIC.

For loans, whose repayment terms were restructured, interest and/or fees were exempted or reduced and debt classifications were retained, are overdue under the rescheduled repayments and are not continued to be restructured under current regulations, the Bank classifies debt and make provision in accordance with Circular 31.

From 26 December 2024, the Bank applied the policy of restructuring of loan repayment periods and keeping loan groups unchanged for customers adopting criteria of Circular 53/2024/TT-NHNN dated 4 December 2024 ("Circular 53") to support customers facing difficulties due to the impact and damage caused by Storm No. 3, flooding, inundation, and landslides following Storm No. 3.

The Bank has made additional specific provisions in accordance with Decision No. 1510/QĐ-TTg dated 4 December 2024, on the classification of credit assets, risk provisioning, and the use of provisions to handle risks associated with loans granted to customers facing difficulties and damages caused by Storm No. 3, as follows:

Additional allowance	Deadline
At least 35% of the additional specific provision	By 31 December 2024
At least 70% of the additional specific provision	By 31 December 2025
100% of the additional specific provision	By 31 December 2026

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.5 Held for trading securities

4.5.1 Classification and recognition

Held-for-trading securities include debt securities and equity securities acquired for trading purposes. Securities held for trading are initially recognized at cost.

4.5.2 Measurement

Listed debt securities held for trading and equity securities are recognized at cost less provision for diminution in value of securities. Provision for diminution of trading securities is established when the carrying amount exceeds the market value. For corporate bonds that are listed and registered for transactions, the market price of bonds is the latest transaction price at the Stock Exchange within 10 days to the reporting date. If there is no transaction within 10 days prior to the reporting date, no provision is calculated. Provision for diminution in value is recognized in the separate statement of profit or loss as *"Gain/loss from trading securities."*

For Government bonds, Government-guaranteed bonds and municipal bonds, the Bank does not make diminution provisions for these investments.

For corporate bonds (including bonds issued by other financial institutions) that are not listed on the stock market or not registered for trading on Unlisted Public Company Market ("UPCoM"), as well as certificates of deposit issued by credit institutions and foreign bank branches, the Bank will make provisions for risks according to Decree 86 as presented in *Note 4.4*.

Interest derived from holding securities held for trading are recognized on a cash basis in the separate statement of profit or loss. Gains or losses from sales of held-for-trading securities are recognized in the separate statement of profit or loss.

4.5.3 De-recognition

Trading securities are derecognized when the rights to receive cash flows from these securities have been terminated or the Bank has transferred substantially all the risks and rewards of ownership of these securities.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.6 Available-for-sale securities

4.6.1 Classification

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

Equity securities are recognized as available-for-sale securities, not including those in which the Bank is the founding shareholder, nor strategic partner, nor has the ability to influence in planning and decision making in the financial and operating policies of the investees under a written agreement to appoint personnel to the Board of Directors/Management.

4.6.2 Measurement

Debt securities:

Available-for-sale debt securities are recognized at cost, including transaction cost and other direct cost. Debt securities are subsequently recognized at allocated cost (affected by the allocation of discount and premium value) minus provision for credit losses or provision for diminution in value. Premium and discount value from the purchase of debt securities is allocated to separate statement of profit or loss on a straight-line basis from the purchase date to the maturity date of debt securities.

Post acquisition interest income of available-for-sale debt securities and held-to-maturity securities are recognized in the separate statement of profit or loss on an accrual basis. The accrued interest before the Bank purchases debt securities will be deducted from the value of the accrued interest account when received.

The Bank makes the provision for diminution in value for listed debt securities as specified in *Note 4.5*. Provision for diminution in value is recognized in the separate statement of profit or loss in "*Net gain/(loss) from investment securities*".

For debt securities (corporate bonds, including bonds issued by other credit institutions) that are not listed on the stock market or not registered for trading on the UPCoM market; certificates of deposit issued by credit institutions and foreign bank branches, the Bank will make provisions for credit risk in according to Decree 86 as presented in *Note 4.4*.

For Government bonds, Government-guaranteed bonds and municipal bonds, the Bank does not make provision for diminution in value for these investments.

Equity securities

Equity securities are recognized at cost minus provision for diminution in value.

For listed equity securities, the actual market price of securities is the closing price on the most recent transaction the time of preparing the financial statements. In case that the securities are listed on the market but there is no transaction within 30 days before the provision date, the provision level is determined for each securities investment as presented in *Note 4.8*.

For equity securities that are not listed on the stock market but registered for trading on UPCoM, the market price is determined as the average reference price in the last 30 consecutive trading days before the date of financial statements published by Stock Exchange. In case that there is no transaction within 30 days before the date of the separate financial statements, the provision level is determined for each equity investment as presented in *Note 4.8*.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.6 Available-for-sale securities (continued)

4.6.3 De-recognition

Investment securities are derecognized when the rights to receive cash flows from these securities are terminated or the Bank transfers substantially all the risks and rewards of ownership of these securities.

Gain/(Loss) from selling available-for-sale securities is recognized in the separate statement of profit or loss.

4.7 Repurchase and reverse repurchase contracts

Securities sold under agreements to repurchase at a specific date in the future (repos) are still recognized in the separate financial statements. The corresponding cash received from these agreements is recognized in the separate statement of financial position as a borrowing and the difference between the sale price and repurchase price is amortized in the separate statement of profit or loss over the term of the agreement using the straight-line method based on the interest rate stipulated in the contract.

Conversely, securities purchased under agreements to resell at a specific date in the future are not recognized in the separate financial statements. The corresponding cash paid under these agreements is recognized as a loan in the separate statement of financial position and the difference between the purchase price and resale price is amortized in the separate statement of profit or loss over the term of the agreement using the straight-line method based on the interest rate stipulated in the contract.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.8 Long-term investments

4.8.1 Investments in subsidiaries

Subsidiaries are entities controlled by the Bank. Control exists when the Bank has the power to govern the financial and operating policies of an entity to obtain benefits from its activities. When assessing control, it is essential to take into account the exercisability of potential voting rights.

For the purpose of the separate financial statements, investments in subsidiaries are stated at cost less allowance for diminution in value of investments. Allowance for diminution in the value of investments is required when the investees make losses, except when the loss was anticipated in the Bank's business plan before the date of investment.

Distributions out of accumulated net profits arising since the date of investment in subsidiaries are recognised as income in the separate statement of income.

4.8.2 Other long-term investments

Other long-term investments represent investments in other entities in which the Bank holds less than or equal to 11% of voting rights. These long-term investments are initially recognised at cost, comprising the purchase price and directly attributable acquisition costs. Subsequent to initial recognition, these investments are measured at cost less allowance for diminution in the value of investments.

4.8.3 Allowance for diminution in value of long-term investments

An allowance for diminution in value of long-term investments is made when the investees incur losses that may result in the Bank being unable to recover its investment, unless there is evidence that the investment has not been impaired. The allowance is determined as the difference between the total actual contributed capital of all investors in the investee and the investee's equity, multiplied by the Bank's percentage ownership of paid-in charter capital in the investee as at the end of the accounting period. The allowance is reversed if the recoverable amount of the investments subsequently increases after the allowance has been recognised. An allowance is reversed only to the extent that the carrying amount of the investments does not exceed the carrying amount that would have been determined had no allowance been recognised.

Where an investee does not prepare financial statements at the same reporting date as that used by the Bank for making the allowance, the Bank shall use the most recent available financial statements of the investee entity as the basis for calculating the provision for diminution in the value of the investment.

4.9 Fixed assets

Fixed assets are stated at cost less accumulated depreciation or amortization.

The cost of a fixed asset comprises its purchase price plus any directly attributable costs of bringing the asset to working condition for its intended use.

Cost related to additions, improvements and renewals are capitalized while expenditures for maintenance and repairs are recorded in the separate statement of profit or loss.

When assets are sold or liquidated, their cost and accumulated depreciation are deducted from the separate statement of financial position item and any gains or losses resulting from their disposal are recorded to the separate statement of profit or loss.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.10 Depreciation and amortization

Depreciation of tangible fixed assets and amortization of intangible fixed assets are on a straight-line basis over the estimated useful life of these assets as follows:

Buildings and architectonic models	5 - 40 year
Transportation	6 year
Machines and equipment	3 - 7 year
Computer software	3 - 5 year
Other fixed assets	3 - 5 year
Office equipment	3 - 5 year

4.11 Operating lease

Rentals under operating lease are charged in the “*Total operating expenses*” of the separate statement of profit or loss on a straight-line basis over the term of the lease.

4.12 Receivables

4.12.1 Receivables classified as credit-risk bearing assets

Receivables classified as credit-risk assets are recognized at cost and provided for provision by the Bank in accordance with the regulations on recognition and use of provision to resolve the credit risk as presented in *Note 4.4*.

4.12.2 Other receivables

Receivables other than receivables classified as credit risk bearing assets are recognized at cost minus provision for credit losses.

Provision for receivables is determined based on the overdue status of debts or expected loss of current debts in case the debts are not due for payment yet but the corporate debtors have fallen into bankruptcy or are in the process of dissolution, or of individual debtors who are missing, escaped, prosecuted, on trial or deceased. Provision expense incurred is recorded in “*Total operating expenses*” of the separate statement of profit or loss.

Provision for overdue debts is made as follows:

<i>Overdue status</i>	<i>Allowance rate</i>
From over six (06) months to under one (01) year	30%
From one (01) to under two (02) years	50%
From two (02) to under three (03) years	70%
From three (03) years and above	100%

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.13 Prepaid expenses

Prepaid expenses are reported as short-term and long-term prepaid expenses on the separate statement of financial position and amortized over the period for which the amount is paid or the period in which economic benefit is generated in relation to these expenses.

4.14 Retained earnings and share capital

4.14.1 Ordinary shares

Ordinary shares are classified as owners' equity.

4.14.2 Share premium

Represent proceeds from share issuance from shareholders, the difference (increase or decrease) between the issuance price and the par value of the shares (including reissuance of treasury shares), as well as the directly attributable transaction costs from the share issuance or selling of treasury share.

4.14.3 Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognized as deducting equity according to the actual price including reacquired price and related expenses. When shares are reissued, the cost of shares is calculated according to weighted-average method. The difference between the cost and the amount of the consideration paid is included in share premium.

4.14.4 Statutory reserves

The Bank reserves funds appropriately in accordance with the Law on Credit Institutions No. 32/2024/QH15, Decree No. 135 and the Bank's Charter.

Accordingly, the Bank's remaining profit, after offsetting prior year losses in accordance with the Law on Corporate Income Tax, fulfilling corporate income tax obligations, distributing profit to affiliated capital-contributing parties under executed contracts or agreements (if any), and covering losses from previous years that are no longer eligible for deduction from taxable income (if any), shall be appropriated as follows:

- i. 10% of after-tax profit shall be appropriated to the charter capital supplementary reserve fund. The maximum balance of this fund shall not exceed the Bank's charter capital;*
- ii. The remaining profit, after the appropriation under item (i), shall be further appropriate at 10% to the financial reserve fund.*

The management and utilization of the reserve funds shall comply with the provisions of Article 27 of Decree No. 135. The distribution of any remaining profit shall be determined by the General Meeting of Shareholders.

These reserves are created annually based on the separate operating results at year end.

4.14.5 Bonus and Welfare Fund

The bonus and welfare fund is not prescribed by law and may be fully distributed, it is mainly used to make payments to the Bank's officers and employees. The bonus and welfare fund is appropriated from profit after tax according to the resolution of the General Meeting of Shareholders and is recognised as a liability of the Bank. The appropriation rate is decided at the Bank's General Annual Meeting of Shareholders.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.15 Recognition of income and expenses

Interest income and expenses are recognized in the separate statement of profit or loss on an accrual basis. The accrued income interest in debts which are classified in Groups 2 to 5 and debts classified in Group 1, but the specific allowance provided will not be recognized in the separate statement of profit or loss. This accrued interest is reversed and monitored off-balance sheet and recognized in the separate statement of profit or loss upon actual receipt.

Accrued income interest relating to loans that continue to be classified as current debts under government policies, as well as accrued interest arising during the period from other affected loans, shall not be recognized as interest income. The Bank is required to record such accrued interest in off-balance sheet items for monitoring and collection purposes in accordance with applicable regulations. Such amounts shall be recognized as income only upon actual collection.

Fees and commissions are recognized on an accrual basis.

Income from cash dividend is recognized in the separate statement of profit or loss when the Bank's right to receive cash dividend is established.

