

**INTERIM SEPARATE
FINANCIAL STATEMENTS**
FOR THE FIRST 6 MONTHS OF THE FISCAL YEAR
ENDING 31 DECEMBER 2025

**KIEN LONG
COMMERCIAL JOINT STOCK BANK**

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STATEMENT OF THE BOARD OF DIRECTORS

The Board of Directors of Kien Long Commercial Joint Stock Bank (hereinafter referred to as “the Bank”) presents this statement together with the Interim Separate Financial Statements for the first 6 months of the fiscal year ending 31 December 2025.

Business highlights

Kien Long Commercial Joint Stock Bank was established under the Establishment and Operation License No. 0056/NH-GP dated 18 September 1995 issued by the State Bank of Vietnam (SBV) and the Bank Establishment License No. 1115/GP-UB dated 02 October 1995 issued by the People’s Committee of Kien Giang Province.

The Bank has been operating in line with the Business Registration Certificate No. 1700197787, initially registered on 10 October 1995, granted by Kien Giang Province Department of Planning and Investment. During the Bank’s operation course, its Business Registration Certificate has been amended several times and the most recent amendment was made on 24 July 2024.

The Bank’s operation course is 50 years, starting from 18 September 1995.

Head office

- Address : No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province
- Tel. : +84 (029) 7386 9950
- Fax : +84 (029) 7387 7538

The principal business activities of the Bank consist of mobilizing short, medium and long-term deposits from organizations and individuals; granting short, medium and long-term loans based on the Bank’s capital resources; providing settlement and cashier services and other banking services in accordance with the approval of the SBV; contributing capital, acquiring shares, investing in bonds and trading foreign currencies under law requirements; providing custody services, security cabinets and safes for lease.

Board of Directors, Supervisory Board, Board of Management and Chief Accountant

The Board of Directors, the Supervisory Board, the Board of Management and the Chief Accountant of the Bank during the period and as at the date of this statement include:

The Board of Directors (BOD)

Full name	Position	Appointing/reappointing date
Mr. Tran Ngoc Minh	Chairman	Appointed on 09 July 2024
Ms. Nguyen Thi Hong Hanh	Vice Chairwoman	Appointed on 09 July 2024
Mr. Bui Thanh Hai	Member	Reappointed on 27 April 2023
Mr. Le Khac Gia Bao	Member	Appointed on 27 April 2023
Mr. Nguyen Cao Cuong	Member	Appointed on 27 April 2023
Ms. Nguyen Thi Thanh Huong	Member	Appointed on 27 April 2023
Ms. Nguyen Thuy Nguyen	Independent member	Appointed on 27 April 2023
Mr. Kim Minh Tuan	Independent member	Appointed on 26 October 2024
Mr. Nguyen Chi Hieu	Independent member	Appointed on 26 October 2024

The Supervisory Board

Full name	Position	Appointing/reappointing date
Ms. Do Thi Tuyet Trinh	Head of Supervisory Board	Appointed on 27 April 2023
Mr. Dang Minh Quan	Member	Reappointed on 27 April 2023
Ms. Hoang Thi Phuong	Member	Appointed on 27 April 2024
Ms. Nguyen Thi Khanh Phuong	Member	Appointed on 26 October 2024
Mr. Dao Ngoc Hai	Member	Appointed on 26 October 2024

KIEN LONG COMMERCIAL JOINT STOCK BANK
STATEMENT OF THE BOARD OF DIRECTORS (cont.)

The Board of Management (BOM) and the Chief Accountant

Full name	Position	Appointing/resigning/reappointing date
Mr. Tran Hong Minh	Acting General Director	Appointed on 09 July 2024
Mr. Nguyen Hoang An	Deputy General Director	Reappointed on 01 July 2025
Mr. Nguyen Van Minh	Deputy General Director	Reappointed on 05 January 2023
Mr. Tran Van Thai Binh	Deputy General Director	Reappointed on 24 May 2025
Ms. Nguyen Thi Hong Van	Deputy General Director	Appointed on 03 January 2025
Mr. Do Van Bac	Deputy General Director	Resigned on 23 May 2025
Ms. Vu Dang Xuan Vinh	Chief Accountant	Reappointed on 30 October 2024

Legal Representative

The Bank's legal representative during the period and as at the date of this statement is Mr. Tran Ngoc Minh – Chairman (appointed on 09 July 2024).

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the review on the Bank's Interim Separate Financial Statements for the first 6 months of the fiscal year ending 31 December 2025.

Responsibilities of the Board of Management

The Board of Management is responsible for the preparation of the Interim Separate Financial Statements to give a true and fair view of the interim separate financial position, the interim separate financial performance and the interim separate cash flows of the Bank during the period. In order to prepare these Interim Separate Financial Statements, the Board of Management must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state clearly whether the accounting standards applied to the Bank are followed or not, and all the material differences from these standards are disclosed and explained in the Interim Separate Financial Statements;
- prepare the Interim Separate Financial Statements of the Bank on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to frauds or errors in the preparation and presentation of the Interim Separate Financial Statements.

The Board of Management hereby ensures that all the proper accounting books of the Bank have been fully recorded and can fairly reflect the financial position of the Bank at any time, and that all the accounting books have been prepared in compliance with the applicable Accounting System. The Board of Management is also responsible for managing the Bank's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Board of Management hereby commits to the compliance with the aforementioned requirements in preparation of the Interim Separate Financial Statements.

Approval of the Interim Separate Financial Statements

The Board of Directors hereby approves the accompanying Interim Separate Financial Statements, which give a true and fair view of the interim separate financial position as of 30 June 2025 of the Bank, its interim separate financial performance and its interim separate cash flows for the first 6 months of the fiscal year ending 31 December 2025, in conformity with the Vietnamese Accounting Standards, the Financial Reporting Regime applicable to Credit Institutions issued by the State Bank of Vietnam and relevant statutory requirements on the preparation and presentation of the Interim Separate Financial Statements.

For and on behalf of the Board of Directors,



Tran Ngoc Minh
Chairman

Date: 27 August 2025

No. 1.1400/25/TC-AC

REPORT ON THE INTERIM FINANCIAL INFORMATION REVIEW**To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT
KIEN LONG COMMERCIAL JOINT STOCK BANK**

We have reviewed the accompanying Interim Separate Financial Statements of Kien Long Commercial Joint Stock Bank (hereinafter referred to as "the Bank"), which were prepared on 27 August 2025 (from page 06 to page 52), including the Interim Separate Statement of Financial Position as at 30 June 2025, the Interim Separate Income Statement, the Interim Separate Cash Flow Statement for the first 6 months of the fiscal year ending 31 December 2025 and the Notes to the Interim Separate Financial Statements.

Responsibility of the Board of Management

The Board of Management is responsible for the preparation, true and fair presentation of the Bank's Interim Separate Financial Statements in accordance with the Vietnamese Accounting Standards, the Financial Reporting Regime applicable to Credit Institutions issued by the State Bank of Vietnam and relevant statutory requirements on the preparation and presentation of the Interim Separate Financial Statements; and responsible for the internal control as the Board of Management determines necessary to enable the preparation and presentation of the Interim Separate Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

Our responsibility is to express conclusion on these Interim Separate Financial Statements based on our review. We have conducted the review in accordance with the Vietnamese Standard on Review Engagements No. 2410 – Review on interim financial information performed by independent auditor of the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion of the Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Separate Financial Statements have not given a true and fair view, in all material respects, of the interim separate financial position as at 30 June 2025 of the Bank, its interim separate financial performance and its interim separate cash flows for the first 6 months of the fiscal year ending 31 December 2025, in conformity with the Vietnamese Accounting Standards, the Financial Reporting Regime applicable to Credit Institutions issued by the State Bank of Vietnam and relevant statutory requirements on the preparation and presentation of the Interim Separate Financial Statements.

Other matter

The Interim Separate Financial Statements for the first 6 months of the fiscal year ended 31 December 2024 and the Separate Financial Statements for the fiscal year ended 31 December 2024 were respectively reviewed and audited by another auditing firm whose auditors expressed the unqualified opinion in the Report on the Interim Financial Information Review on 19 August 2024 and the Independent Auditor's Report on the Separate Financial Statements for the fiscal year ended 31 December 2024 on 26 March 2025.

For and on behalf of

A&C Auditing and Consulting Co., Ltd.