According to Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, dividends which are received in the form of shares, bonus shares and stock options for existing shareholders, shares distributed from undistributed profit, is not recognized as an increase in the value of investments and income is not recognized in the separate statement of financial position. Instead, only changes in the number of shares held by the Bank will be updated and presented.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.16 Debts trading operation

The accounting treatments for debts purchased and sold are in accordance with Circular No. 09/2015/TT-NHNN ("Circular 09") and Circular 18/2022/TT-NHNN ("Circular18") amending and supplementing some articles of Circular 09 prescribing the purchase and sale of debts by credit institutions and foreign bank branches.

Purchase debts

Debts purchased are initially recorded at purchase price and subsequently presented at cost less provision for credit losses. Price of debts purchased is the settlement amount to be paid by the buyer under the debt purchase contract.

According to Circular 09 and Circular 18, the Bank implements financial settlement and accounting records purchased debts as follows:

- If the purchasing price is less than or equal to the outstanding principal of purchased debt: The principal amount collected under the credit agreement of the purchased debt shall be collects the purchased debt. In case the purchase price has been made up in full, the remaining principal amount (which is the difference between the outstanding principal of the purchased debt and the purchase price) and interest collected under credit agreements are recorded in the Bank's income during the period.
- If the purchase price is greater than the outstanding principal of the purchased debt: The principal and/or interest amount collected under the credit agreement of the purchased debt shall be accounted as collection under the purchased debt. When the remaining purchase price is smaller than or equal to the outstanding principal amount of the purchased debt, the principal and/or interest amount collected under the credit agreement of the purchased debt shall be treated by the bank, if the purchasing price is less than or equal to the outstanding principal of purchased debt treatments are similar above.

Debts purchased are initially classified by the amount paid in the risk group which is not lower than the risk group of the debts before the purchase. Subsequently, debts purchased are monitored, classified and provided for credit losses similar to normal loans to customers in as presented in *Note 4.4*.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.16 *Debts trading operation* (continued)

Sale of debts

According to Circular 09 and Circular 18, the Bank implements financial settlements and accounting records sale of debts as follows:

- Regarding a debt whose principal is recorded in the statement of financial position:
 - Collection of debts follows the rule: principal is collected first, then comes interests.
 - If the selling price is greater than or equal to the book value of the debt as recorded in the statement of financial position, after principal and interest of the debt sold are collected, the difference (if any) will be recorded as income of the Bank in the period;
 - If the selling price is less than the book value of the debt as recorded in the statement of financial position, the Bank uses the compensation (in case the loss of assets is due to subjective reasons and compensation must be paid in accordance with regulations on financial policies), and/or insurance payout. The remaining balance (if any) shall be treated as follows:
 - + For uncollected principal: use provision made, if provision made is not adequate, the financial reserve will be used to cover the remaining balance. If all balance of financial reserve is used but still not enough, the remaining will be recorded as other expense during the period. After completing all the above-mentioned financial processing, the uncollectible principal amount shall be removed from the statement of financial position;
 - + For uncollected interest: if balance of interests recorded in the statement of financial position has been recorded as income, the Bank recognizes a decrease in income or an increase in expense. If the outstanding interest is currently recorded on off-balance sheet, it shall be removed from off-balance sheet.
- Regarding debts recorded as off-balance-sheet items, debts removed from off-balance sheet, the proceeds from sale of debts shall be recognized as income of the Bank.

If proceeds from selling a loan (except for those with provisions that have been used to write off bad debts) have not yet been fully collected, the Bank classifies that amount as an unsold loan, specifics presented in *Note 4.4*.

Book value of debts purchased or sold is the book value of the principal, interest and other related financial obligations (if any) of debts recorded in the consolidated statement of financial position or off-balance sheet at the date of debts purchased or sold; or the book value at the date of writing-off of debts; or the book value of debts written-off previously at the date of debts purchased or sold.

The selling price is the sum of consideration which the seller received from debt buyer under a debt sale contract.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.17 Foreign currency transactions

All transactions are recorded in their original currencies. At the reporting date, monetary assets and liabilities denominated in foreign currencies are translated into VND using exchange rates ruling at the date as presented in the separate statement of financial position (*Note 46*). Income and expenses in foreign currencies are converted into VND at rates ruling at the transaction dates.

Foreign exchange differences arising from the translation of monetary assets and liabilities are recognized and recorded in the “*Foreign exchange differences*” under “*Owners’ equity*” in the separate statement of financial position and will be transferred to the separate statement of profit or loss at the end of the period.

4.18 Payables and accruals

Payables and accruals are recognized for amounts to be paid in the future for goods and services received, whether or not billed to the Bank.

4.19 Borrowings from the Government and the SBV

Borrowings from the Government and the SBV are recognized at original cost.

4.20 Deposits from other credit institutions, customer deposits and valuable papers issued

Deposits from other credit institutions, customer deposits and valuable papers issued are disclosed at the principal amounts outstanding at the reporting date.

At the date of initial recognition, expenses for bond/ valuable papers issuance are deducted from principal amount. The Bank then allocates these expenses into “*Interest and similar expenses*” on straight-line basis according to the terms of the valuable papers.

4.21 Corporate income taxes

Current income tax

Current income tax assets and liabilities for the current and prior year are measured at the amount expected to recover from or to be paid to the taxation authorities. The tax rates and tax laws are applied and enacted at the date of statement of financial position date.

Current income tax is recognized to the separate statement of profit or loss except when it relates to items recognized directly to equity, in this case the current income tax is also directly recognized in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Bank to offset current tax assets against current tax liabilities and when the Bank intends to settle its current tax assets and liabilities on a net basis.

The Bank’ tax reports are subject to examination by the tax authorities. Because of the application of tax laws and regulations to many types of transactions that is susceptible to various interpretations, amounts reported in the separate financial statements could be changed at a later date upon final determination by the tax authorities.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.21 Corporate income taxes (continued)

Deferred tax

Deferred tax is provided on temporary differences at the separate statement of financial position date between the tax base of assets and liabilities and their carrying amount for the financial reporting purposes.

Deferred tax payable is recognized for all temporary taxable differences.

Deferred corporate income tax assets are recognized for deductible temporary differences, deductible amounts carried over to subsequent periods of taxable losses, and unused tax credits when it is probable that there will be sufficient future taxable profit to use deductible temporary differences, taxable losses and unused tax credits. Deferred tax assets and deferred tax payable are determined on the basis of expected tax rates applied for the financial period when the assets are recovered or liabilities are settled and on basis of effective and applicable tax rates and tax laws at the end of the period.

4.22 Fiduciary assets

Assets held in a fiduciary capacity are not assets of the Bank. Fiduciary assets are recorded in “Other assets and documents” in off-balance sheet items of separate financial statements.

4.23 Classification for off-balance sheet commitments

According to Circular 31, the Bank classify guarantees, Letter of credit operations (except in cases specified at point n, clause 1, Article 1 of Circular 31), payment acceptances and irrevocable loan commitments with specific effective date and other commitments with credit risk (generally called “off-balance sheet commitments”) in compliance with Article 10, Circular 31 for management and monitoring of credit quality.

4.24 Offsetting

Financial assets and financial liabilities are offset and the net amount is reported in the separate statement of financial position if, and only if, there is a currently enforceable legal right to offset financial assets against financial liabilities or vice-versa, and there is an intention to settle on a net basis or to realize the asset and settle the liability simultaneously.

4.25 Derivatives

The Bank involves in currency forward contracts, swap contracts and futures contracts to facilitate customers to transfer, modify or minimize foreign exchange risk or other market risks, and also for the business purpose of the Bank.

Currency forward contracts

The currency forward contracts are commitments to settle in cash in pre-determined currency on pre-determined future date based on pre-determined exchange rates. The currency forward contracts are recognized at nominal value at the transaction date and are revalued on a constant basis for reporting purpose at the exchange rate at the reporting date. Gains or losses are recognized in the “Foreign exchange differences” under “Owners’ equity” in the separate statement of financial position and will be transferred to the separate statement of profit or loss at the end of the period.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.25 Derivatives (continued)

Swap contracts

The swap contracts are commitments to settle in cash on a current or pre-determined future date based on pre-determined exchange rates calculated on the notional principal amount or commitments to settle interest based on a floating or a fixed rate calculated on the notional amounts in a given period.

Differences in interest rate swaps are recognized in the separate statement of profit or loss on an accrual basis.

Government bond futures contract

Government bond futures contracts (GBFCs) are commitments to buy or sell a certain number of underlying assets, namely Government bonds or hypothetical bonds, that have similar characteristics to a Government bond issued by the State Treasury (or otherwise prescribed by law) at a predetermined price on a predetermined future date.

During the holding period, on a daily basis, based on the results of the evaluation of profit/loss position for each bond futures contract code, the Bank will recognized in "*Income from other activities*" or "*Expenses from other activities*" under the separate statement of profit or loss.

4.26 Employee benefits

4.26.1 Post-employment benefits

Employees of the Bank are entitled to retirement benefits paid by the Social Insurance Fund administered by the Ministry of Home Affairs. The Bank is required to contribute 17.5% of each employee's monthly basic salary, salary allowances and other additional payments to the social insurance scheme and has no further obligations beyond these contributions. The Bank's social insurance contributions are recognized in the separate statement of income as incurred.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.26 Employee benefits

4.26.2 Voluntary resignation benefits

In accordance with Article 46 of the Labour Code No. 45/2019/QH14, effective from 1 January 2021, upon termination of an employment contract in accordance with Clauses 1, 2, 3, 4, 6, 7, 9 and 10 of Article 34 of the Labour Code, the Bank is required to pay severance allowances to employees who have worked regularly for the Bank for twelve months or more, at the rate of one-half month's salary for each year of service, except for employees who satisfy the conditions for receiving retirement benefits under social insurance regulations and certain cases specified in Point e, Clause 1, Article 36 of the Labour Code. The period of service used as the basis for calculating severance allowances is the total period during which the employee has actually worked for the employer less the period during which the employee participated in unemployment insurance in accordance with applicable regulations and the period for which severance or job loss allowances have previously been paid by the employer. The salary used as the basis for calculating the severance allowance is the average salary for the six consecutive months immediately preceding the employee's termination date.

4.26.3 Unemployment benefits

Pursuant to Article 33 of the Law on Employment No. 74/2025/QH15 dated 16 June 2025, effective from 1 January 2026, and Decree No. 374/2025/ND-CP dated 30 December 2025, effective from 1 January 2026, detailing the implementation of certain provisions of the Law on Employment relating to unemployment insurance, the Bank is required to participate in unemployment insurance for employees subject to compulsory unemployment insurance. Accordingly, on a monthly basis, the Bank contributes up to 1% of the monthly payroll of employees participating in unemployment insurance and simultaneously withholds up to 1% of each employee's monthly salary to contribute to the Unemployment Insurance Fund. Contributions to unemployment insurance are recognized in the separate statement of income as incurred.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

5. CASH, GOLD AND GEMSTONES

	30 September 2026 VND million	31 December 2025 VND million
Cash on hand in VND	2,891,151	2,292,077
Cash on hand in foreign currencies	879,501	481,921
Gold on hand	7,167	184
	3,777,819	2,774,182

6. BALANCES WITH THE STATE BANK OF VIETNAM

	30 September 2026 VND million	31 December 2025 VND million
Demand deposit at the SBV		
- In VND	24,453,415	12,231,349
- In foreign currencies	636,776	732,587
	25,090,191	12,963,936

Deposits at the SBV include payment deposits and required reserves at the SBV. As at 30 September 2026, the required reserve deposits in VND and payment deposits in foreign currencies are entitled to interest rates of 0.50% p.a and 0.00% p.a respectively (31 December 2025: 0.50% p.a and 0.00% p.a).

The CRR rate as at the end of the period as below:

	CRR rates (%)	
	30 September 2026 VND million	31 December 2025 VND million
Preceding month average balances of:		
Deposits of foreign credit institutions in foreign currencies	0.50	1.00
Deposit with term of less than 12 months in foreign currencies	4.00	8.00
Deposit with term of and more than 12 months in foreign currencies	3.00	6.00
Deposit in VND with term of less than 12 months	1.50	3.00
Deposit in VND with term of and more than 12 months	0.50	1.00

Pursuant to Circular No. 23/2025/TT-NHNN dated 12 August 2025 amending and supplementing a number of articles of Circular No. 30/2019/TT-NHNN dated 27 December 2019, prescribing required reserve deposits of credit institutions and foreign bank branches, VPBank is entitled to apply a 50% reduction in the required reserve ratio applicable to the receiving bank under compulsory transfer of a commercial bank under special control, effected from February 2026.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

7. PLACEMENTS WITH AND CREDIT GRANTING TO OTHER CREDIT INSTITUTIONS

7.1 Placements with other credit institutions

	30 September 2026 VND million	31 December 2025 VND million
Demand deposits	36,524,627	10,641,822
In VND	11,661,134	8,092,948
In foreign currencies	24,863,493	2,548,874
Term deposits	174,003,325	185,375,746
In VND	136,150,000	150,030,000
In foreign currencies	37,853,325	35,345,746
	210,527,952	196,017,568

7.2 Credit granting to other credit institutions

	30 September 2026 VND million	31 December 2025 VND million
In VND	12,923,659	7,428,599
- In which: Discount, re-discount	12,894,534	5,324,990
	12,923,659	7,428,599

Analysis of outstanding term deposits with and credit granting to other credit institutions by quality as at the end of the period are as follows:

	30 September 2026 VND million	31 December 2025 VND million
Current	186,926,984	192,804,345
	186,926,984	192,804,345

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

8. DERIVATIVES AND OTHER FINANCIAL ASSETS/(LIABILITIES)

	<i>Total contract nominal value (at contractual exchange rate) VND million</i>	<i>Total carrying value (at exchange rate as at reporting date)</i>		
		<i>Cash in-flow VND million</i>	<i>Cash out-flow VND million</i>	<i>Net value VND million</i>
As at 30 September 2026				
Derivative financial instruments	347,864,860	305,558,845	(307,549,876)	(1,991,031)
Currency forward contracts	27,783,514	27,738,826	(27,638,579)	100,247
Currency swap contracts	320,081,346	277,820,019	(279,911,297)	(2,091,278)
Other derivative financial instruments	60,697,586	48,658,241	(48,824,927)	(166,686)
	408,562,446	354,217,086	(356,374,803)	(2,157,717)
As at 31 December 2025				
Derivative financial instruments	280,519,262	273,478,661	(273,890,819)	(412,158)
Currency forward contracts	24,642,959	24,505,404	(24,667,042)	(161,638)
Currency swap contracts	255,876,303	248,973,257	(249,223,777)	(250,520)
Other derivative financial instruments	74,706,115	50,277,375	(50,822,437)	(545,062)
	355,225,377	323,756,036	(324,713,256)	(957,220)

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

9. LOANS TO CUSTOMERS

	30 September 2026		31 December 2025	
	VND million	%	VND million	%
Loans to domestic economic entities and individuals	1,062,882,737	96.63	812,205,871	96.06
Discounted bills and valuable papers	795,909	0.07	642,502	0.08
Payments on behalf of customers	88,862	0.01	44,136	0.01
Loans financed by borrowed and entrusted funds	65,808	0.01	3,504	0.00
Loans to foreign economic entities and individuals	194,936	0.02	1,316	0.00
Other credit granting to customers	35,887,468	3.26	32,543,477	3.85
	1,099,915,720	100	845,440,806	100

9.1 Analysis of loan portfolio by quality

	30 September 2026	31 December 2025
	VND million	VND million
Current	1,035,235,228	799,777,704
Special mention	37,711,448	24,052,316
Substandard	11,109,743	7,142,337
Doubtful	7,856,203	6,036,752
Loss	8,003,098	8,431,697
	1,099,915,720	845,440,806

9.2 Analysis of loan portfolio by original maturity

	30 September 2026	31 December 2025
	VND million	VND million
Short term	436,575,941	318,367,955
Medium term	317,813,641	288,825,085
Long term	345,526,138	238,247,766
	1,099,915,720	845,440,806

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

9. LOANS TO CUSTOMERS (continued)

9.3 Analysis of loan portfolio by ownership and type of customers

	30 September 2026		31 December 2025	
	VND million	%	VND million	%
State-owned companies	101,876	0.01	108,617	0.01
One-member limited liability companies with 100% State ownership	42,271	0.00	44,665	0.01
Two or more member limited liability companies with over 50% State ownership or being controlled by the State	18,801	0.00	2,267	0.00
Other limited liability companies	383,178,586	34.84	281,545,876	33.30
Joint stock companies with over 50% State ownership or being controlled by the State	-	0.00	20,728	0.00
Other joint-stock companies	288,437,772	26.23	229,618,943	27.16
Partnership	1,654	0.00	2,233	0.00
Private enterprises	342,666	0.03	380,631	0.05
Foreign invested enterprises	1,136,116	0.10	998,058	0.12
Co-operatives and unions of co-operative	201,023	0.02	116,981	0.01
Household business and individuals	426,015,392	38.73	332,564,160	39.34
Operation administration entity, the Party, unions and associations	439,561	0.04	37,645	0.00
Others	2	0.00	2	0.00
	1,099,915,720	100	845,440,806	100

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

9. LOANS TO CUSTOMERS (continued)

9.4 Analysis of loan portfolio by sectors

	30 September 2026		31 December 2025	
	VND million	%	VND million	%
Agricultural, forestry and aquaculture	1,320,215	0.12	2,443,131	0.29
Mining	190,563	0.02	1,199,188	0.14
Processing, manufacturing	52,543,113	4.78	43,074,951	5.09
Electricity, petroleum and steam	2,498,255	0.23	1,038,628	0.12
Water supply and waste treatment	213,262	0.02	193,891	0.02
Construction	68,865,083	6.26	53,903,075	6.38
Wholesale and retail trade, repair of motor vehicles, motor cycles and personal goods	137,502,153	12.50	105,015,752	12.42
Transportation and logistics	15,421,010	1.40	12,417,698	1.47
Hospitality and restaurants	41,469,712	3.77	48,340,431	5.72
Information and media	121,546	0.01	2,140,303	0.25
Finance, banking and insurance	79,300,286	7.21	49,943,620	5.91
Real estates	277,972,914	25.27	199,296,744	23.57
Scientific research and technology	5,851,739	0.53	4,623,765	0.55
Administrative activities and support services	8,196,105	0.75	5,050,097	0.60
Activities of the Communist Party, political - social organizations, state management, security and defense	4,161	0.00	14,165	0.00
Education and vocational training	447,853	0.04	293,470	0.03
Healthcare and community	836,927	0.08	667,273	0.08
Recreational, cultural, sporting	7,143,211	0.65	6,374,911	0.75
Other services	1,237,808	0.11	3,189,219	0.38
Households services, production of material products and services used by households	251,931,890	22.90	175,844,894	20.81
Individual borrowing for accommodation purpose and obtain land use rights	146,847,914	13.35	130,375,600	15.42
	1,099,915,720	100	845,440,806	100

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

10. PROVISION FOR CREDIT LOSSES OF LOANS TO CUSTOMERS

Provision for credit losses of loans to customers at the end of the period is as follows:

	30 September 2026 VND million	31 December 2025 VND million
General provision	8,189,345	6,277,500
Specific provision	6,416,319	6,187,495
	14,605,664	12,464,995

Changes in provision for credit losses of loans to customers for the nine-month period ended 30 September 2026 is as follows:

	General provision VND million	Specific provision VND million	Total VND million
Opening balance	6,277,500	6,187,495	12,464,995
Provision charged in the period (Note 33)	1,963,993	11,377,616	13,341,609
Utilization of provision used to write off bad debts and selling debts in the period	(52,148)	(11,148,792)	(11,200,940)
Closing balance	8,189,345	6,416,319	14,605,664

Changes in provision for credit losses of loans to customers for the nine-month period ended 30 September 2025 is as follows:

	General provision VND million	Specific provision VND million	Total VND million
Opening balance	4,593,159	6,541,686	11,134,845
Provision charged in the period (Note 33)	1,490,073	9,039,362	10,529,435
Utilization of provision used to write off bad debts and selling debts in the period	(86,082)	(9,693,442)	(9,779,524)
Closing balance	5,997,150	5,887,606	11,884,756

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

11. DEBTS PURCHASE

	<i>30 September 2026</i>	<i>31 December 2025</i>
	<i>VND million</i>	<i>VND million</i>
Debt purchased in VND	1,662,310	1,397,411
Provision for debt purchased	(21,485)	(10,314)
	1,640,825	1,387,097

Details of outstanding principal and interest of debts purchased were as follows:

	<i>30 September 2026</i>	<i>31 December 2025</i>
	<i>VND million</i>	<i>VND million</i>
Principal	1,655,038	1,392,685
Interest and difference between price of debts purchased and out standing of debts purchased	7,272	4,726
	1,662,310	1,397,411

Analysis by quality of debts purchased at the reporting date was follows:

	<i>30 September 2026</i>	<i>31 December 2025</i>
	<i>VND million</i>	<i>VND million</i>
Current	1,406,226	1,375,235
Substandard	145,840	-
Loss	110,244	22,176
	1,662,310	1,397,411

Change in provision for debt purchased for the period is as below:

	<i>For the nine-month period ended</i>	<i>For the nine-month period ended</i>
	<i>30 September 2026</i>	<i>30 September 2025</i>
	<i>VND million</i>	<i>VND million</i>
Opening balance	10,314	55,998
Provision charged/(reversed) in the period (Note 33)	11,171	112,525
General provision	1,326	(25,523)
Specific provision	9,845	138,048
Closing balance	21,485	168,523

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

12. INVESTMENT SECURITIES

12.1 Available-for-sale securities

	30 September 2026 VND million	31 December 2025 VND million
Debt securities	80,819,932	62,733,965
- Government and municipal securities	45,487,964	36,456,295
- Debt securities issued by other domestic credit institutions	35,192,268	23,472,756
<i>In which: Debt securities guaranteed by the Government</i>	<i>1,162,405</i>	<i>1,185,637</i>
- Debt securities issued by domestic economic entities	139,700	2,804,914
Equity securities	15,357	15,357
- Equity securities issued by domestic economic entities	15,357	15,357
	80,835,289	62,749,322
Provision for available-for-sale securities	(8,188)	(28,864)
- General provision	(361)	(21,037)
- Diminution provision	(7,827)	(7,827)
	80,827,101	62,720,458

The face value of assets, valuable papers for mortgage, pledge, sold under agreement to repurchase and discount, rediscount at other credit institutions and set limit at SBV are presented in Note 36.2.

Analysis of available-for-sale securities by listing status at the reporting date are as follows:

	30 September 2026 VND million	31 December 2025 VND million
Listed bonds	46,741,968	37,641,931
Unlisted bonds (Note 12.3)	2,996,603	6,191,995
Other unlisted valuable papers (Note 12.3)	31,081,361	18,900,039
Listed equity securities	15,357	15,357
	80,835,289	62,749,322

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

12. INVESTMENT SECURITIES (continued)

12.2 Provision for available-for-sale securities

Movements of provision for available-for-sale securities during the period ended 30 September 2026 are as follows:

	<i>General provision VND million</i>	<i>Specific provision VND million</i>	<i>Diminution provision VND million</i>	<i>Total VND million</i>
Opening balance	21,037	-	7,827	28,864
Provision charge/(reversed) in the period (Note 29)	(20,676)	-	-	(20,676)
Closing balance	361	-	7,827	8,188

Movements of provision for available-for-sale securities during the period ended 30 September 2025 are as follows:

	<i>General provision VND million</i>	<i>Specific provision VND million</i>	<i>Diminution provision VND million</i>	<i>Total VND million</i>
Opening balance	54,796	-	7,550	62,346
Provision charge/(reversed) in the period (Note 29)	(29,542)	147,992	-	118,450
Closing balance	25,254	147,992	7,550	180,796

12.3 Analysis of available-for-sale securities by quality

Analysis by quality of available-for-sale securities including certificates of deposit issued by other credit institutions and foreign bank branches unlisted corporate bonds classified as credit risk bearing assets at the period is as follows:

	<i>30 September 2026 VND million</i>	<i>31 December 2025 VND million</i>
Current	34,077,964	25,092,034
	34,077,964	25,092,034

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

13. LONG-TERM INVESTMENTS

13.1 Investments in subsidiaries

	30 September 2026		31 December 2025	
	Cost	%	Cost	%
	VND million	owned	VND million	owned
VPBank Asset Management Company Limited	115,000	100.00	115,000	100.00
VPBank SMBC Finance Company Limited	5,576,018	50.00	5,576,018	50.00
VPBank Securities Joint Stock Company	15,083,267	79.96	15,083,267	79.96
OPES Insurance Joint Stock Company	2,294,005	89.71	1,799,700	89.71
Generation of Prosperity Sole Member Limited	-	100.00	-	100.00
Commercial Bank	-	100.00	-	100.00
VPBank Life Insurance Joint Stock Company	1,780,000	89.00	-	0.00
	24,848,290		22,573,985	
Provision for investment in subsidiaries	-		-	
	24,848,290		22,573,985	

13.2 Other long-term investments

	30 September 2026		31 December 2025	
	Cost	%	Cost	%
	VND million	owned	VND million	owned
Investments in economic entities				
Sai Gon Port Joint Stock Company	185,276	7.44	185,276	7.44
Vietnam Credit Information Joint Stock Company	3,934	3.28	3,934	3.28
	189,210		189,210	

13.3 Provision for long-term investments

Movements of provision for other long-term investments in the period ended 30 September 2026 are as follows:

	For the nine-month period ended 30 September 2026	For the nine-month period ended 30 September 2025
	VND million	VND million
Opening balance	-	123,035
Provision charge/(reversed) in the period (Note 32)	-	(111,353)
Closing balance	-	11,682

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

14. FIXED ASSETS**14.1 Fixed assets**

	<i>Buildings and architectonic models VND million</i>	<i>Machines and equipment VND million</i>	<i>Motor vehicles VND million</i>	<i>Office equipment VND million</i>	<i>Other VND million</i>	<i>Total VND million</i>
Cost						
Opening balance	971,175	1,866,642	250,267	222,658	33,099	3,343,841
Purchases in the period	-	7,742	4,052	11,550	21,693	45,037
Transferred from construction in progress, fixed assets acquisition and other increase	9,842,235	254,409	-	20,306	-	10,116,950
Disposal	-	(52,010)	(7,607)	(4,374)	(19,486)	(83,477)
Closing balance	10,813,410	2,076,783	246,712	250,140	35,306	13,422,351
Accumulated depreciation						
Opening balance	198,809	1,376,562	151,047	164,946	33,099	1,924,463
Charge for the period	88,147	217,693	20,273	24,669	2,714	353,496
Disposal	-	(52,010)	(7,607)	(4,374)	(19,486)	(83,477)
Closing balance	286,956	1,542,245	163,713	185,241	16,327	2,194,482
Net book value						
As at beginning date	772,366	490,080	99,220	57,712	-	1,419,378
As at closing date	10,526,454	534,538	82,999	64,899	18,979	11,227,869

Additional information:

Cost of fully-depreciated tangible fixed assets which are still in active use as follows:

30 September 2026	1,283,282	VND million
31 December 2025	1,156,890	VND million

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

14. FIXED ASSETS (continued)

14.2 Intangible fixed assets

Movements of intangible fixed assets in the period are as follows:

	<i>Indefinite land use rights VND million</i>	<i>Computer software and other VND million</i>	<i>Total VND million</i>
Cost			
Opening balance	47,127	1,262,911	1,310,038
Purchases in the period	-	9,199	9,199
Transferred from construction in progress, fixed assets acquisition and other increase	913,504	42,504	956,008
Closing balance	960,631	1,314,614	2,275,245
Accumulated depreciation			
Opening balance	868	1,017,038	1,017,906
Charge for the period	6,463	82,130	88,593
Closing balance	7,331	1,099,168	1,106,499
Net book value			
As at beginning date	46,259	245,873	292,132
As at closing date	953,300	215,446	1,168,746

Cost of fully-depreciated intangible fixed assets which are still in active use as follows :

- 30 September 2026	835,576	VND million
- 31 December 2025	789,528	VND million

15. OTHER ASSETS

15.1 Receivables

	<i>30 September 2026 VND million</i>	<i>31 December 2025 VND million</i>
Internal receivables	810,548	548,537
External receivables	13,802,773	7,639,919
- <i>Negotiation under letters of credit without recourse issued by the Bank</i>	6,870,556	3,197,773
- <i>Negotiation under letters of credit without recourse issued by the other credit institutions (*)</i>	81,646	87,709
- <i>Deposits for economic contracts</i>	159,519	1,329,586
- <i>Receivable from settlement operation</i>	5,394,222	2,169,215
- <i>Advances to suppliers</i>	745,174	444,339
- <i>Other external receivables</i>	551,656	411,297
Purchase of fixed assets	210,802	5,429,025
Construction in progress	40,109	9,166
	14,864,232	13,626,647

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

15. OTHER ASSETS (continued)

15.1 Receivables (continued)

(*) Analysis by quality of other assets classified as credit risk bearing assets at the reporting date is as below:

	30 September 2026 VND million	31 December 2025 VND million
Current	81,646	87,709
	81,646	87,709

15.2 Accrued interest and fee receivables

	30 September 2026 VND million	31 December 2025 VND million
Interest receivables from deposits	196,870	180,468
Interest receivables from investment securities	2,102,269	1,242,610
Interest receivables from credit activities	17,636,198	8,699,955
Interest receivable from debt trading	9,367	718
Interest receivables from derivative instruments	1,410,838	1,347,090
Other fee receivables	870,898	364,316
	22,226,440	11,835,157

15.3 Other assets

	30 September 2026 VND million	31 December 2025 VND million
Materials	20,058	12,020
Prepaid expenses	4,832,170	4,271,607
Assets in substitution for obligation performance of securers who have transferred the ownership to the Bank	466,113	471,923
- In which: Real estates	466,113	471,923
Other assets	14,758	1,238
Closing balance	5,333,099	4,756,788

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

15. OTHER ASSETS (continued)

15.4 Provision for other assets

	<i>For the nine-month period ended 30 September 2026</i>	<i>For the nine-month period ended 30 September 2025</i>
	<i>VND million</i>	<i>VND million</i>
Opening balance	45,066	76,162
Provision charged/(reversed) in the period:	2,869	3,485
- <i>Provision charged/(reversed) for doubtful debts (Note 32)</i>	2,869	3,485
Closing balance	47,935	79,647

Details of provision for other assets are as follows:

	<i>30 September 2026</i>	<i>31 December 2025</i>
	<i>VND million</i>	<i>VND million</i>
Provision for doubtful debts	47,935	45,066
	47,935	45,066

16. AMOUNTS DUE TO THE GOVERNMENT AND THE STATE BANK OF VIETNAM

	<i>30 September 2026</i>	<i>31 December 2025</i>
	<i>VND million</i>	<i>VND million</i>
Borrowings from the State Bank of Vietnam	1,011	1,752
Other borrowings	1,011	1,752
Deposits of the State Treasury	25,664	13,553
Deposits of the State Treasury in VND	25,664	13,553
	26,675	15,305

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

17. DEPOSITS AND BORROWINGS FROM FINANCIAL INSTITUTIONS AND OTHER CREDIT INSTITUTIONS

17.1 Deposits from other credit institutions

	30 September 2026 VND million	31 December 2025 VND million
Demand deposits	10,270,252	7,886,037
<i>In VND</i>	10,209,640	7,868,082
<i>In foreign currencies</i>	60,612	17,955
Term deposits	131,631,613	129,952,725
<i>In VND</i>	120,286,000	118,820,000
<i>In foreign currencies</i>	11,345,613	11,132,725
	141,901,865	137,838,762

17.2 Borrowings from financial institutions and other credit institutions

	30 September 2026 VND million	31 December 2025 VND million
In VND	24,973,604	30,022,122
<i>In which: discounted, re-discounted valuable papers</i>	8,769,430	5,153,720
In foreign currencies	161,728,651	97,183,146
	186,702,255	127,205,268

Analysis of borrowings from financial institutions and other credit institutions by original maturity

	30 September 2026 VND million	31 December 2025 VND million
Up to 6 months	27,749,872	24,310,421
From over 6 months to 12 months	28,003,870	23,762,516
From over 12 months to 5 years	112,643,745	67,285,074
Over 5 years	18,304,768	11,847,257
	186,702,255	127,205,268

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

18. CUSTOMER DEPOSITS

	30 September 2026 VND million	31 December 2025 VND million
Demand deposits	101,222,711	92,418,636
- In VND	98,467,259	89,919,011
- In foreign currencies	2,755,452	2,499,625
Term deposits	674,850,380	533,937,108
- In VND	659,489,520	530,719,431
- In foreign currencies	15,360,860	3,217,677
Deposits for specific purposes	5,307,482	1,319,162
- In VND	5,146,564	1,268,588
- In foreign currencies	160,918	50,574
Margin deposits	5,401,013	3,671,255
- In VND	5,219,431	3,426,331
- In foreign currencies	181,582	244,924
	786,781,586	631,346,161

Analysis of customer deposits by type of customers and by type of entities is as follows:

	30 September 2026 VND million	%	31 December 2025 VND million	%
State-owned companies	627,847	0.08	2,339,098	0.37
One-member limited liability companies with the State owning 100% of capital	2,409,473	0.31	1,685,701	0.27
Two-or-more member limited liability companies with the State owning over 50% of capital or controlled by the State	55,797	0.01	80,149	0.01
Other limited liability companies	85,018,818	10.81	59,331,237	9.40
Joint stock companies with the State owning over 50% of capital or ordinary shares; or controlled by the State	6,749,471	0.86	3,318,903	0.53
Other joint stock companies	210,386,641	26.74	201,755,456	31.96
Partnership companies	9,074	0.00	2,155	0.00
Private enterprises	721,607	0.09	588,407	0.09
Foreign invested enterprises	2,911,520	0.37	3,546,653	0.56
Co-operatives and unions of co-operative	97,524	0.01	120,660	0.02
Household business and operative	472,222,841	60.01	353,454,877	55.98
Operation administration entity, the Party, unions and associations	5,421,220	0.69	4,975,266	0.79
Others	149,753	0.02	147,598	0.02
	786,781,586	100	631,346,161	100

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

19. OTHER BORROWED AND ENTRUSTED FUNDS

	30 September 2026 VND million	31 December 2025 VND million
Borrowed and entrusted funds in VND	67,695	16,394
	67,695	16,394

20. VALUABLE PAPERS ISSUED

Valuable papers issued by original term are as follows:

	30 September 2026 VND million	31 December 2025 VND million
Up to 12 months	75,377,000	12,785,000
From 12 months up to 5 years	67,653,264	68,515,954
From 5 years and above	28,408,402	9,286,755
	171,438,666	90,587,709

Types of valuable papers issued are as follows:

	30 September 2026 VND million	31 December 2025 VND million
Certificates of deposit to retail customers	49,639,350	26,306,000
Certificates of deposit to corporate customers	89,018,550	20,623,900
Bonds (*)	32,780,766	43,657,809
	171,438,666	90,587,709

(*) Including USD300 million equivalent to VND7,788,750 million international bonds with term of 5 years, issued on 15 September 2025.

21. OTHER LIABILITIES

21.1 Interest and fees payable

	30 September 2026 VND million	31 December 2025 VND million
Interest payables for customer term deposits	13,918,526	9,234,916
Interest payables for customer saving deposits	1,337,095	985,810
Interest payables for valuable papers issued	4,432,764	1,607,108
Interest payables for borrowings from FIs and other CIs	2,129,081	1,482,480
Interest payables for other borrowed and entrusted funds	92	13
Interest payables for other credit facilities in VND	13,188	7,930
Interest payables for derivative financial instruments	405,378	1,070,646
Fee payables	994	1,006
	22,237,118	14,389,909

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

21. OTHER LIABILITIES (continued)

21.2 Other liabilities

	30 September 2026 VND million	31 December 2025 VND million
Internal payables	647,796	1,368,037
Payables to employees	447,796	1,368,037
Bonus and welfare funds	200,000	-
External payables	14,494,178	9,769,005
Unearned income	96,582	37,597
Transfer payment awaiting settlement	2,247,733	543,005
Taxes payable to the State Budget (Note 22)	4,333,295	4,124,128
Payables in settlement operation	3,461,664	3,206,202
Payables to suppliers	355,796	18,972
Consigned funds pending for payment	2,693,889	870,876
Other liabilities	1,305,219	968,225
	15,141,974	11,137,042

22. TAXES AND OTHER OBLIGATIONS TO THE STATE BUDGET

	Opening balance VND million	Movements in the period		Closing balance VND million
		Payables VND million	Paid VND million	
Value added tax	133,259	642,386	(633,817)	141,828
Corporate income tax	3,919,681	5,048,895	(4,919,749)	4,048,827
Other taxes	71,188	873,286	(801,834)	142,640
	4,124,128	6,564,567	(6,355,400)	4,333,295

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

22. TAXES AND OTHER OBLIGATIONS TO THE STATE BUDGET (continued)

22.1 Current corporate income tax

The Bank's tax reports are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, amount reported in the separate financial statements could be changed at a later date upon final determination by the tax authorities.

Current corporate income tax payables are determined based on taxable income of the accounting period. Taxable income differs from the one reported in the separate statement of profit or loss since taxable income excludes incomes which are taxable or expenses due to the differences between the Bank's accounting policies and the tax regulations, and also excludes non-taxable income and non-deductible expenses. The current corporate income tax payable of the Bank is calculated based on the statutory tax rates applicable at the end of accounting period.