Ho Van Tung

Partner

Audit Practice Registration Certificate No. 0092-2023-008-1

Authorized Signatory

Ho Chi Minh City, 27 August 2025

KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

INTERIM SEPARATE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

**INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2025**

Unit: million VND

A - ASSETS	Note	Ending balance	Beginning balance
I. Cash on hand, gold, gemstones	V.1	769.709	538.410
II. Deposits at the State Bank of Vietnam	V.2	6.340.928	4.207.486
III. Deposits at and loans to other credit institutions		10.338.801	15.504.604
1. Deposits at other credit institutions	V.3	10.338.801	15.504.604
2. Loans to other credit institutions		-	-
3. Provisions for risks		-	-
IV. Trading securities		-	-
1. Trading securities		-	-
2. Provisions for risks of trading securities		-	-
V. Financial derivatives and other financial assets	V.16	-	-
VI. Loans to customers		68.416.125	60.451.562
1. Loans to customers	V.4	69.547.023	61.431.909
2. Allowances for loans to customers	V.5	(1.130.898)	(980.347)
VII. Factoring activities		-	-
1. Factoring		-	-
2. Provisions for factoring activities		-	-
VIII. Investment securities	V.6	2.971.035	2.973.962
1. Available-for-sale investment securities	V.6	1.298.473	1.298.447
2. Held-to-maturity investment securities	V.6	1.672.562	1.675.515
3. Provisions for devaluation of investment securities		-	-
IX. Capital contribution, long-term investments		500.000	500.000
1. Investments in subsidiary	V.7	500.000	500.000
2. Investments in joint ventures		-	-
3. Investments in associates		-	-
4. Other long-term investments		-	-
5. Provisions for devaluation of long-term investments		-	-
X. Fixed assets		1.393.258	1.414.231
1. Tangible fixed assets	V.8	614.566	622.402
a. Historical costs	V.8	1.187.018	1.168.887
b. Depreciation	V.8	(572.452)	(546.485)
2. Financial leased assets		-	-
a. Historical costs		-	-
b. Depreciation		-	-
3. Intangible fixed assets	V.9	778.692	791.829
a. Initial costs	V.9	933.333	933.333
b. Amortization	V.9	(154.641)	(141.504)
XI. Investment property		-	-
a. Historical costs		-	-
b. Depreciation		-	-
XII. Other assets		7.217.285	6.902.052
1. Receivables	V.10	5.396.596	5.285.668
2. Interest and fees receivable	V.11	1.631.269	1.393.393
3. Deferred income tax assets		-	-
4. Other assets	V.12	282.320	320.901
5. Provisions for risks from other assets	V.13	(92.900)	(97.910)
TOTAL ASSETS		97.947.141	92.492.307

This statement should be read in conjunction with the Notes to the Interim Separate Financial Statements

KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

INTERIM SEPARATE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Interim Separate Statement of Financial Position (cont.)

B - LIABILITIES AND OWNER'S EQUITY	Note	Ending balance	Beginning balance
I. Borrowings from Government and the State Bank of Vietnam		-	-
1. Deposits and borrowings from the Government and the SBV		-	-
2. Sales and redemption of Government bonds with the State Treasury		-	-
II. Deposits and borrowings from other credit institutions	V.14	10.065.896	15.125.547
1. Deposits from other credit institutions	V.14	10.057.614	15.117.285
2. Borrowings from other credit institutions	V.14	8.282	8.262
III. Deposits from customers	V.15	73.469.851	63.761.497
IV. Derivative financial instruments and other financial liabilities	V.16	35.876	112.476
V. Trust funds and other borrowed funds		-	-
VI. Valuable papers issued	V.17	4.129.616	4.028.106
VII. Other liabilities		3.029.469	2.888.800
1. Interest, fees payable	V.18	1.161.574	1.009.703
2. Deferred corporate income tax		-	-
3. Other liabilities	V.19	1.867.895	1.879.097
4. Provisions for other losses (for contingencies)		-	-
Total liabilities		90.730.708	85.916.426
VIII. Equity and Funds	V.20	7.216.433	6.575.881
1. Equity of credit institutions		3.618.619	3.618.619
a. Charter capital	V.20	3.652.819	3.652.819
b. Basic construction investment fund, purchase of fixed assets		-	-
c. Share premiums		-	-
d. Treasury stocks	V.20	(34.200)	(34.200)
e. Preferred stocks		-	-
f. Other equity		-	-
2. Funds of credit institutions	V.20, 21	726.381	549.912
3. Exchange rate differences	V.20	(50.326)	-
4. Differences on revaluation of assets		-	-
5. Retained earnings	V.20	2.921.759	2.407.350
TOTAL LIABILITIES AND OWNERS' EQUITY		97.947.141	92.492.307

KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

INTERIM SEPARATE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Interim Separate Statement of Financial Position (cont.)**OFF-INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION ITEMS**

ITEMS	Note	Ending balance	Beginning balance
1. Credit guarantees		-	-
2. Commitments in foreign currency transactions	VIII.4	13.408.669	19.422.623
<i>Purchase of foreign currencies</i>	VIII.4	52.180	2.126.880
<i>Sales of foreign currencies</i>	VIII.4	26.090	708.960
<i>Swap transactions</i>	VIII.4	13.330.399	16.586.783
<i>Future transactions</i>		-	-
3. Commitments in irrevocable loans		-	-
4. Commitments in transactions of L/C	VIII.4	4.000.000	4.005.233
5. Other guarantees	VIII.4	2.791.401	4.129.036
6. Other commitments		-	-
7. Unearned interest income from loans and fees receivable	VIII.5	291.718	331.341
8. Treated doubtful debts	VIII.6	2.894.930	2.585.844
9. Other assets and documents	VIII.7	4.252.296	4.288.497

An Giang, 27 August 2025

Preparer


Thi Duyen
Accountant

Supervisor


Vu Dang Xuan Vinh
Chief Accountant

Approver

Trần Ngọc Minh
Chairman

This statement should be read in conjunction with the Notes to the Interim Separate Financial Statements

KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

INTERIM SEPARATE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

INTERIM SEPARATE INCOME STATEMENT

For the first 6 months of the fiscal year ending 31 December 2025

Unit: million VND

No.	ITEMS	Note	Accumulated from the beginning of the year	
			Current year	Previous year
1.	Interest and similar income	VI.1	3.987.621	3.502.639
2.	Interest and similar expenses	VI.2	2.262.822	1.980.639
I.	Net interest income		1.724.799	1.522.000
3.	Income from service provisions	VI.3	339.295	273.358
4.	Expenses on service provisions	VI.3	44.602	50.020
II.	Net gain/(loss) from service provisions	VI.3	294.693	223.338
III.	Net gain/(loss) from trading of foreign currencies	VI.4	41.352	4.992
IV.	Net gain/(loss) from trading of trading securities		-	-
V.	Net gain/(loss) from trading of investment securities	VI.5	12.749	8.385
5.	Gain from other activities	VI.6	238.868	81.644
6.	Expenses on other activities	VI.6	10.006	5.396
VI.	Net gain/(loss) from other activities	VI.6	228.862	76.248
VII.	Gain from capital contribution and share acquisition	VI.7	5.145	4.366
VIII.	Operating expenses	VI.8	859.000	931.733
IX.	Net operating income before provisions for credit losses		1.448.600	907.596
X.	Provisions for credit losses	VI.9	528.141	355.967
XI.	Total profit before tax		920.459	551.629
7.	Current corporate income tax	VIII.2	183.925	110.739
8.	Deferred corporate income tax		-	-
XII.	Corporate income tax		183.925	110.739
XIII.	Profit after tax		<u>736.534</u>	<u>440.890</u>
XIV.	Basic earnings per share	VI.10		

An Giang, 27 August 2025

Preparer

Supervisor

Approver


Thi Duyen
Accountant

Vu Dang Xuan Vinh
Chief Accountant

Tran Ngoc Minh
Chairman

This statement should be read in conjunction with the Notes to the Interim Separate Financial Statements

KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

INTERIM SEPARATE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

INTERIM SEPARATE CASH FLOW STATEMENT**(Direct method)****For the first 6 months of the fiscal year ending 31 December 2025**

Unit: million VND

ITEMS	Note	Accumulated from the beginning of the year	
		Current year	Previous year
CASH FLOWS FROM OPERATING ACTIVITIES			
01. Interest and similar income received	V.11; VI.1	3.749.745	3.356.358
02. Interest and similar expenses paid	V.18; VI.2	(2.110.951)	(2.601.647)
03. Income received from service provisions	VI.3	294.693	223.338
04. Differences of actual receipts/actual payments on trading activities (foreign currency, gold and securities)	VI.4, 5	54.101	13.377
05. Other income		(546)	(3.107)
06. Receipts of debts written off and compensated by provisions for credit risks	VI.6	221.948	78.732
07. Payments to employees and for management and administrative works		(822.769)	(780.622)
08. Tax actually paid during the period	VIII.2	(158.025)	(76.336)
<i>Net cash flows from operating activities before changes in operating assets and capital</i>		1.228.196	210.093
<i>Changes in operating assets</i>			
09. (Increase)/Decrease in deposits at and loans to other credit institutions		-	-
10. (Increase)/Decrease in trading securities	V.6	2.927	(150.695)
11. (Increase)/Decrease in financial derivatives and other financial assets		-	-
12. (Increase)/Decrease in loans to customers	V.4	(8.115.114)	(8.037.987)
13. (Decrease)/Increase in provisions for losses		(377.590)	(190.937)
14. (Increase)/decrease in other operating assets		(48.733)	(514.913)
<i>Changes in operating liabilities</i>			
15. Increase/(Decrease) in obligations to the Government and the State Bank of Vietnam		-	-
16. Increase/(Decrease) in deposits and loans from credit institutions	V.14	(5.059.651)	2.647.535
17. Increase/(Decrease) in deposits from customers	V.15	9.708.354	1.508.764
18. Increase/(Decrease) in valuable papers issued (except for valuable papers included into financing activities)	V.17	101.510	(231.041)
19. Increase/(Decrease) in financing capital, investment entrustment, loans from credit institutions bearing risk thereof		-	-
20. Increase/(Decrease) in financial derivatives and other financial liabilities	V.16	(76.600)	170.599
21. Increase/(Decrease) in other operating liabilities		(88.776)	705.625
22. Disbursement of funds of credit institutions	V.20	(1.029)	(1.299)
I. Net cash flows from operating activities		(2.726.506)	(3.884.256)

KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

INTERIM SEPARATE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Interim Separate Cash Flow Statement (cont.)

ITEMS	Note	Accumulated from the beginning of the year	
		Current year	Previous year
CASH FLOWS FROM INVESTING ACTIVITIES			
01. Purchases of fixed assets	V.8, 10	(36.835)	(11.475)
02. Gains from liquidations and disposals of fixed assets	VI.6	7.460	623
03. Expenses on liquidations and disposals of fixed assets		-	-
04. Purchases of investment property		-	-
05. Gains from liquidations and disposals of investment property		-	-
06. Expenses on liquidations and disposals of investment property		-	-
07. Investments in other entities (acquisition of subsidiaries, investments in joint ventures, associates and other long-term investments)		-	-
08. Gain from investments in other entities (gain from sales, liquidations of subsidiaries, investments in joint ventures, associates and other long-term investments)		-	-
09. Receipts of dividends and profit from long-term investments and capital contributions	VI.7	5.145	4.366
II. Cash flows from investing activities		(24.230)	(6.486)
CASH FLOWS FROM FINANCING ACTIVITIES			
01. Increase of share capital from capital contribution and/or from share issuance		-	-
02. Gain from issuance of long-term valuable papers which have enough conditions to be included into capital and other long-term borrowings		-	-
03. Payments for long-term valuable papers which have enough conditions to be included into capital and other long-term borrowings		-	-
04. Dividends paid to shareholders and profit received		-	-
05. Purchases of treasury stocks		-	-
06. Gain from sales of treasury stocks		-	-
III. Net cash flows from financing activities		-	-
IV. Net cash flows during the period		(2.750.736)	(3.890.742)
V. Beginning cash and cash equivalents	V.II	20.250.500	25.168.780
VI. Adjustment for effects of foreign exchange fluctuation		(50.326)	(18.333)
VII. Ending cash and cash equivalents	V.II	17.449.438	21.259.705

An Giang, 27 August 2025

Preparer

Supervisor

Approver

Thi Duyen
AccountantVu Dang Xuan Vinh
Chief AccountantTran Ngoc Minh
Chairman

This statement should be read in conjunction with the Notes to the Interim Separate Financial Statements

KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

INTERIM SEPARATE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

I. GENERAL INFORMATION

1. Establishment, operation, validity period

Kien Long Commercial Joint Stock Bank, formerly known as Kien Long Rural Joint Stock Bank (hereinafter referred to as “the Bank”) has been operating under:

- The Establishment and Operation License No. 0056/NH-GP dated 18 September 1995 issued by the State Bank of Vietnam (SBV);
- The Bank Establishment License No. 1115/GP-UB dated 02 October 1995 issued by the People’s Committee of Kien Giang Province.

In 2006, the Bank was renamed to Kien Long Commercial Joint Stock Bank and its operation model was changed from a rural bank to an urban bank.

The Bank has been operating under the Business Registration Certificate No. 1700197787, initially registered on 10 October 1995, granted by Kien Giang Province Department of Planning and Investment. During its operation course, the Bank’s Business Registration Certificate has been amended several times, and the most recent amendment was made on 24 July 2024.

The Bank’s term of operation is 50 years, starting from 18 September 1995.

The principal business activities of the Bank consist of mobilizing short, medium and long-term deposits from organizations and individuals; granting short, medium and long-term loans based on the Bank’s capital resources; providing settlement and cashier services and other banking services in accordance with the approval of the SBV; contributing capital, acquiring shares, investing in bonds and trading foreign currencies under law requirements; providing custody services, security cabinets and safes for lease.

2. Ownership form

Kien Long Commercial Joint Stock Bank is a commercial joint stock bank.

3. Charter capital

As at 30 June 2025, the Bank’s charter capital is VND 3.652.819 million (as at 31 December 2024: VND 3.652.819 million).

4. Operation network

The Bank’s Head Office is located at No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province. As at 30 June 2025, the Bank has one (01) head office, two (02) representative offices, thirty one (31) branches and one hundred and three (103) transaction offices nation-wide.

5. Subsidiary

The Bank invests in KienLongBank Asset Management Company (a subsidiary) located at 6th Floor, No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province. This subsidiary has been operating in line with the Business Registration Certificate No. 1701452905, initially registered on 12 November 2010, issued by Kien Giang Province Department of Planning and Investment and the most recent of which dated 03 April 2025. The principal business activities of the subsidiary include consulting, performing business brokerage, leasing real estate, land use rights; managing loans and collateral for loans; valuating collateral and managing collateral files; restructuring loans; buying debts from and selling debts to credit institutions. As at the statement of financial position date, the benefit rate and voting rate of the Bank at this subsidiary are 100% (beginning balance: 100%).

KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

INTERIM SEPARATE FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Separate Financial Statements (cont.)

6. Headcount

As at the statement of financial position date, the Bank's headcount is 3.460 (headcount at the beginning of the year: 3.587).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Bank is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnam Dong (VND). According to Circular No. 49/2014/TT-NHNN dated 31 December 2014 of the SBV, the figures are rounded to million and presented in million Vietnam Dong (million VND) when preparing the Interim Separate Financial Statements.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Bank has been applying the Accounting System applicable to credit institutions released by the SBV together with Decision No. 479/2004/QĐ-NHNN dated 29 April 2004, Circular No. 10/2014/TT-NHNN dated 20 March 2014 (Circular 10), Circular No. 49/2014/TT-NHNN dated 31 December 2014 (Circular 49), Circular No. 22/2017/TT-NHNN dated 29 December 2017 (Circular 22) and Circular No. 27/2021/TT-NHNN dated 31 December 2021 (Circular 27). The preparation and presentation of the Interim Separate Financial Statements follow the Financial Reporting Regime for credit institutions issued by the SBV in accordance with Decision No. 16/2007/QĐ-NHNN dated 18 April 2007, Circular 49, Circular 22, Circular 27 as well as other relevant Accounting Standards.

2. Statement of the compliance with the Accounting Standards and System

The Interim Separate Financial Statements have been prepared in accordance with Vietnamese Accounting Standards, the Financial Reporting Regime for credit institutions stipulated by the SBV and relevant statutory requirements applicable to interim separate financial reporting.

The Bank has also prepared the Consolidated Interim Financial Statements of the Bank and its subsidiary (collectively referred to as "the Group") in accordance with Vietnamese Accounting Standards, the Financial Reporting Regime for credit institutions stipulated by the SBV and relevant statutory requirements applicable to consolidated interim financial reporting. These Interim Separate Financial Statements should be read in conjunction with the Group's Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2025 in order to obtain full information on the consolidated interim financial position and consolidated interim financial performance of the Group as a whole.

3. Basis of measurement

The Interim Separate Financial Statements, except for the Interim Separate Cash Flow Statement, are prepared on the accrual basis using the historical cost concept. The Interim Separate Cash Flow Statement is prepared using the direct method.

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Notes to the Interim Separate Financial Statements (cont.)**IV. ACCOUNTING POLICIES****1. Foreign currency translation**

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

Income and expenses in foreign currencies are translated into VND at the average of the buying and selling exchange rates ruling on the transaction dates.

Foreign exchange differences arising from monthly translation of monetary assets and liabilities are recognized in the “Foreign exchange differences” account in equity caption and then transferred to the Separate Income Statement at the end of the annual accounting period.

Translation exchange rate:

Foreign currency	Ending balance	Beginning balance
AUD	17.060	16.620
CAD	19.059	18.375
CHF	32.653	28.805
EUR	30.593	26.890
GBP	35.795	30.950
JPY	180,5	171,8
KRW	19,2	17,3
NZD	15.844	15.490
SGD	20.458	18.430
THB	800	705
USD	26.090	24.280

2. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, deposits at the SBV, deposits at and loans to other credit institutions with original term to maturity of not more than three months, 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.

3. Deposits at and loans to other credit institutions***Deposits at other credit institutions***

Deposits at other credit institutions include demand deposits, deposits at local credit institutions, branches of overseas banks with original maturity of less than three months and deposits at overseas credit institutions.

Deposits at local credit institutions, branches of overseas banks excluding deposits for payment and deposits at overseas credit institutions are stated at the outstanding amount less provision for credit losses.

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Credit risk classification of deposits (excluding deposits for payment) at local credit institutions, branches of overseas banks and provision thereof are made in accordance with Circular No. 31/2024/TT-NHNN dated 30 June 2024 (Circular 31) regulating the classification of assets in operations of commercial banks, non-bank credit institutions, foreign bank branches, and Decree No. 86/2024/NĐ-CP dated 11 July 2024 (Decree 86) providing for credit loss provision level, provision calculation method and utilization of provision in operations of credit institutions and foreign bank branches and cases in which credit institutions allocate forgivable interest.