Provision for current income tax expense is estimated as follows:

	<i>For the nine-month period ended 30 September 2026 VND million</i>	<i>For the nine-month period ended 30 September 2025 VND million</i>
Profit before tax	25,245,746	17,073,134
Plus/ (Minus):		
- Non-taxable income	(3,934)	(210,937)
- Non-deductible expenses	2,622	2,919
Estimated taxable income for the period	25,244,434	16,865,116
Income tax expense using prevailing tax rate	5,048,887	3,373,023
Adjustment of tax expenses in previous period	5	(323)
Income tax expense for the period	5,048,892	3,372,700
Other adjustment	3	201
Income tax payable incurred in the period	5,048,895	3,372,901
Income tax payable incurred at the beginning of the period	3,919,681	2,414,421
Income tax paid in the period	(4,919,749)	(3,714,684)
Current income tax payable at the end of the period	4,048,827	2,072,638

22.2 Deferred tax assets

Details of the Bank's deferred tax assets are as follows:

	<i>30 September 2026 VND million</i>	<i>31 December 2025 VND million</i>
Deferred corporate income tax asset related to deductible temporary differences	5,859	5,335
	5,859	5,335

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

23. OWNERS' EQUITY AND RESERVES

23.1 Statement of changes in equity

	<i>Charter capital</i> <i>VND million</i>	<i>Share premium</i> <i>VND million</i>	<i>Capital supplement</i> <i>ary reserve</i> <i>VND million</i>	<i>Financial reserve</i> <i>VND million</i>	<i>Investment and Development fund</i> <i>VND million</i>	<i>Other capital</i> <i>VND million</i>	<i>Retained earnings</i> <i>VND million</i>	<i>Total</i> <i>VND million</i>
As at 1 January 2025	79,339,236	23,992,546	2,939,560	9,028,977	141,660	-	24,846,798	140,288,777
Net profit/(loss) for the year	-	-	-	-	-	-	21,105,634	21,105,634
Appropriation to reserves	-	-	2,110,563	1,899,507	-	-	(4,010,070)	-
Dividends to shareholders in 2024	-	-	-	-	-	-	(3,966,964)	(3,966,964)
As at 31 December 2025	79,339,236	23,992,546	5,050,123	10,928,484	141,660	-	37,975,398	157,427,447
Net profit/(loss) for the period	-	-	-	-	-	-	20,197,378	20,197,378
Cash dividends to shareholders in 2025 (*)	-	-	-	-	-	-	(3,966,962)	(3,966,962)
Share dividends (**)	-	-	-	-	-	20,660,764	(20,660,764)	-
Appropriation to the Bonus and Welfare Fund	-	-	-	-	-	-	(200,000)	(200,000)
As at 30 September 2026	79,339,236	23,992,546	5,050,123	10,928,484	141,660	20,660,764	33,345,049	173,457,862

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

23. OWNERS' EQUITY AND RESERVES (continued)

23.1 Statement of changes in equity (continued)

(*) On 22 April 2026, the Annual General Meeting of Shareholder issued Resolution No. 05/2026/DHDCD approving the plan for 2025 cash dividend payment. Accordingly, the cash dividend payment ratio is 5% per share (equivalent to VND500 per share).

On 6 May 2026, the Bank's Board of Directors issued Resolution No. 114/2026/NQ-HDQT approving the 2025 cash dividend payment plan. The record date for determining the entitlement of existing shareholders to receive the 2025 cash dividend was 18 May 2026. On 25 May 2026, the Bank paid cash dividends to its shareholders totaling VND3,966,962 million.

(**) On 23 July 2026, the Annual General Meeting of Shareholder issued Resolution No. 19/2026/DHDCD to approve of the amendments to the Phase 1 Charter Capital Increase Plan, which was approved by the General Meeting of Shareholders of VPBank on 22 April 2026, from share issuance to increase charter capital from equity to shares issuance for dividend from undistributed retained earnings.

On 30 September 2026, the Bank submitted report on the results of the share issuance for dividend payment to the State Securities Commission of Vietnam ("the SSC"), under which 2,066,076,399 shares were distributed as share dividends. On 5 October 2026, the SSC issued Notification No.9876/UBCK-QLCB confirming its receipt of the Bank's report on the results of the share issuance for dividend payment.

As at 30 September 2026, the SBV had not yet issued the Decision amending the Establishment and Operation License relating to the change in charter capital of the Bank, accordingly, in accordance with Circular No. 99/2025/TT-BTC issued by the Ministry of Finance on 27 October 2025, providing guidance on the Vietnamese Accounting System for Enterprises, the Bank recognised the increase in Other capital amounting to VND20,660,764 million. The Bank's charter capital will be increased to VND100,000,000 million upon receipt of the License amending the Charter capital issued by the SBV .

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

23. OWNERS' EQUITY AND RESERVES (continued)

23.2 Equity

	30 September 2026		31 December 2025	
	<i>Number Shares</i>	<i>Face value VND million</i>	<i>Number Shares</i>	<i>Face value VND million</i>
Number of registered shares	10,000,000,000	100,000,000	7,933,923,601	79,339,236
Number of shares issued	10,000,000,000	100,000,000	7,933,923,601	79,339,236
- <i>Ordinary shares</i>	<i>10,000,000,00</i>	<i>100,000,000</i>	<i>7,933,923,601</i>	<i>79,339,236</i>
Number of shares in circulation	10,000,000,000	100,000,000	7,933,923,601	79,339,236
- <i>Ordinary shares</i>	<i>10,000,000,00</i>	<i>100,000,000</i>	<i>7,933,923,601</i>	<i>79,339,236</i>

The face value of each share of the Bank is VND10,000.

24. INTEREST AND SIMILAR INCOME

	<i>For the nine-month period ended 30 September 2026 VND million</i>	<i>For the nine-month period ended 30 September 2025 VND million</i>
Interest income from deposits	4,810,568	3,016,781
Interest income from loans to customers	82,587,861	52,645,215
Interest income from securities held for trading and investment securities	2,034,917	1,677,447
- <i>Interest income from investment securities</i>	<i>2,034,917</i>	<i>1,677,447</i>
Income from guarantee activities	463,194	223,541
Interest income from debts purchased	85,692	324,189
Other income from credit activities	1,758,323	1,284,469
	91,740,555	59,171,642

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

25. INTEREST AND SIMILAR EXPENSES

	<i>For the nine-month period ended 30 September 2026 VND million</i>	<i>For the nine-month period ended 30 September 2025 VND million</i>
Interest expenses for deposits	34,924,172	20,725,572
Interest expenses for borrowings	6,158,143	3,677,731
Interest expenses for valuable papers issued	7,674,683	2,484,978
Other expenses for credit activities	1,339,149	836,472
	50,096,147	27,724,753

26. NET FEE AND COMMISSION INCOME

	<i>For the nine-month period ended 30 September 2026 VND million</i>	<i>For the nine-month period ended 30 September 2025 VND million</i>
Fee and commission income	7,741,695	5,529,856
Settlement and treasury services	1,814,548	1,503,095
Advisory activities	93,683	95,292
Income from insurance services	673,081	419,605
Card activities	1,657,119	1,475,731
Other services	3,503,264	2,036,133
Fee and commission expenses	(3,051,255)	(3,139,702)
Settlement services and treasury services	(1,048,623)	(1,050,640)
Brokerage fees	(43,479)	(44,321)
Card activities	(992,693)	(876,524)
Other expenses	(966,460)	(1,168,217)
	4,690,440	2,390,154

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

27. NET GAIN/ (LOSS) FROM TRADING OF FOREIGN CURRENCIES

	<i>For the nine-month period ended 30 September 2026 VND million</i>	<i>For the nine-month period ended 30 September 2025 VND million</i>
Income from trading of foreign currencies	3,541,908	3,104,776
Income from spot trading of foreign currencies	1,807,036	2,651,857
Income from gold trading	443	25,348
Income from trading of monetary derivatives	1,734,429	427,571
Expenses for trading of foreign currencies	(5,546,840)	(2,872,531)
Expenses for spot trading of foreign currencies	(831,687)	(612,641)
Expenses for gold trading	(2,220)	(12,292)
Expenses for trading of monetary derivatives	(4,712,933)	(2,247,598)
	(2,004,932)	232,245

28. NET GAIN/ (LOSS) FROM HELD FOR TRADING SECURITIES

	<i>For the nine-month period ended 30 September 2026 VND million</i>	<i>For the nine-month period ended 30 September 2025 VND million</i>
Income from trading of securities held for trading	-	3,912
Expenses for trading of securities held for trading	-	(2,235)
	-	1,677

29. NET GAIN/ (LOSS) FROM HELD FOR INVESTMENT SECURITIES

	<i>For the nine-month period ended 30 September 2026 VND million</i>	<i>For the nine-month period ended 30 September 2025 VND million</i>
Income from trading of investment securities	35,250	48,158
Expenses for trading of investment securities	(26,735)	(57,300)
Provision (charged)/reversed for investment securities (Note 12.2)	20,676	(118,450)
	29,191	(127,592)

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

30. NET GAIN FROM OTHER OPERATING ACTIVITIES

	<i>For the nine-month period ended 30 September 2026 VND million</i>	<i>For the nine-month period ended 30 September 2025 VND million</i>
Other operating income	6,413,392	5,599,973
Income from other derivatives	2,175,787	2,786,817
Income from bad debt recoveries	2,154,152	1,991,040
Income from disposal of fixed assets	698	8,798
Income from disposal of other assets	8,267	43,546
Income from debt selling activities	51,312	91,443
Income from contracts breach penalty	1,804	174
Other income	2,021,372	678,155
Other operating expenses	(1,912,332)	(2,896,861)
Expenses for other derivatives	(1,822,610)	(2,732,136)
Expenses from disposal of other assets	(5,855)	(43,146)
Other expenses	(83,867)	(121,579)
	4,501,060	2,703,112

31. INCOME FROM INVESTMENTS IN OTHER ENTITIES

	<i>For the nine-month period ended 30 September 2026 VND million</i>	<i>For the nine-month period ended 30 September 2025 VND million</i>
Dividend income from capital contribution, share purchases	3,934	210,937
	3,934	210,937

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

32. OPERATING EXPENSES

	<i>For the nine-month period ended 30 September 2026 VND million</i>	<i>For the nine-month period ended 30 September 2025 VND million</i>
Tax, duties and fees	728	2,111
Personnel expenses	5,742,828	5,544,354
<i>In which:</i>		
- Salary and allowances	5,327,738	5,197,628
- Expenses related to salary	243,278	199,373
- Subsidy	68,158	60,703
- Other allowances	103,654	86,650
Fixed asset expenses	1,498,597	1,339,723
<i>In which:</i>		
- Depreciation and amortization of fixed assets	442,089	332,523
- Operating leases	643,940	627,651
Administrative expenses	961,179	772,630
Other provision charged/ (reversed)	2,869	(107,868)
- Provision (reversed)/ charged for other long-term investments (Note 13.3)	-	(111,353)
- Provision charged/ (reversed) for doubtful debts (Note 15.4)	2,869	3,485
Insurance fee for customer deposits	455,624	366,023
IT expenses	660,186	498,391
Non-deductible input VAT	154,114	104,880
Other operating expenses	789,450	622,084
	10,265,575	9,142,328

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

33. PROVISION EXPENSE FOR CREDIT LOSSES

	<i>For the nine-month period ended 30 September 2026 VND million</i>	<i>For the nine-month period ended 30 September 2025 VND million</i>
Provision charged for loans to customers (Note 10)	13,341,609	10,529,435
Provision charged/ (reversed) for debt purchased (Note 11)	11,171	112,525
	13,352,780	10,641,960

34. CASH AND CASH EQUIVALENTS

Cash and cash equivalents included in the separate cash flow statement comprise the following amounts on the separate statement of financial position:

	<i>30 September 2026 VND million</i>	<i>31 December 2025 VND million</i>
Cash and cash equivalent on hand	3,777,819	2,774,182
Balances with the SBV	25,090,191	12,963,936
Demand accounts at other credit institutions	36,524,627	10,641,822
Placement with other credit institutions with original terms of three months or less	174,003,325	185,375,746
Securities with maturity date not exceed three months from purchasing date	7,643,924	1,696,322
	247,039,886	213,452,008

35. EMPLOYEES' REMUNERATIONS

	<i>For the nine-month period ended 30 September 2026</i>	<i>For the nine-month period ended 30 September 2025</i>
I. Total average number of employees (persons) (only official employees)	18,620	15,715
II. Employees' remuneration (VND million)		
1. Total salary fund	5,179,652	5,099,410
2. Other remuneration	563,176	444,944
3. Total remuneration (1+2)	5,742,828	5,544,354
4. Average monthly salary	30.91	36.06
5. Average monthly remuneration	34.27	39.20

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

36. COLLATERAL AND MORTGAGES

36.1 *Assets, valuable papers received for mortgage, pledge and discount, rediscount*

Details of customers' collateral and mortgages as at the reporting date are as follows:

	<i>Book value</i>	
	<i>30 September 2026</i>	<i>31 December 2025</i>
	<i>VND million</i>	<i>VND million</i>
Real estates	767,558,194	675,021,499
Movable assets	136,789,279	110,151,377
Valuable papers	38,538,033	42,224,702
Others	2,302,746,522	1,800,840,802
	3,245,632,028	2,628,238,380

Assets, valuable papers pledged, mortgaged and discounted taken from other credit institutions as at the end of the period are as follows:

	<i>Book value</i>	
	<i>30 September 2026</i>	<i>31 December 2025</i>
	<i>VND million</i>	<i>VND million</i>
Valuable papers	17,065,780	6,091,000

36.2 *Assets, valuable papers for mortgage, pledge and discount, rediscount*

The face value of assets, valuable papers for mortgage, pledge, sold under agreement to repurchase and discount, rediscount at other credit institutions and set limit at SBV as at the period are as follows:

	<i>Book value</i>	
	<i>30 September 2026</i>	<i>31 December 2025</i>
	<i>VND million</i>	<i>VND million</i>
Valuable papers pledged or mortgaged (Note 12.1)	7,033,000	2,391,000
Valuable papers sold under agreements to repurchase (Note 12.1)	10,000,000	6,000,000
	17,033,000	8,391,000

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

37. CONTINGENT LIABILITIES AND COMMITMENTS

Details of contingent liabilities and commitments as at the end of the period are as follow:

	30 September 2026 VND million	31 December 2025 VND million
Loan guarantees	14,979,119	11,447,240
Foreign exchange commitments	722,706,359	541,657,441
- Foreign currency purchase commitments	5,132,934	6,965,590
- Foreign currency sale commitments	2,861,230	9,281,743
- Swap transaction commitment -receive	356,356,812	262,575,515
- Swap transaction commitment -pay	358,355,383	262,834,593
Letters of credit	30,237,171	19,751,533
- Letter of credit	30,513,819	20,139,278
Minus: margin deposit	(276,648)	(387,745)
Other guarantees	64,251,321	50,911,375
- Payment guarantees commitment	11,926,777	10,240,060
- Contract performance guarantees commitment	14,496,376	15,709,314
- Tender guarantees commitment	917,715	1,060,042
- Other guarantees commitment	40,219,265	25,861,416
Minus: margin deposits commitment	(3,308,812)	(1,959,457)
Other commitments	518,916,651	425,654,851
- Cross-currency interest rate swap commitment - receive	59,073,941	50,277,375
- Cross-currency interest rate swap commitment - pay	59,209,927	50,822,437
- Swap interest rate in one currency commitment	1,298,125	24,343,737
- Buying and selling valuable papers commitment	12,010,993	9,097,005
- Other commitments	387,323,665	291,114,297
In which: Unused revocable credit limits	385,715,466	289,395,576
	1,351,090,621	1,049,422,440

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

38. OTHER OFF-BALANCE-SHEET ITEMS

38.1 *Uncollected interests and fee receivables*

Details of uncollected interests and fee receivables at the end of the period are as follows:

	30 September 2026 VND million	31 December 2025 VND million
Uncollected loan interest	5,252,704	3,986,705
Uncollected security interest	29,839	29,839
Uncollected fee receivables	170,443	113,906
	5,452,986	4,130,450

38.2 *Bad debts written off*

Details of bad debts written off at the end of the period are as follow:

	30 September 2026 VND million	31 December 2025 VND million
Principal of bad debt written off under monitoring	41,979,314	35,302,009
Interest of bad debt written off under monitoring	65,901,111	49,214,699
	107,880,425	84,516,708

38.3 *Other assets and documents*

	30 September 2026 VND million	31 December 2025 VND million
Other assets kept nominally	248,027,144	212,022,067
Outsourced assets (*)	-	-
Foreclosed assets	133,939	62,845
Other valuable documents being kept	18,983,428	19,217,177
	267,144,511	231,302,089

(*) Due to insufficient information and lack of detailed guidance on value under Vietnamese Accounting Standards and Financial Reporting Regime for Credit Institutions, the Bank does not present these items.

39. RELATED PARTIES

Parties are considered related to the Bank if one party has the ability, directly or indirectly, to control the other party or to exert significant influence over the other party in making financial and operational decisions, or when the Bank and the other party are subject to common control or under common significant influence. Such related parties may include companies or individuals, including their close family members.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

39. RELATED PARTIES (continued)

Significant transactions of the Bank with its related parties in the period are as follow:

Related parties / Transaction	Value	
	<i>For the nine-month period ended 30 September 2026 VND million</i>	<i>For the nine-month period ended 30 September 2025 VND million</i>
GPBank - Subsidiary		
Interest expenses for deposits	(73,569)	(29,701)
Expense from derivative contracts	(1,400)	-
Interest income from deposits at the subsidiary	312	-
Revenue from derivative contracts	205	-
Other income	41,450	-
OPES - Subsidiary		
Expense for insurance	(6,008)	(7,191)
Interest expenses for valuable papers issued	(30,611)	-
Interest expenses for deposits	(18,437)	(28,996)
Dividend received from subsidiary	-	207,790
Revenue from insurance	79,900	88,068
Revenue from other services	184	136
Capital contribution in subsidiary		
VPB AMC - Subsidiary		
Interest expenses for deposits	(1,229)	(1,199)
VPB SMBC FC - Subsidiary		
Interest expenses for deposits	(85,536)	(70,586)
Interest income from deposits at the subsidiary	1,238,074	836,586
Revenue from other services	2,712	3,607
VPBankLife - Subsidiary		
Interest expenses for deposits	(2,818)	-
Capital contribution in subsidiary	(1,780,000)	-
VPBankS - Subsidiary		
Interest expenses for deposits	(56,344)	(36,226)
Expense from derivative contracts	(167,088)	(121,713)
Revenue from other services	803	748
Revenue from derivative contracts	245,585	126,089
SMBC - Major shareholder		
Other expenses	(340,895)	(158,287)
Interest expenses for deposits	(42)	-
Interest expenses on loans from SMBC	(398,154)	(795,404)
Expense from derivative contracts	(227,826)	(529,643)
Interest income from deposits at the SMBC	193,907	72,760
Revenue from other services	2,682	-
Revenue from derivative contracts	309,259	568,656
Members of the Board of Management, Board of Supervision and Board of Directors		
Interest expenses for deposits	(17,416)	(3,171)

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

39. RELATED PARTIES (continued)

Significant receivables and payables with related parties are as follows:

Related parties / Transaction	Receivables/ (Payables)	
	30 September 2026 VND million	31 December 2025 VND million
GPBank - Subsidiary		
Valuable papers issued by VPBank	-	(1,000,000)
Interest receivable from derivative contracts	319	-
Interest payable on valuable papers to the subsidiary	-	(44,753)
Interest payable on deposits from the subsidiary	(1,094)	(1,028)
Term deposits from the subsidiary	(1,609,675)	(3,760,548)
Demand deposits from the subsidiary	(448,959)	(9,958)
Demand deposits at the subsidiary	5	-
OPES - Subsidiary		
Valuable papers issued by VPBank	(1,391,290)	-
Receivables from insurance and other services	13,034	11,523
Other payables	-	(695)
Interest payable on valuable papers to the subsidiary	(21,920)	-
Interest payable on deposits from the subsidiary	(5,953)	(7,221)
Term deposits from the subsidiary	(309,223)	(1,360,355)
Demand deposits from the subsidiary	(768,330)	(302,347)
VPB AMC - Subsidiary		
Interest payable on deposits from the subsidiary	(45)	(46)
Term deposits from the subsidiary	(55,500)	(52,500)
Demand deposits from the subsidiary	(619)	(110)
VPB SMBC FC - Subsidiary		
Purchase of Debt from a Subsidiary	249,855	35,776
Other receivables	3,914	-
Interest receivable on deposits at the subsidiary	148,547	84,990
Other payables	(7,929)	-
Interest payable on deposits from the subsidiary	(995)	(100)
Term deposits from the subsidiary	(5,190,000)	(420,000)
Term deposits at the subsidiary	26,000,000	23,040,000
Demand deposits from the subsidiary	(273,934)	(689,984)
VPBankLife - Subsidiary		
Interest payable on deposits from the subsidiary	(2,769)	-
Term deposits from the subsidiary	(650,000)	-
Demand deposits from the subsidiary	(184,449)	-

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

39. RELATED PARTIES (continued)

Significant receivables and payables with related parties are as follows:

Related parties / Transaction	Receivables/ (Payables)	
	30 September 2026 VND million	31 December 2025 VND million
VPBankS - Subsidiary		
Other receivables	50,656	-
Interest receivable from derivative contracts	62,149	30,177
Other payables	(27)	-
Interest payable on deposits from the subsidiary	(4,580)	(15,597)
Interest payable for derivative contracts	(34,085)	(27,163)
Term deposits from the subsidiary	(120,000)	(2,420,000)
Demand deposits from the subsidiary	(3,007,238)	(6,319,450)
SMBC - Major shareholder		
Prepaid expenses	1,190,048	738,003
Deferred income	(1,682)	-
Interest receivable on deposits at SMBC	-	1,053
Interest receivable from derivative contracts	28,030	105,909
Interest payable on borrowing from SMBC	(127,447)	(435,881)
Interest payable for derivative contracts	(24,412)	(95,133)
Term deposits at SMBC	-	10,527,400
Demand deposits from SMBC	(780)	(235,951)
Demand deposits at SMBC	316,606	313,920
Borrowing from SMBC	(14,519,658)	(41,954,334)
Members of the Board of Management, Board of Supervision and Board of Directors		
Interest payable on deposits and valuable papers	(9,704)	(1,973)
Credit card balance	973	9,218
Term deposits and value papers	(324,600)	(310,386)
Demand deposits	(19,887)	(21,872)

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

39. RELATED PARTIES (continued)

The value of derivative contracts and foreign currency trading of related parties are detailed as follows:

<i>Related parties</i>	<i>30 September 2026</i>	<i>31 December 2025</i>
	<i>VND million</i>	<i>VND million</i>
GPBank - Subsidiary	1,038,898	-
VPBankS - Subsidiary	13,239,940	4,048,285
SMBC - Major shareholder	7,705,712	19,499,289

Remuneration of Members of Board of Directors, Board of Supervision and salary of Chief Executive Officer in the period are as follow:

		<i>For the nine-month period ended 30 September 2026</i>	<i>For the nine-month period ended 30 September 2025</i>
	<i>Title</i>	<i>VND million</i>	<i>VND million</i>
Members of the Board of Directors			
Mr. Ngo Chi Dung	Chairman	(2,609)	(2,520)
Ms. Pham Thi Nhung	Vice Chairwoman	(1,141)	-
Mr. Bui Hai Quan	Vice Chairman	(2,429)	(2,340)
Mr. Lo Bang Giang	Vice Chairman	(2,429)	(2,340)
Mr. Nguyen Duc Vinh	Member	-	-
Mr. Takeshi Kimoto	Member	-	-
Mr. Daniel Ashton Carroll	Independent member	(1,800)	-
Mr. Mai Xuan Hung	Independent member	(900)	-
Members of the Board of Supervision		(7,467)	(5,369)
Chief Executive Officer			
Mr. Nguyen Duc Vinh	Chief Executive Officer	(9,924)	(8,523)

Besides the transactions and balances presented above, the Bank does not have any other significant transactions, receivables, or payables with its related parties as at 30 September 2026 and the period then ended.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

40. CONCENTRATION OF ASSETS, LIABILITIES AND OFF-BALANCE SHEET ITEMS BY GEOGRAPHICAL REGIONS

Concentration of counterparties of the Bank and its subsidiaries by geographical regions as at the end of the period are as follows:

	<i>Domestic VND million</i>	<i>Foreign VND million</i>	<i>Ttotal VND million</i>
Loan to customers, debt purchased and credit granting to other credit institutions	1,114,306,753	194,936	1,114,501,689
Total fund mobilization	1,124,623,735	162,295,007	1,286,918,742
Credit commitments and other guarantees	113,053,071	-	113,053,071
Derivatives instruments	1,860,919	296,798	2,157,717
Securities held for trading and investment securities	80,835,289	-	80,835,289

41. FINANCIAL RISK MANAGEMENT POLICIES

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

- credit risk;
- liquidity risk; and
- market risk

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

Risk management framework

The Board of Directors ("BOD") has overall responsibility for the establishment and oversight of the risk management framework and is ultimately responsible for the quality and effectiveness of the Bank's risk management. To facilitate this oversight function, the Bank's BOD has established an Assets and Liabilities Committee ("ALCO") and a Risk Committee ("RCO"), which are responsible for developing and monitoring key risk management policies for specific areas authorized by the BOD and periodically reporting to the BOD on their activities. These committees include both voting and non-voting members.