The Bank has classified deposits at other credit institutions in accordance with a quantitative method as stipulated in above regulations. Specific provision for credit losses on deposits at credit institutions is calculated based on the overdue status of the principal outstanding or interest at the following rates:

• Group 1 (Standard loans)	:	0%
• Group 2 (Special-mentioned loans)	:	5%
• Group 3 (Sub-standard loans)	:	20%
• Group 4 (Doubtful loans)	:	50%
• Group 5 (Bad debts)	:	100%

Loans to other credit institutions

Loans to other credit institutions are loans with original term to maturity of less than 1 year.

Loans to other credit institutions are stated at the amount of principal outstanding less provision for credit losses on loans to credit institutions.

Credit risk classification of loans to credit institutions and specific provision thereof are made in accordance with Circular No. 31 and Decree 86 being similar to the policy that applies to deposits at other credit institutions as described above.

In accordance with Circular No. 31 and Decree 86, the Bank is not required to make general provision for deposits at other credit institutions.

4. Loans to customers and provision of credit risk

Loans are recognized when the loan agreement or loan receipt commitment is signed by the Bank and customer and the loan amount is released to customer by the Bank.

Loans are given to entities under such forms as loans by installments, loans according to credit lines, project loans, etc.

Collateral is mainly mortgage and pledge of assets in addition to trust receipts.

Classification of loans to customers

Loan classifications and provision for credit losses are made in accordance with Circular 31 and Decree 86. The Bank has made debt rescheduling, exemption or reduction of interest and fees, retention of debt category to assist borrowers affected by Covid-19 pandemic in accordance with Circular No. 01/2020/TT-NHNN dated 13 March 2020 (Circular 01), Circular No. 03/2021/TT-NHNN dated 02 April 2021 (Circular 03), Circular No. 14/2021/TT-NHNN dated 07 September 2021 (Circular 14) amending and supplementing certain articles of Circular 01, Circular No. 02/2023/TT-NHNN dated 23 April 2023 (Circular 02) and Circular No. 06/2024/TT-NHNN dated 18 June 2024 (Circular 06) amending and supplementing some articles of Circular 02 issued by the Governor of the SBV.

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Notes to the Interim Separate Financial Statements (cont.)

Where a customer owes more than one debt to the Bank, and has any of its debts transferred to a higher risk group of debts, the Bank is obliged to classify the remaining debts of such customer into the group of debts with higher risk corresponding with their level of risk, except for the debt balance after restructuring the repayment term and keeping the debt group unchanged as prescribed in Circular 01, Circular 03, Circular 14, Circular No. 02 and Circular 06, which is still due according to the time limit for restructuring, the Bank does not apply the principle of adjustment and reclassification into the group of debts with a higher level of risk.

Where the Bank participates in a syndicated loan not being as the lead bank, the Bank reclassifies all debts (including the outstanding syndicated loan) of the customer into a higher risk group of debt as decided by the lead bank and by participating banks.

The Bank has used the result of the loan classification provided by the Credit Information Center ("CIC") to adjust its classifications on a monthly basis. Where the Bank classifies its customer loans to a lower risk group of debt compared to the classification provided by CIC, the Bank has to reclassify the loans into the higher risk group according to CIC classifications.

Provision for credit losses on loans to customers

Specific provision for credit losses on loans to customers is calculated using set rates applied to each loan group as follows:

• Group 1 (Standard loans)	:	0%
• Group 2 (Special-mentioned loans)	:	5%
• Group 3 (Sub-standard loans)	:	20%
• Group 4 (Doubtful loans)	:	50%
• Group 5 (Bad debts)	:	100%

A general provision is made at 0,75% of the outstanding balance of loans to customers at the end of each month, excluding the loans to customers which are classified as bad debts.

The specific provision is calculated based on the net credit exposure of each borrower, i.e. based on the borrower's loan balance at the end of each month less the allowed value of collateral assets in accordance with Circular 31 and Decree 86. Collateral assets with value of VND 50 billion or more for loans to related parties or other parties subject to credit restriction under Article 135 of Law on credit institutions and collateral assets with value of VND 200 billion or more for the other customers must be valued by a licensed asset valuation organization. Other than the above, collateral assets are valued in accordance with the Bank's internal policy and process. Collateral assets that do not satisfy the legal conditions are deemed to have zero value.

The specific provision is additionally made in accordance with Circular 14, Circular No. 02 and Circular No. 06 regulating debt restructure, exemption or reduction of interest and fees, retention of debt category by credit institutions and foreign bank branches to assist difficult customers.

Written-off loans to customers

Loans to customers are written off against the provision when loans to customers have been classified to Group 5 or when borrowers have declared bankruptcy or dissolved (for borrowers being organizations and enterprises) or borrowers are deceased or missing (for borrowers being individuals). The Bank's Risk Settlement Committee shall write off the loans when they consider that all reasonable efforts for recovery of bad debts, including legal actions, have been exhausted.

The Bank transfers written-off loans by recording them on off-statement of financial position accounts and continues to monitor and take measures to fully recover the debt according to the agreement signed with the clients.

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Notes to the Interim Separate Financial Statements (cont.)

Off-statement of financial position commitments

Off-statement of financial position commitments include guarantees, foreign exchange commitments and L/C commitments.

The classification of off-statement of financial position commitments is conducted solely for management, supervision of credit granting quality in accordance with the same accounting policy applied to loans to customers as described in the above mentioned Note.

All outstanding debts and value of off-statement of financial position commitments of one customer at a credit institution, foreign bank branch shall be classified into one debt group. For customer who has two debts and over and/or off-statement of financial position commitments at a credit institution, foreign bank branch and any one debt of them is classified in the group of higher risk than other debts or off-statement of financial position commitments, the credit institution, foreign bank branch shall classify the other debts or off-statement of financial position commitments of the customer in the group of highest risk level.

The classification of off-statement of financial position commitments is conducted solely for management, supervision of credit granting quality in accordance with the same accounting policy applied to loans to customers as described in the above mentioned Note. Unless the Bank has performed its payment obligation on other's behalf under the guarantee contracts, the classification of payment on other's behalf and provision therefor are in accordance with the same accounting policy applied to loans to customers as described in the above mentioned Note.

In accordance with Circular 11 and Decree 86, the Bank is not required to make provision for off-statement of financial position commitments.

5. Investment securities

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

Available-for-sale investment securities

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

The Bank recognizes available-for-sale investment securities on order-matching date for listed securities or on the date when the Bank officially holds the ownership as prescribed by the laws for unlisted securities.

Available-for-sale investment securities are bills of exchange, debentures, deposit certificates and unlisted bonds which are recorded at costs less provision for credit losses. The classification of debts and provision for credit losses of these investments are made in accordance with the policy applicable to loans to customers. According to current regulations, the Bank does not make general provisions for bills of exchange, debentures, deposit certificates and bonds issued by other credit institutions.

Other available-for-sale investment securities are recognized at cost less provision for diminution in value. Provision for diminution in value is made when the actual market price of securities is lower than the price recorded in the accounting books. The Bank does not make provisions for Government bonds, Government-guaranteed bonds and local government bonds.

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Premiums and discounts arising from purchases of available-for-sale debt securities are amortized to the Interim Separate Income Statement using the straight-line method for the period from the date of acquisition of securities to the maturity date of such securities. In case such securities are sold before the maturity date, the unamortized premiums and discounts are fully recorded in the Interim Separate Income Statement at the selling date.

Interest income after acquiring available-for-sale investment securities is recognized in the Interim Separate Income Statement on an accrual basis. Interest income received before the acquisition of available-for-sale investment securities is recorded as a decrease in their carrying values.

The provisions for credit losses and impairment of available-for-sale investment securities as mentioned above are reversed if there is a subsequent increase in the recoverable amount after the provision being recognized. A provision is reversed only to the extent that the investments' carrying amount does not exceed the carrying amount that would have been determined if no provision had been recognized.

Available-for-sale investment securities are derecognized when the right to receive cash flows from these securities has expired or the Bank has transferred substantially all risks and rewards of ownership of these securities.

Held-to-maturity investment securities

Held-to-maturity investment securities are debt securities with fixed maturities and fixed or determinable payments where the Bank has the positive intention and ability to hold until maturity.

The Bank recognizes held-to-maturity investment securities on order-matching date for listed securities or on the date when the Bank officially holds the ownership as prescribed by the laws for unlisted securities.

Held-to-maturity investment securities are bills of exchange, debentures, deposit certificates and unlisted bonds which are recorded at costs less provision for credit losses. The classification of debts and provision for credit losses of these investments are made in accordance with the policy applicable to loans to customers. According to current regulations, the Bank does not make general provisions for bills of exchange, debentures, deposit certificates and bonds issued by other credit institutions.

Other held-to-maturity investment securities are recognized at cost less provision for diminution in value. Provision for diminution in value is made based on the assessment of the recoverability of these held-to-maturity investment securities.

Premiums and discounts arising from acquisition of held-to-maturity debt securities are amortized to the Interim Separate Income Statement using the straight-line method for the period from the date of acquisition of securities to the maturity date of such securities.

Interest income after acquiring held-to-maturity investment securities is recognized in the Interim Separate Income Statement on an accrual basis. Interest income received before the acquisition of held-to-maturity investment securities is recorded as a decrease in their carrying values.