The Bank's risk management framework is established to form key principles in managing and controlling significant risks arising from the Bank's activities. Based on this, specific policies and regulations for each type of risk are established to assist the Bank in analyzing and determining appropriate risk limits, controlling and monitoring measures and ensuring adherence to the limits.

Risk management policies and systems are reviewed regularly to reflect changes in market conditions, products and services offered. The Bank, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment, in which all employees understand their roles and obligations.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

41. FINANCIAL RISK MANAGEMENT POLICIES (continued)

41.1 Credit risk

The Bank is subject to credit risk through its loans to customers, placements with and loans to other banks and investments in corporate bonds and in cases where it acts as an intermediary on behalf of customers or other third parties or issues guarantees. Credit risk arises when a customer, obligor or partner fails to perform or improperly performs or does not fulfill their obligations under the commitments and agreements entered into with the Bank. The Bank's primary exposure to credit risk arises through its loans and advances to corporates and retail customers and investments in corporate bonds. The amount of credit exposure in this regard is represented by the carrying amounts of the assets on the separate statement of financial position. In addition, the Bank is exposed to off statement of financial position credit risk through guarantees commitments, letters of credit and derivatives issued.

Credit risk management

Credit risk is the one that exerts the largest impact on the Bank's income and capital. The Bank has established a credit risk appetite on the basis of managing credit activities in a prudent manner and pre-determined credit limits including the credit concentration risk limits and adhering to the Bank's risk tolerance. In principle, the Bank identifies and manages credit risk in all activities and products with potential credit risk and ensures that the Bank provides new products only when sufficient regulations and procedures related to new products or operation in new markets in order to identify, measure, evaluate, monitor and control critical exposure risks are in place. To keep credit risks under control, the Bank's policy is to engage in transactions with reliable partners, and request its partners to take guarantee measures as and when required.

The credit risk management system is operating based on the principles of independence and centralization. Accordingly, the development of risk management policies, determination of risk limits and risk monitoring, risk reporting and risk control are implemented independently and centrally at the Risk Management Division. The reports from the Risk Management Division are a basis for RCO to issue key credit decisions.

The Bank measures credit risks, makes allowances and complies with safe ratios for loan and advances to customers and to other credit institutions in accordance with relevant regulations of the SBV.

The Bank's overall approach to credit risk is a risk-based approach. Accordingly, credit approval or credit valuation decisions as well as the behavioral methods in monitoring and classifying credits and controlling credit risks are being designed following the risk levels of customers. To this end, key activities being implemented by the Bank include the following:

- Focusing on completion of data infrastructure used for developing credit rating and risk classification systems in accordance with international standards;
- Developing and completing the credit rating system and the scorecard system
- Gathering and reviewing credit policies/documents of the whole system to reassess the integrity and responsiveness to the requirements specified in the policies of Risk Management Framework;
- Completing the credit quality monitoring mechanism for the entire life cycle of a loan;
- Developing an early credit risk warning system; and
- Developing a debt recovery and restructuring system.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

41. FINANCIAL RISK MANAGEMENT POLICIES (continued)

41.1 Credit risk (continued)

The maximum exposures to credit risk relating to asset groups, which are equivalent to their carrying values in the separate statement of financial position, are listed below:

	<i>Not past due</i> <i>VND million</i>	<i>Past due but not impaired</i> <i>VND million</i>	<i>Past due and individually impaired</i> <i>VND million</i>	<i>Total</i> <i>VND million</i>
Placements with and credit granting to other credit institutions - gross	223,451,611	-	-	223,451,611
- <i>Placements with other credit institutions</i>	210,527,952	-	-	210,527,952
- <i>Credit granting to other credit institutions</i>	12,923,659	-	-	12,923,659
Loans to customers and debts purchased - gross	1,036,641,454	5,263,583	59,672,993	1,101,578,030
Investment securities - gross (*)	80,819,932	-	-	80,819,932
Other assets- gross	36,788,124	-	51,637	36,839,761
Total	1,377,701,121	5,263,583	59,724,630	1,442,689,334

(*) *Excluding equity securities*

The above table presents the worst scenario in which the Bank will incur the maximum credit exposures as at 30 September 2026, without taking into account of any collateral held or their credit enhancement.

The Bank's not past due assets include: group 1 debts in accordance with Circular 31; loans that meet the requirements of Circular 53 prescribing that CIs and foreign banks' branches restructure debt repayment terms and kept the debt groups unchanged support customers in difficulty; securities, receivables and other assets that are not past due and are not required to make provisions in accordance with Circular 48 and Circular 24. The Bank estimates that it is capable of recovering these assets in full and on time in the future.

The Bank's overdue financial assets are classified according to each partner with credit risk according to quantitative methods guided by Circular 31 and Circular 53.

The financial assets are past due but not impaired due to the Bank is currently holding the sufficient collateral assets to cover for credit losses in accordance with the current regulations of the SBV. The Bank is currently holding collateral in the form of real estates, mobile assets, valuable papers and other types for the above collateral. However, it has not been able to determine the fair value of such assets due to the inadequacy of specific guidance from the SBV and other authorities nor necessary market information.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

41. FINANCIAL RISK MANAGEMENT POLICIES (continued)

41.2 Market risk

Market risk is risk of losses due to unexpected and adverse changes in market price factors (including interest rates, exchange rates, equity prices, commodity price, etc.) that will affect the Bank's income and capital.

(a) Interest Rate Risk

Interest rate risk arises when there is a difference in repricing term of interest rate between assets and liabilities. All credit, mobilization and investment activities of the Bank incur interest rate risks.

Based on the "interest rate sensitive" status according to each period of interest rate changes, indicators such as assets, capital and off-balance sheet assets are classified into the terms of the "interest rate gap" table of the Bank.

Interest rate repricing term for items with fixed interest rates is the remaining time until the maturity of the asset, for floating interest rates it is the remaining time until the nearest interest rate repricing period.

The following assumptions and conditions are applied in constructing the "Interest rate risk gap" table:

- Cash and gold, balances with the SBV, long-term investments, fixed assets, other assets and other liabilities are classified as "Non-interest bearing";
- The interest repricing term of held-for-trading securities and investment securities is calculated based on the remaining contractual payment/maturity date if those securities have a fixed interest rate or based on the nearest repricing date if these securities have a floating interest rate;
- The interest repricing term of placement at and loans to other FIs, derivatives, loans to customers, debts purchased; balances with the Government and the SBV; placement and borrowings from other FIs, and deposits from customers are identified as follows:
 - Items with fixed interest rates: repricing term based on contractual maturity date since the reporting date of the separate financial statements;
 - Items with floating interest rates: repricing term based on the nearest repricing date since the reporting date of the separate financial statements.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

41. FINANCIAL RISK MANAGEMENT POLICIES (continued)

41.2 Market risks (continued)

(a) Interest rate risk

The below table shows an analysis of the interest re-pricing period of assets and liabilities as at 30 September 2026

	Overdue VND million	Non-interest bearing VND million	Interest re-pricing period						Total VND million
			Up to 1 month VND million	From 1 to 3 months VND million	From 3 to 6 months VND million	From 6 to 12 months VND million	From 1 to 5 years VND million	Over 5 years VND million	
Assets									
Cash, gold and gemstones	-	3,777,819	-	-	-	-	-	-	3,777,819
Balances with the State Bank of Vietnam	-	25,090,191	-	-	-	-	-	-	25,090,191
Placement with and credit granting to other CIs - gross	-	-	214,722,485	8,700,702	3,382	25,042	-	-	223,451,611
Loans to customers and debts purchased - gross	11,707,358	-	409,946,956	210,000,634	281,596,208	137,792,272	49,789,367	745,235	1,101,578,030
Investment securities - gross	-	15,357	20,976,232	5,117,516	7,742,613	437,997	34,874,337	11,671,237	80,835,289
Long-term investments - gross	-	25,037,500	-	-	-	-	-	-	25,037,500
Fixed assets	-	12,396,615	-	-	-	-	-	-	12,396,615
Other assets - gross	51,637	42,377,993	-	-	-	-	-	-	42,429,630
Total assets	11,758,995	108,695,475	645,645,673	223,818,852	289,342,203	138,255,311	84,663,704	12,416,472	1,514,596,685
Liabilities									
Borrowings from the Government and the SBV	-	-	25,665	-	1,010	-	-	-	26,675
Deposits and borrowings from FIs and other CIs	-	-	242,362,726	44,334,468	30,570,928	11,335,998	-	-	328,604,120
Customer deposits	-	-	209,303,143	137,274,998	272,318,819	144,106,833	23,777,399	394	786,781,586
Derivatives and other financial liabilities	-	-	8,138,259	3,621,183	5,263,225	(2,886,115)	(11,978,835)	-	2,157,717
Other borrowed and entrusted fund	-	-	713	5,252	3,032	6,064	43,672	8,962	67,695
Valuable papers issued	-	-	6,560,000	19,329,510	64,995,891	47,738,365	32,814,900	-	171,438,666
Other liabilities	-	37,379,092	-	-	-	-	-	-	37,379,092
Total liabilities	-	37,379,092	466,390,506	204,565,411	373,152,905	200,301,145	44,657,136	9,356	1,326,455,551
Interest sensitivity gap (balance sheet)	11,758,995	71,316,383	179,255,167	19,253,441	(83,810,702)	(62,045,834)	40,006,568	12,407,116	188,141,134
Interest sensitivity gap (off-balance sheet)	-	-	819,196	(10,644)	(796,011)	117,542	-	-	130,083
Interest sensitivity gap (on, off-balance sheet)	11,758,995	71,316,383	180,074,363	19,242,797	(84,606,713)	(61,928,292)	40,006,568	12,407,116	188,271,217

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

41. FINANCIAL RISK MANAGEMENT POLICIES (continued)

41.2 Market risks (continued)

(b) Currency risk

Currency risk (commonly referred to as exchange-rate risk) is the risk of losses due to negative changes in the fair value of positions measured in local currency due to exchange rate fluctuations. Foreign currency positions as well as positions in gold and other precious metals bear exchange rate risk. Exchange rate risk arises in case the portfolio or specific position contains spot or future cash flows denominated or indexed to currency other than local currency. Exchange rate risk originates both in Trading Book and Banking Book. Exchange rate risk directly affects the statement of financial position and statement of profit or loss since assets, liabilities and earnings in foreign currency need to be converted into the reference currency.

Currency risk management

Exchange rate risk is managed by the means of limits on open FX position in every currency as well as total open FX position. The Bank's management has set limits on position for each currency in accordance with the Bank's business strategy and the SBV's regulations. VND is the major currency of transactions within the Bank; USD is transacted by loans, deposits and derivatives; other currencies are very tiny proportion of the Bank's assets and liabilities. Open currency positions are monitored on a daily basis and hedging strategies used to ensure positions are maintained within established limits.

Exchange rates of major currencies as at the reporting date are presented in *Note 46*.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

41. FINANCIAL RISK MANAGEMENT POLICIES (continued)

41.2 Market risks (continued)

(b) Currency risk

The following table presents assets and liabilities in foreign currencies translated into VND as at 30 September 2026:

	<i>EUR equivalent VND million</i>	<i>USD equivalent VND million</i>	<i>Gold equivalent VND million</i>	<i>Other currencies equivalent VND million</i>	<i>Total VND million</i>
Assets					
Cash, gold and gemstones	74,207	716,167	7,168	89,128	886,670
Balances with the State Bank of Vietnam	1,574	635,203	-	-	636,777
Placement with and credit granting to other CIs - gross	129,905	61,792,462	-	794,451	62,716,818
Loans to customers and debts purchased - gross	29,564	18,544,295	-	-	18,573,859
Other assets - gross	92	1,666,795	-	4,808	1,671,695
Total assets	235,342	83,354,922	7,168	888,387	84,485,819
Liabilities					
Deposits and borrowings from the Government and the SBV, financial institutions and other credit institutions	15,728	173,119,148	-	-	173,134,876
Customer deposits	126,447	18,145,692	-	186,673	18,458,812
Derivatives and other financial liabilities	77,246	(113,456,954)	-	175,156	(113,204,552)
Valuable papers issued	-	7,788,750	-	-	7,788,750
Other liabilities	2,014	2,531,859	-	447,480	2,981,353
Total liabilities	221,435	88,128,495	-	809,309	89,159,239
FX position on statement of financial position	13,907	(4,773,573)	7,168	79,078	(4,673,420)
FX position off-balance sheet	(3,492)	2,334,456	-	(59,260)	2,271,704
Net on, off-balance sheet FX position	10,415	(2,439,117)	7,168	19,818	(2,401,716)

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

41. FINANCIAL RISK MANAGEMENT POLICIES (continued)

41.2 Market risks (continued)

(c) Liquidity risk

Liquidity risk is the risk that the Bank will not be able to meet its financial obligations as and when they fall due, or that the Bank will be able to meet its financial obligations as and when they fall due but significant losses are required to meet such obligations. Liquidity risk may lead to negative effect on the Bank's profit, reputation, equity, even causes the Bank's bankruptcy.