The provisions for credit losses and impairment of held-to-maturity investment securities as mentioned above are reversed if there is a subsequent increase in the recoverable amount after the provision being recognized. A provision is reversed only to the extent that the investments' carrying amount does not exceed the carrying amount that would have been determined if no provision had been recognized.

Held-to-maturity investment securities are derecognized when the right to receive cash flows from these securities has expired or the Bank has transferred substantially all risks and rewards of ownership of these securities.

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Notes to the Interim Separate Financial Statements (cont.)

6. Investments in subsidiary

Subsidiary is an entity controlled by the Bank. Control exists when the Bank has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

Investments in the subsidiary are stated at cost less allowances for diminution in value. Allowance for impairment of investments in the subsidiary is made when the subsidiary suffers from losses at the rate equal to the difference between the actual capital invested by investors in the subsidiary and the actual owner's equity multiplying (x) by the Bank's rate of actual charter capital contributed in the subsidiary. If the subsidiary is consolidated into Consolidated Interim Financial Statements, the basis for impairment allowances is the Consolidated Interim Financial Statements.

Increases/(decreases) in the allowance for impairment of investments in the subsidiary as at the statement of financial position date are recorded into the Interim Separate Income Statement. An allowance is reversed only to the extent that the investments' carrying amount does not exceed the carrying amount that would have been determined if no allowance had been recognized.

7. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Bank to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into costs during the period.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	5 – 50
Machinery and equipment	5 – 15
Motor vehicles	6 – 10
Office equipment	3 – 8
Other fixed assets	5 – 10

8. Intangible fixed assets

Intangible fixed assets are determined by their initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all the costs paid by the Bank to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operation costs during the period only if these costs are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of these assets.

When an intangible fixed asset is sold or disposed, its initial costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

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Notes to the Interim Separate Financial Statements (cont.)

The Bank's intangible fixed assets include:

Land use right

Land use right includes all the actual expenses paid by the Bank directly related to the land being used such as expenses to obtain the land use right, registration fees, etc. The land use right is amortized in accordance with the straight-line method over the land using period (i.e. 36 - 49 years); if the land use right is permanent, it is not amortized.

Computer software

Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Bank until the date the software is put into use. The computer software is amortized in accordance with the straight-line method from 3 to 8 years.

9. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Bank's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

10. Other assets

Acquisition of fixed assets, construction in progress

Acquisition of fixed assets, construction in progress represent the costs of acquisition of assets, repair of head office, construction and upgrading of software which have not been fully completed. No depreciation is provided for construction in progress during the period of construction and upgrading.

Foreclosed assets

Foreclosed assets are assets of which the ownership was transferred to the Bank and awaiting settlement.

Other assets

Other assets, except for receivables from credit activities, are stated at cost less provision for credit losses on other assets.

Provision for losses on other assets is made based on the overdue status of debts or based on anticipated losses on undue debts which may occurred when an economic organization is bankrupted or liquidated or debtor is missing, running away, being prosecuted, in prison, under a trial or pending execution of sentences or deceased. Provision made is recognized as operating expense during the period.

For overdue debts, the Bank makes provision for credit losses using the provision rate that is applied for overdue period in accordance with Circular No. 48/2019/TT-BTC dated 08 August 2019 of the Ministry of Finance on the basis of the debt age or estimated loss as follows:

- As for overdue debts:
 - 30% of the value of debts overdue between 6 months and less than 1 year.
 - 50% of the value of debts overdue between 1 year and less than 2 years.
 - 70% of the value of debts overdue between 2 years and less than 3 years.
 - 100% of the value of debts overdue from 3 years or more.
- As for doubtful debts: Provision is made on the basis of the estimated loss.

Increases/(decreases) in the obligatory provision for doubtful debts as at the statement of financial position date are recorded into operating expenses.

11. Liabilities

Liabilities including borrowings from the Government and the SBV, deposits and borrowings from other credit institutions, deposits from customers and other liabilities are presented at their costs.

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12. Provisions for payables

Provisions are recorded when the Bank has present obligations (legal or constructive) as a result of a past event; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and a reliable estimate can be made of the amount of the obligation.

If time causes material effects, the provisions will be determined by deducting the amount to be spent in future to settle the liability at the pre-tax discount rate that reflects the assessments of the time value of money and the specific risks from this liability in the current market.

13. Financial derivatives

Financial derivatives are recognized on the Interim Separate Statement of Financial Position at contract value at the transaction date and subsequently revalued at fair value. Gains or losses from disposal of derivative are recognized in the Interim Separate Income Statement. Unrealized gains or losses are not recognized in the Interim Separate Income Statement, but are recognized in difference on the revaluation of derivatives in the Interim Separate Statement of Financial Position and are included in the Separate Income Statement at the end of annual accounting period.

14. Owner's equity and funds

Charter capital

Ordinary shares are classified as owner's equity. Incremental costs directly attributable to the issue of ordinary shares are recognized as a deduction from owner's equity.

Treasury shares

When a share capital in the owner's equity is redeemed, the amount payable including the expenses related to the transaction is recorded as treasury shares and a corresponding decrease in owner's equity then is recognized. When this share capital is re-issued, the difference between the re-issuance price and carrying value of treasury shares is recorded in "Share premiums".

Reserves

According to Decree No. 135/2025/NĐ-CP dated 12 June 2025 issued by the Government of Vietnam on financial regime applicable to credit institutions, the Bank is required to make the following statutory reserves before distribution of profit:

	<u>Annual allocation</u>	<u>Maximum balance</u>
Reserve to supplement charter capital	10% of profit after tax	Charter capital
Financial reserve	10% of profit after tax	Not specified

The reserve to supplement charter capital is to supplement the Bank's charter capital.

The purpose of financial reserve is:

- to compensate the unrecoverable losses, damages of assets or liabilities during the Bank's course of business;
- to compensate the Bank's losses according to Decision of the General Meeting of Shareholders.

Financial reserves and reserve to supplement charter capital are non-distributable and are classified as part of owner's equity.

Other equity funds are appropriated from profit after tax. Appropriation from profit after tax and use of other funds must be approved by the General Meeting of Shareholders. These funds are not regulated by the laws and are allowed to distribute fully.

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Notes to the Interim Separate Financial Statements (cont.)

Bonus and welfare funds

Bonus and welfare funds are not required by laws, are appropriated from profit after tax and are fully distributable, and are used primarily to make payments to the Bank's employees. Bonus and welfare funds are recognized in the Bank's liabilities.

15. Off-interim separate statement of financial position items

From time to time, the Bank has outstanding commitments to grant credit. These commitments take the form of approved loans and overdraft facilities. The Bank also provides financial guarantees and letters of credit to guarantee the performance of customers to third parties. The contingent liabilities and commitments may expire without being advanced in whole or in part. Therefore, the amounts do not represent a firm commitment of future cash flows.

16. Interest income, interest expenses and cessation of estimated interest receivable

Interest income is recognized in the Interim Separate Income Statement on the accrual basis, except for interest income from debts classified in Group 2 to Group 5 and debts classified in Group 1 (Standard loans) resulting from implementation of special policies of the State being recognized in the Interim Separate Income Statement upon receipt.

When debts classified as Standard loans resulting from implementation of special policies of the State, their interest income incurring during the period is not recorded as income but recorded in the off-statement of financial position. Interest income from these debts is recognized in the Interim Separate Income Statement upon receipt.

Interest from deposits, from investments in bonds and debentures, etc., is the amounts of interest receivable during the period.

Payments for interest on loans and deposits are recorded on the basis of estimates.

17. Income from service provisions

Income from service provisions consists of fees received from settlement services, cashier services and other services. Income received from settlement services, cashier services and other services is recognized upon receipt.

18. Income from dividends

Dividends and profit received are recognized when the Bank has the right to receive dividends or profit from the capital contribution.

19. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the assessable income. Assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of assessable income in the future against which the temporarily deductible differences can be used.

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Carrying values of deferred corporate income tax assets are considered as at the statement of financial position date and will be reduced to the rate that ensures enough assessable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as at the statement of financial position date and are recorded when there is certainly enough assessable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the period when the assets are recovered or the liabilities are settled based on the effective tax rates as at the statement of financial position date. Deferred income tax is recognized in the Interim Separate Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Bank shall offset deferred tax assets and deferred tax liabilities if:

- The Bank has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Bank has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

20. Financial assets

Classification of financial assets

The classification of these financial assets depends on their nature and the purpose and is determined at the date of initial recognition. The financial assets of the Bank include financial assets recognized at fair values through Income Statement, held-to-maturity investments, deposits at the SBV, deposits at and loans to other credit institutions, loans and receivables, and available-for-sale financial assets.

Financial assets recognized at fair values through Income Statement

A financial asset is classified as an asset recognized at fair value through Income Statement if it is held for trading or is categorized in the group of assets reflected at fair value through Income Statement at the date of initial recognition.

Financial asset will be classified as securities held for trading if:

- It is purchased or created mainly for the purpose of repurchase in a short term;
- The Bank intends to hold for the purpose of gaining profits in a short term;
- It is a derivative financial instrument (except derivative financial instruments identified as a financial guarantee contract or an effective risk protection instrument).

Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or identified payments and fixed maturity periods which the Bank has the intention and ability to hold until the dates of maturity.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or identified payments, which are not listed on the market.

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Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets determined as available for sale or not classified as financial assets recognized at fair values through Income Statement, held-to-maturity investments, loans and receivables.

Initial carrying value of a financial asset

Financial assets are recognized at the acquisition date and are derecognized at the selling date. At the date of initial recognition, financial assets recognized at fair values through Income Statement are determined at the fair value, other financial assets are recognized according acquiring price/issuing cost plus other costs directly related to the acquisition or issuance of that financial asset.

21. Financial liabilities and equity instrument

Financial instruments are classified as financial liabilities or equity instruments upon the dates of initial recognition in conformity with the nature and definitions of financial liabilities or equity instruments.

Financial liabilities

The classification of financial liabilities depends on their nature and purposes and is determined at the date of initial recognition. The Bank's financial liabilities include financial liabilities recognized at fair values through Income Statement and other financial liabilities.

Financial liabilities recognized at fair values through Income Statement

Financial liability is classified as the liability recognized at fair value through Income Statement if it is held for trading or is categorized in the group of liabilities reflected at fair value through Income Statement upon initial recognition.

Financial liabilities will be classified as securities held for trading if:

- It is issued or created mainly for the purpose of repurchase in a short term;
- The Bank intends to hold for the purpose of gaining profits in a short term;
- It is a derivative financial instrument (except derivative financial instruments identified as a financial guarantee contract or an effective risk protection instrument).

At the date of initial recognition, the financial liabilities recognized at fair values through Income Statement are determined at the fair value.

Other financial liabilities

Other financial liabilities include deposits and loans from the SBV and other credit institutions, deposits from customers, and other payables.

At the date of initial recognition, except for the liabilities related to financial lease or convertible bonds which are recognized at allocated value, other financial liabilities are initially recognized at historical costs plus other costs directly related to those financial liabilities.

The allocated value is determined equally to the initially recognized value of that financial liability less the principals which a bank has to repay, plus or minus the accumulated allocations calculated based on the actual interest method of the difference between the initially recorded value and the value upon maturity date, minus the deductions (directly or through a provision account) due to impairment or since it cannot be recovered.

Actual interest method is a method of calculating the allocated value of one financial liability or of a group of financial liabilities and distributing incomes or expenses in the related period. The effective interest rate is the discount interest rate of cash flows estimated to be settled or obtained in the future throughout the expected life cycle of a financial instrument or in a shorter period, if necessary, to return to the current net carrying value of a financial liability.

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Notes to the Interim Separate Financial Statements (cont.)***Equity instrument***

Equity instrument is the contract which can prove the remaining benefits in the assets of the Bank after deducting all of its liabilities.

22. Offsetting financial instruments against each other

Financial assets and financial liabilities will be offset against each other and are reflected at their net values on the Interim Separate Statement of Financial Position when, and only when, the Bank:

- has a legal right to offset the recognized amounts; and
- has intention either to settle on a net basis, or to realize the asset and to settle the liability simultaneously.

23. Segment reporting

A business segment is a distinguishable component of the Bank that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Bank that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Interim Separate Financial Statements of the Bank.

24. Related parties

Related parties include enterprises and individuals that directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Bank and its subsidiary. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Bank and subsidiary that gives them significant influence over the Bank and its subsidiary, key management personnel, including members of Board of Directors, members of Board of Management, members of Supervisory Board and close family members of these individuals and companies associated with these individuals also constitute related parties.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION**1. Cash on hand, gold and gemstones**

	Ending balance	Beginning balance
Cash on hand in VND	748.793	517.848
Cash on hand in foreign currencies	20.916	20.562
Total	769.709	538.410

2. Deposits at the SBV

	Ending balance	Beginning balance
Deposits in VND	5.809.710	4.202.344
Deposits in foreign currencies	531.218	5.142
Total	6.340.928	4.207.486

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These are mostly the current accounts and the compulsory reserves at the SBV. In which, the compulsory reserves are determined in compliance with the regulations of the SBV at the rates as follows:

- Demand deposits and less-than-12-month deposits: 3% for VND, 8% for foreign currencies.
- 12-month-or-more deposits: 1% for VND, 6% for foreign currencies.
- Overseas deposits: 1% for foreign currencies.

3. Deposits at other credit institutions

	Ending balance	Beginning balance
Demand deposits	1.806.351	3.587.259
VND	1.585.565	3.059.725
Foreign currencies	220.786	527.534
Term deposits	8.532.450	11.917.345
VND	7.488.850	9.385.345
Foreign currencies	1.043.600	2.532.000
Total	10.338.801	15.504.604

Deposit portfolio by debt groups

As at 30 June 2025 and 31 December 2024, all deposits at other credit institutions are classified in Group 1 - Standard loans.

4. Loans to customers

This item reflects the loans to domestic economic entities and individuals.

Loan portfolio by debt groups

	Ending balance	Beginning balance
Standard loans	67.093.225	59.353.660
Special-mentioned loans	1.080.875	837.674
Sub-standard loans	327.441	231.594
Doubtful loans	421.352	170.332
Bad debts	624.130	838.649
Total	69.547.023	61.431.909

Loan portfolio by terms

	Ending balance	Beginning balance
Short-term debts	43.647.387	38.555.215
Medium-term debts	21.465.613	19.621.779
Long-term debts	4.434.023	3.254.915
Total	69.547.023	61.431.909

Loan portfolio by type of borrowers and type of businesses

	Ending balance	Beginning balance
Limited liability companies	51.025.051	42.429.072
Joint stock companies	5.227.972	4.909.251
Household businesses and individuals	13.294.000	14.093.586
Total	69.547.023	61.431.909

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Notes to the Interim Separate Financial Statements (cont.)***Loan portfolio by business sector of customers***

	<u>Ending balance</u>	<u>Beginning balance</u>
Production of materials products and self-consumption services of households	4.515.309	3.921.624
Agriculture, forestry and aquaculture	4.398.520	4.712.515
Other service activities	1.539.822	12.418.593
Banking, finance and insurance services	4.369	-
Real estate	11.188.991	9.108.693
Wholesale and retail; repair of automobiles, motorcycles, and other vehicles with engines	22.073.730	13.209.112
Construction	23.791.038	17.515.810
Transportation and warehousing	22.683	11.070
Manufacturing and processing industry	620.915	309.705
Accommodation and catering services	1.192.444	121.637
Health care and social relief activities	32.243	28.722
Information and media	4.973	3.862
Education and training	32.454	30.030
Electricity, gas, hot water and steam producing and distribution and air conditioning	4.181	3.628
Art and entertainment	24.379	3.240
Extractive industry	11.532	8.596
Administrative activities and supporting services	37.812	10.196
Profession, science and technology	8.710	1.782
Water supply, waste and wastewater management and treatment	42.918	13.094
Total	<u>69.547.023</u>	<u>61.431.909</u>

5. Allowance for loans to customers***Changes (increase/decrease) in allowance for credit risk***

	<u>General allowance</u>	<u>Specific allowance</u>	<u>Total</u>
Current period			
Beginning balance of the current year	(454.450)	(525.897)	(980.347)
Allowance made in the current period	(62.471)	(465.670)	(528.141)
Allowance utilized in the current period	-	377.590	377.590
Ending balance of the current period	<u>(516.921)</u>	<u>(613.977)</u>	<u>(1.130.898)</u>
Previous period			
Beginning balance of the previous year	(364.535)	(258.698)	(623.233)
Allowance made in the previous period	(49.422)	(306.545)	(355.967)
Allowance utilized in the previous period	-	190.937	190.937
Ending balance of the previous period	<u>(413.957)</u>	<u>(374.306)</u>	<u>(788.263)</u>

Details of allowance balance

	<u>Ending balance</u>	<u>Beginning balance</u>
General allowance	(516.921)	(454.450)
Specific allowance	(613.977)	(525.897)
Total	<u>(1.130.898)</u>	<u>(980.347)</u>

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Notes to the Interim Separate Financial Statements (cont.)**6. Investment securities**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Available-for-sale investment securities</i>		
<i>Debt securities</i>		
- Government bonds	1.298.473	1.298.447
Total available-for-sale investment securities	1.298.473	1.298.447
<i>Held-to-maturity investment securities</i>		
<i>Debt securities</i>		
- Government bonds	1.672.562	1.675.515
Held-to-maturity investment securities	1.672.562	1.675.515
Total investment securities	2.971.035	2.973.962

This item reflects listed Government bonds in VND with the term from 10 to 20 years and at the interest rates ranging from 2,1% to 5,9%/year. In which, Government bonds including those with total nominal value amounting to VND 75.000 million (beginning balance: VND 75.000 million) have been pledged by the Bank to the SBV as security for open market transactions, clearing limit and net debit limit (see Note No. IX.5).

7. Investment in a subsidiary

This is the investment in KienLongBank Asset Management Company. This subsidiary has been operating in accordance with the Business Registration Certificate No. 1701452905, initially registered on 12 November 2010, issued by Kien Giang Province Department of Planning and Investment and the most recent of which dated 03 April 2025. As at 30 June 2025, Kien Long Commercial Joint Stock Bank contributed fully the charter capital of VND 500.000.000.000 as in the Business Registration Certificate.