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

- Balances with the SBV are classified as payment deposits with a maturity of up to 1 month, which includes required reserve deposits. The balance of required reserve deposits depends on the composition and maturity of the Bank's customer deposits;
- The maturity of securities held for trading is considered to have a maturity of less than 1 month because these securities are held in the short term for profit taking on price differences;
- The maturity of investment securities is based on the maturity dates of each type of securities. In particular, securities issued/guaranteed by the Government, although classified as long-term according to the remaining term, are liquid assets on the market and can be completely converted into cash within a short period of time;
- The maturity of balances with and loans to financial institutions, other credit institutions and loans to customers is determined based on the contractual maturity date. Actual maturity date may change due to loan contracts being extended/ prepaid;
- The maturity of capital contributions, equity investments is considered to be over five (5) years because these investments do not have a definite maturity or a time specified in the Investment Resolution of the Bank;
- The maturity of deposits and loans from financial institutions, other credit institutions, customer deposits, Government borrowings and other assets are determined based on either the nature of the assets or the maturity date on the contract. Payment deposit accounts are processed according to customer requests and are classified as demand deposits. Maturity for loans and term deposits is determined based on the contractual maturity date. In practice, they may be rolled over and maintained for longer periods than the original maturity;
- The maturity of fixed assets is categorised over 5 years because the Bank has intention to hold them for long-term.
- The maturity term of issued securities is determined based on the contractual maturity;
- The maturity term of other liabilities is classified as "up to one month".

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NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
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41. FINANCIAL RISK MANAGEMENT POLICIES (continued)

41.2 Market risks (continued)

(c) Liquidity risk (continued)

The table below presents the analysis of remaining maturity of assets and liabilities of the Bank as at 30 September 2026

	<i>Overdue</i>		<i>Current</i>					<i>Total VND million</i>
	<i>Within 3 months VND million</i>	<i>Above 3 months VND million</i>	<i>Up to 1 months VND million</i>	<i>From 1 to 3 months VND million</i>	<i>From 3 to 12 months VND million</i>	<i>From 1 to 5 years VND million</i>	<i>Over 5 years VND million</i>	
Assets								
Cash, gold and gemstones	-	-	3,777,819	-	-	-	-	3,777,819
Balances with the State Bank of Vietnam	-	-	25,090,191	-	-	-	-	25,090,191
Placement with and credit granting to other CIs - gross	-	-	214,722,485	8,700,702	28,424	-	-	223,451,611
Loans to customers and debts purchased - gross	3,221,390	8,485,968	107,273,732	112,546,156	340,531,500	324,629,570	204,889,714	1,101,578,030
Investment securities - gross	-	-	19,991,587	5,067,678	8,088,010	35,925,176	11,762,838	80,835,289
Long-term investments - gross	-	-	-	-	-	-	25,037,500	25,037,500
Fixed assets	-	-	-	-	-	-	12,396,615	12,396,615
Other assets - gross	-	51,637	36,935,888	1,537,042	3,905,063	-	-	42,429,630
Total assets	3,221,390	8,537,605	407,791,702	127,851,578	352,552,997	360,554,746	254,086,667	1,514,596,685
Borrowings from the Government and the SBV	-	-	25,665	-	1,010	-	-	26,675
Deposits and borrowings from FIs and other CIs	-	-	152,899,067	14,738,569	46,319,343	111,531,497	3,115,644	328,604,120
Customer deposits	-	-	209,303,143	137,274,998	416,425,652	23,777,399	394	786,781,586
Derivatives and other financial liabilities	-	-	443,303	854,879	822,837	36,698	-	2,157,717
Other borrowed and entrusted fund	-	-	713	1,897	10,510	45,613	8,962	67,695
Valuable papers issued	-	-	1,160,000	10,869,510	66,885,364	92,523,792	-	171,438,666
Other liabilities	-	-	37,379,092	-	-	-	-	37,379,092
Total liabilities	-	-	401,210,983	163,739,853	530,464,716	227,914,999	3,125,000	1,326,455,551
Net liquidity gap	3,221,390	8,537,605	6,580,719	(35,888,275)	(177,911,719)	132,639,747	250,961,667	188,141,134

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

41. FINANCIAL RISK MANAGEMENT POLICIES (continued)

41.2 *Market risks* (continued)

(d) *Other market price risk*

Other than the assets and liabilities presented above, the Bank are not exposed to other market price risks with risk levels accounting for 5% of the Bank' net income or with value of relating assets/liabilities accounting for 5% of the Bank' total assets.

42. FINANCIAL ASSETS AND FINANCIAL LIABILITIES

On 6 November 2009, the Ministry of Finance issued Circular No. 210/2009/TT-BTC providing guidance for the adoption in Vietnam of the International Financial Reporting Standards on presentation and disclosures of financial instruments ("Circular 210") with effectiveness from financial year beginning on or after 1 January 2011.

The Circular 210 only regulates the presentation of financial statements and disclosures financial instruments, therefore, the below definitions of financial assets, financial liabilities and other relating definitions are applied solely for the preparation of this Note. The Bank's assets and liabilities are still recognized and recorded in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions, regulations of the State Bank of Vietnam and statutory requirements relevant to preparation and presentation of the separate financial statements.

Financial assets

Under Circular 210, financial assets of the Bank include balance with the SBV and placement with other credit institutions, loans to customers and credit granting to other institutions, investment security, other receivables and currency derivative contracts.

Financial assets within the scope of Circular 210, for disclosures in the notes to the separate financial statements, are classified into either of the followings:

- *Financial asset at fair value through profit or loss:*

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

- a) A financial asset is classified as held for trading if:

- It is acquired or incurred principally for the purpose of reselling or repurchasing it in the near term;
- There is evidence of a recent actual pattern of short-term profit-taking; or
- It is a derivative (except derivative that is a financial guarantee contract or effective hedging instrument).

- b) Upon initial recognition, it is designated by the entity as at fair value through profit or loss.

- *Held to maturity investments*

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

- a) Those that the entity upon initial recognition designates as at fair value through profit or loss;
- b) Those that the entity designates as available for sale;
- c) Those meet the definition of loans and receivables.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

42. FINANCIAL ASSETS AND FINANCIAL LIABILITIES (continued)

Financial assets (continued)

- *Loans and receivables*

Loans and receivables are non-derivative with fixed payments or can be recognized and are not quoted on the market, unless:

- a) Those that the Bank intends to sell immediately or in the near future are classified as assets held for trading purposes, and others that are the same time or initial recognition that the entity classified at fair value according to result of statement of profit or loss;
- b) Those that the Bank classifies as available-for-sale at the time of initial recognition; or
- c) Those that the holders may not recover most of the initial investment cost, not due to the impairment of the credit quality and are classified as available-for-sale

- *Available-for-sale financial assets*

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

- a) Loans and receivables;
- b) Held-to-maturity investments;
- c) Financial assets at fair value through profit or loss.

Financial liabilities

According to Circular 210 financial liabilities of the Bank includes deposits and borrowings from other institutions, valuable papers issued and other financial liabilities.

Financial liabilities within the scope of Circular 210, for disclosures in the notes to the separate financial statements, are classified into either of the followings:

- *Financial liability at fair value through profit or loss:*

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

- a) It is classified as held for trading. A financial liability is classified as held for trading if:
 - ✓ It is acquired or incurred principally for the purpose of reselling or repurchasing it in the near term;
 - ✓ There is evidence of a recent actual pattern of short-term profit-taking; or
 - ✓ It is a derivative (except derivative that is a financial guarantee contract or effective hedging instrument).
- b) Upon initial recognition, it is designated by the entity as at fair value through profit or loss.

- *Financial liabilities at amortized cost:*

Financial liabilities that are not classified as at fair value through profit or loss are classified as at amortized cost.

Offsetting of financial assets and financial liabilities

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

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

42. FINANCIAL ASSETS AND FINANCIAL LIABILITIES (continued)

The carrying value and fair value of financial assets and liabilities as at 30 September 2026 are presented as follows:

	<i>Carrying value</i>						
	<i>Financial assets at fair value through profit and loss VND million</i>	<i>Held-to-maturity VND million</i>	<i>Loans and receivables VND million</i>	<i>Available-for-sale VND million</i>	<i>Other assets and liabilities recorded at amortized cost VND million</i>	<i>Total VND million</i>	<i>Fair value VND million</i>
Cash, gold and gemstones	-	-	3,777,819	-	-	3,777,819	3,777,819
Balances with the State Bank of Vietnam	-	-	25,090,191	-	-	25,090,191	(*)
Placements with and credit granting to other credit institutions - gross	-	-	223,451,611	-	-	223,451,611	(*)
Loan to customers and debts purchased - gross	-	-	1,101,578,030	-	-	1,101,578,030	(*)
Available-for-sale securities - gross	-	-	-	80,835,289	-	80,835,289	(*)
Long-term investments - gross	-	-	-	189,210	-	189,210	(*)
Other assets - gross	1,410,838	-	32,509,151	2,102,269	-	36,022,258	(*)
	1,410,838	-	1,386,406,802	83,126,768	-	1,470,944,408	
Amounts due to the Government and the SBV	-	-	-	-	26,675	26,675	(*)
Deposits and borrowings from financial institutions and other credit institutions	-	-	-	-	328,604,120	328,604,120	(*)
Customer deposits	-	-	-	-	786,781,586	786,781,586	(*)
Derivatives and other financial liabilities	2,157,717	-	-	-	-	2,157,717	(*)
Other borrowed and entrusted funds	-	-	-	-	67,695	67,695	(*)
Valuable papers issued	-	-	-	-	171,438,666	171,438,666	(*)
Other liabilities	405,378	-	-	-	31,890,228	32,295,606	(*)
	2,563,095	-	-	-	1,318,808,970	1,321,372,065	

(*) The Bank has not determined the value of this item due to insufficient information and lack of detailed guidance on value under Vietnamese Accounting Standard and Financial Reporting Regime for Credit Institutions.

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

43. SEGMENT INFORMATION

A segment is a component determined separately by the Bank which is engaged in providing related products or services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

43.1 The primary segment information by business segment

The Bank has one business segment – the banking operation, which principal activities, products and services are as follows:

- Mobilizing deposits;
- Providing credit;
- Wire transfer; settlement service; and
- Other banking operation.

The Bank's management identifies that there is only one business segment and hence, risks and returns are only in this one business segment. Therefore, the presentation of business segment information is not required.

43.2 The supplementary segment information by geographical area

The Bank's principal activities are mainly taking place within Vietnam. Therefore, the Bank's risks and returns are not impacted by the Bank's operations that are taken place in different locations. Therefore, the Bank's management identifies that the Bank has only one geographical segment. Accordingly, the presentation of geographical segment information is not required.

44. CHANGE IN NET PROFIT AFTER TAX

The separate profit after tax for quarter III of 2026 increased by VND2,641,155 million compared to the separate profit after tax for quarter III of 2025, equivalent to 51.76% increase due to the following reasons:

	<i>Total VND million</i>
Profit increase due to increase in interest and similar income	2,867,552
Profit increase due to increase in net fee and commission income	1,123,449
Profit decrease due to decrease in net gain from trading of foreign currencies	(749,960)
Profit increase due to increase in net gain from securities held for trading	172
Profit increase due to increase in net gain from investment securities	49,370
Profit increase due to increase in net gain from other operating activities	560,073
Profit increase due to increase in income from investments in other entities	787
Profit decrease due to increase in operating expenses	(371,205)
Profit decrease due to increase in provision for credit losses	(179,049)
Change in profit before tax	3,301,189
Change in corporate income tax	(660,034)
Change in profit after tax	<u><u>2,641,155</u></u>

NOTE TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the nine-month period then ended

45. EVENTS AFTER THE REPORTING DATE

There have been no significant events occurring since reporting date that requires adjustment or disclosure to be made in separate financial statements.

46. EXCHANGE RATES OF APPLICABLE FOREIGN CURRENCIES AND GOLD AGAINST VND AT THE REPORTING DATE

	30 September 2026	31 December 2025
	VND	VND
AUD	18,137	17,627
CAD	18,346	19,224
CHF	31,186	33,149
CNY	3,872	3,761
DKK	3,160	3,160
EUR	29,596	30,982
GBP	34,519	35,413
JPY	166	169
NZD	14,707	15,211
SEK	3,078	3,078
SGD	20,361	20,501
THB	640	640
USD	25,963	26,319
Gold	14,000,000	15,355,000

(*) This is exchange rate for 0.1 tael of gold

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