8. Tangible fixed assets

	<u>Buildings and structures</u>	<u>Machinery and equipment</u>	<u>Motor vehicles</u>	<u>Office equipment</u>	<u>Other fixed assets</u>	<u>Total</u>
Historical costs						
Beginning balance	728.825	83.392	149.727	184.038	22.905	1.168.887
Acquisition during the period	69	291	-	17.756	117	18.233
Liquidation, disposal	-	(102)	-	-	-	(102)
Ending balance	728.894	83.581	149.727	201.794	23.022	1.187.018
<i>In which:</i>						
Assets fully depreciated but still in use	11.274	16.235	73.612	100.925	10.429	212.475
Depreciation						
Beginning balance	245.354	53.167	112.288	120.054	15.622	546.485
Depreciation during the period	13.900	2.970	3.983	4.798	418	26.069
Liquidation, disposal	-	(102)	-	-	-	(102)
Ending balance	259.254	56.035	116.271	124.852	16.040	572.452
Carrying values						
Beginning balance	483.471	30.225	37.439	63.984	7.283	622.402
Ending balance	469.640	27.546	33.456	76.942	6.982	614.566
<i>In which:</i>						
Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

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Notes to the Interim Separate Financial Statements (cont.)**9. Intangible fixed assets**

	Land use right	Computer software	Other fixed assets	Total
Initial costs				
Beginning balance	686.287	227.032	20.014	933.333
Ending balance	686.287	227.032	20.014	933.333
<i>In which:</i>				
Assets fully amortized but still in use	-	77.185	10.363	87.548
Amortization				
Beginning balance	14.163	108.646	18.695	141.504
Amortization during the period	920	11.569	648	13.137
Ending balance	15.083	120.215	19.343	154.641
Carrying values				
Beginning balance	672.124	118.386	1.319	791.829
Ending balance	671.204	106.817	671	778.692
<i>In which:</i>				
Assets temporarily not in use	-	-	-	-
Assets waiting for liquidation	-	-	-	-

10. Receivables

	Ending balance	Beginning balance
Acquisition of fixed assets and construction in progress (i)	29.747	11.145
Receivables from the SBV under interest subsidy program	3.822	3.943
Deposits for office and asset lease and advances for contracts	49.191	32.583
Advances for operating activities	14.181	2.273
Input value added tax	1.163	-
Receivables from Visa card business and Banknetvn	1.163.022	1.098.367
Receivables from buyout transactions without recourse to the documents under the letter of credit	4.000.000	4.000.000
Deposits at international payment institutions	36.484	35.902
Other receivables	98.986	101.455
Total	5.396.596	5.285.668

(i) Details of advances for acquisition of fixed assets and construction in progress are as follows:

	Ending balance	Beginning balance
Buildings	5.733	4.125
Machinery and equipment	11.809	7.020
Computer software	12.205	-
Total	29.747	11.145

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Notes to the Interim Separate Financial Statements (cont.)**11. Interest and fees receivable**

	Ending balance	Beginning balance
Interest income from deposits	15.848	28.982
Interest income from investments in securities	45.463	22.897
Interest income from credit activities	1.569.104	1.301.275
Interest income from financial derivatives	854	40.239
Total	1.631.269	1.393.393

12. Other assets

	Ending balance	Beginning balance
Expenses to be allocated	140.347	136.125
Supplies	11.379	12.438
Foreclosed assets of which ownership was transferred to the Bank and being awaited settlement	117.460	117.460
Other assets	13.134	54.878
Total	282.320	320.901

13. Provisions for risks from other assets

	Ending balance	Beginning balance
Provisions for risks from foreclosed assets	(42.494)	(42.494)
Provisions for doubtful debts	(50.406)	(55.416)
Total	(92.900)	(97.910)

Movements in provisions for risks from other assets are as follows

	Accumulated from the beginning of the year	
	Current year	Previous year
Beginning balance	(97.910)	(29.304)
Provision/(Reversal of provision)	5.010	(25.086)
Ending balance	(92.900)	(54.390)

14. Deposits, gold deposits and borrowings from other credit institutions

	Ending balance	Beginning balance
<i>Deposits from other credit institutions</i>	<i>10.057.614</i>	<i>15.117.285</i>
Demand deposits	1.525.014	3.025.715
<i>In VND</i>	<i>1.525.014</i>	<i>3.025.715</i>
Term deposits	8.532.600	12.091.570
<i>In VND</i>	<i>7.489.000</i>	<i>9.382.330</i>
<i>In foreign currencies</i>	<i>1.043.600</i>	<i>2.709.240</i>
<i>Borrowings from other credit institutions</i>	<i>8.282</i>	<i>8.262</i>
Borrowings from other credit institutions in VND	7.601	7.601
Borrowings from other credit institutions in foreign currencies	681	661
Total	10.065.896	15.125.547

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Notes to the Interim Separate Financial Statements (cont.)**15. Deposits from customers**

	Ending balance	Beginning balance
Demand deposits	5.624.085	4.077.264
<i>In VND</i>	5.611.169	4.069.129
<i>In foreign currencies</i>	12.916	8.135
Term deposits	1.932.251	2.282.732
<i>In VND</i>	1.932.251	2.282.732
Saving deposits	65.903.641	57.392.005
<i>Current saving deposits in VND</i>	13.959	11.527
<i>Current saving deposits in foreign currencies</i>	4.032	3.662
<i>Term saving deposits in VND</i>	65.845.636	57.335.634
<i>Term saving deposits in foreign currencies</i>	40.014	41.182
Marginal deposits	9.874	9.496
<i>In VND</i>	9.874	9.496
Total	73.469.851	63.761.497

Deposits from customers by type of customers and type of businesses are as follows:

	Ending balance	Beginning balance
<i>Deposits from economic entities</i>	<i>2.715.393</i>	<i>3.724.628</i>
Joint stock companies	1.209.140	1.538.298
Limited liability companies	821.138	1.108.053
Private companies	2.502	1.519
Others	682.613	1.076.758
<i>Deposits from individuals</i>	<i>70.754.458</i>	<i>60.036.869</i>
Total	73.469.851	63.761.497

16. Financial derivatives and other financial liabilities

	Total contract value (at foreign exchange rate as at the contract date)	Total carrying value (at foreign exchange rate as at the statement of financial position date)	
		Assets	Liabilities
Ending balance			
Currency swap contracts	2.364.404	-	35.876
Total	2.364.404	-	35.876
Beginning balance			
Currency swap contracts	1.944.849	-	106.071
Currency forward contracts	246.795	-	6.405
Total	2.191.644	-	112.476

17. Issuances of valuable papers

	Ending balance	Beginning balance
Certificates of deposits in VND ⁽ⁱ⁾	2.529.616	3.228.106
Bonds ⁽ⁱⁱ⁾	1.600.000	800.000
Total	4.129.616	4.028.106

⁽ⁱ⁾ This item reflects certificates of deposits with the term from 3 to 84 months and the interest rates ranging from 4,7%/year to 9,5%/year. The interest is paid every 6 months or at the end of period.

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- (ii) This item reflects 7-year bonds with interest paid annually from the issuance date. The interest rate equals the interest rate applied to 12-month individual saving deposits in VND ruling on the interest rate determination date plus (+) a margin of 1,6%/year.

18. Interest and fees payable

	<u>Ending balance</u>	<u>Beginning balance</u>
Interest payable on deposits	1.074.148	977.077
Interest payable on issuances of valuable papers	85.585	32.399
Interest payable on borrowings	10	6
Interest payable on financial derivatives	1.831	221
Total	1.161.574	1.009.703

19. Other liabilities

	<u>Ending balance</u>	<u>Beginning balance</u>
Internal payables	477.763	431.225
Payables to employees	268.135	266.101
Bonus and welfare funds ⁽ⁱ⁾	82.027	45.171
Other internal payables	127.601	119.953
External payables	1.390.132	1.447.872
Remittance payables	7.884	3.678
Taxes and other payables to the State Treasury	132.723	116.461
Amounts kept for others and awaiting settlement	8.085	8.806
Payables for Banknet and others awaiting settlement	1.123.426	1.024.863
Other payables	118.014	294.064
Total	1.867.895	1.879.097

- (i) Movements in bonus and welfare funds are as follows:

	<u>Accumulated from the beginning of the year</u>	
	<u>Current year</u>	<u>Previous year</u>
Beginning balance	45.171	6.415
Additions	44.627	39.688
Utilizations	(7.771)	-
Ending balance	82.027	46.103

20. Equity and funds of the Bank**Statement of changes in owner's equity**

	<u>Charter capital</u>	<u>Treasury shares</u>	<u>Funds of credit institutions</u>	<u>Exchange difference</u>	<u>Retained earnings</u>	<u>Total</u>
Beginning balance of the previous year	3.652.819	(34.200)	464.700	-	1.646.834	5.730.153
Profit in the previous period	-	-	-	-	440.890	440.890
Exchange difference	-	-	-	(18.333)	-	(18.333)
Appropriation to statutory reserves in the previous year from profit after tax of 2023	-	-	85.212	-	(85.212)	-
Appropriation to bonus and welfare funds	-	-	-	-	(39.688)	(39.688)
Transfer to subsidiary to make reserves	-	-	-	-	(1.299)	(1.299)
Ending balance of the previous period	3.652.819	(34.200)	549.912	(18.333)	1.961.525	6.111.723

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Notes to the Interim Separate Financial Statements (cont.)

	Charter capital	Treasury shares	Funds of credit institutions	Exchange difference	Retained earnings	Total
Beginning balance of the current year	3.652.819	(34.200)	549.912	-	2.407.350	6.575.881
Profit in the current period	-	-	-	-	736.534	736.534
Exchange difference	-	-	-	(50.326)	-	(50.326)
Appropriation to funds from profit of 2024	-	-	176.469	-	(176.469)	-
Appropriation to bonus and welfare funds from profit of 2024	-	-	-	-	(44.627)	(44.627)
Transfer to subsidiary to make reserves	-	-	-	-	(1.029)	(1.029)
Ending balance of the current period	3.652.819	(34.200)	726.381	(50.326)	2.921.759	7.216.433

Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	365.281.878	365.281.878
Number of shares sold to the public	365.281.878	365.281.878
- Ordinary shares	365.281.878	365.281.878
- Preferred shares	-	-
Number of shares repurchased	(3.800.000)	(3.800.000)
- Ordinary shares	(3.800.000)	(3.800.000)
- Preferred shares	-	-
Number of outstanding shares	361.481.878	361.481.878
- Ordinary shares	361.481.878	361.481.878
- Preferred shares	-	-

Par value per outstanding share: VND 10.000.

21. Funds of the Bank

	Reserve to supplement charter capital	Financial reserves	Others	Total
Beginning balance of the previous year	92.591	372.106	3	464.700
Appropriation to statutory reserves in the previous year from profit after tax of 2023	28.404	56.808	-	85.212
Ending balance of the previous period	120.995	428.914	3	549.912
Beginning balance of the current year	120.995	428.914	3	549.912
Appropriation to statutory reserves in the previous year from profit after tax of 2024	88.235	88.234	-	176.469
Ending balance of the current period	209.230	517.148	3	726.381

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Notes to the Interim Separate Financial Statements (cont.)**VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM SEPARATE INCOME STATEMENT****1. Interest and similar income**

	Accumulated from the beginning of the year	
	Current year	Previous year
Interest income from deposits	240.437	157.838
Interest income from loans	3.497.702	3.099.308
Interest income from investments in debt securities	36.796	77.335
Interest income from guarantee services	22.822	21.073
Other income from credit activities	189.864	147.085
Total	3.987.621	3.502.639

2. Interest and similar expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Interest expense on deposits	2.017.168	1.619.607
Interest expense on borrowings	4.747	128.325
Interest expense on valuable papers issued	137.739	112.852
Other expenses on credit activities	103.168	119.855
Total	2.262.822	1.980.639

3. Net gain/loss from service provisions

	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Gain from service provisions</i>	<i>339.295</i>	<i>273.358</i>
Settlement services	297.224	236.297
Cashier, trust, and agency services	137	142
Trading and insurance services	25.552	26.110
Others	16.382	10.809
<i>Loss from service provisions</i>	<i>44.602</i>	<i>50.020</i>
Settlement and cashier services	16.080	18.972
Consulting services	1.772	150
Postage and telecommunication costs	19.429	22.228
Others	7.321	8.670
Net gain/loss from service provisions	294.693	223.338

4. Net gain/loss from trading of foreign currencies

	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Gain from trading of foreign currencies</i>	<i>112.796</i>	<i>177.839</i>
Gain from spot currency contracts	105.658	109.411
Gain from derivative instruments	7.138	68.428
<i>Loss from trading of foreign currencies</i>	<i>71.444</i>	<i>172.847</i>
Loss from spot currency contracts	9.030	11.884
Loss from derivative instruments	62.414	160.963
Net gain/loss from trading of foreign currencies	41.352	4.992

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Notes to the Interim Separate Financial Statements (cont.)**5. Net gain/loss from trading of investment securities**

	Accumulated from the beginning of the year	
	Current year	Previous year
Gain from trading of investment securities	12.749	8.786
Loss from trading of investment securities	-	401
Net gain/loss from trading of investment securities	12.749	8.385

6. Other net gain/loss

	Accumulated from the beginning of the year	
	Current year	Previous year
Other income	238.868	81.644
Gain from disposals of foreclosed assets	7.460	991
Collections of bad debts previously written-off	5.010	-
Gain from bad debts handled by risk provisions	221.948	78.732
Others	4.450	1.921
Other expenses	10.006	5.396
Expenses on social activities	3.716	4.654
Expenses on trading debts	4.320	-
Expenses on treatment for debts, other expenses	1.970	742
Other net gain/loss	228.862	76.248

7. Income from capital contribution, share acquisition

This item reflects profit after tax remitted by the subsidiary.

8. Operating expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Taxes, duties and fees	9.764	13.333
Expenses for employees	549.971	606.572
<i>In which:</i>		
Salaries and allowances	484.855	540.749
Salary related contributions	40.540	35.142
Uniform, meal, healthcare, severance allowances	24.576	30.681
Expenses on assets	133.655	119.494
<i>In which:</i>		
Depreciation and amortization expenses	39.206	40.330
Rental expenses	59.565	45.348
Repair and maintenance expenses	20.801	22.536
Purchases of tools and supplies	13.622	11.086
Others	461	194
Administration expenses	116.919	126.194
<i>In which:</i>		
Marketing, promotion and stationery expenses	31.368	24.744
Business trip expenses	6.856	7.046
Electricity and water, office cleaning and gasoline expenses	19.312	20.574
Communication expenses	11.990	18.120
Training expenses	1.051	1.382
Meeting, reception and customer care expenses	37.733	43.721
Others	8.609	10.607
Insurance fee for deposits from customers	48.691	41.054
Provisions for assets	-	25.086
Total	859.000	931.733

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9. Allowance for credit losses

	Accumulated from the beginning of the year	
	Current year	Previous year
General allowance for loans to customers	62.471	49.422
Specific allowance for loans to customers	465.670	306.545
Total	528.141	355.967

10. Basic earnings per share

Information on basic earnings per share is presented in the Consolidated Interim Financial Statements.

VII. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM SEPARATE CASH FLOW STATEMENT**Cash and cash equivalents**

	Ending balance of the current period	Ending balance of the previous period
Cash on hand, gold and gemstones	769.709	638.867
Balances with the SBV	6.340.928	2.843.413
Deposits at other credit institutions with original term of not more than 3 months	10.338.801	17.777.425
Total	17.449.438	21.259.705

VIII. OTHER DISCLOSURES**1. Employees' remuneration**

	Accumulated from the beginning of the year	
	Current year	Previous year
Average number of employees (person)	3.549	3.636
<i>Employees' remuneration</i>		
Total salary budget	378.912	460.719
Bonus	113.714	80.030
Total remuneration	492.626	540.749
<i>Average monthly salary/employee</i>	<i>18</i>	<i>21</i>
<i>Average monthly remuneration/employee</i>	<i>23</i>	<i>25</i>

2. Obligations to the State Budget

	Beginning balance	Increase during the period		Ending balance
	Payables	Amount payable	Amount paid	Payables
Value added tax (VAT)	6.805	15.005	(18.549)	3.261
Corporate income tax	98.761	183.925	(158.025)	124.661
Other taxes	10.895	38.491	(44.585)	4.801
Total	116.461	237.421	(221.159)	132.723

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Notes to the Interim Separate Financial Statements (cont.)**Value added tax (VAT)**

The Bank has to pay VAT in accordance with the deduction method.

The tax rate applied to banking and payment activities is 10%.

Corporate income tax

The Bank has to pay corporate income tax on assessable income at the rate of 20%.

The estimated corporate income tax payable is as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Total accounting profit before tax	920.459	551.629
Increases/(decreases) of accounting profit to determine taxable income:	4.312	6.430
Total taxable income	924.771	558.059
Income exempted from tax	(5.145)	(4.366)
Assessable income	919.626	553.693
Corporate income tax rate	20%	20%
Corporate income tax payable	183.925	110.739

Determination of corporate income tax liability of the Bank is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Interim Separate Financial Statements can be changed upon the inspection of tax authorities.

Other taxes and legal fees

The Bank has paid these taxes and legal fees in line with the prevailing regulations.

3. Forms and values of collateral of customers

	Ending balance	Beginning balance
Real estate	35.302.356	36.689.741
Machinery and equipment	50.570	52.487
Motor vehicles	573.021	593.681
Shares issued by other credit institutions	75.000	15.709
Shares issued by economic institutions	25.379.380	20.219.882
Saving deposits	2.267.719	2.555.675
Others	79.334.058	109.067.904
Total	142.982.104	169.195.079

4. Contingent liabilities and commitments

	Ending balance	Beginning balance
Other guarantees	2.791.401	4.129.036
Contractual amount	2.801.638	4.131.387
Minus: Marginal deposits	(10.237)	(2.351)
Commitments in foreign currency transactions	13.408.669	19.422.623
Purchase of foreign currencies	52.180	2.126.880
Sales of foreign currencies	26.090	708.960
Swap transactions	13.330.399	16.586.783
Letters of credit commitments	4.000.000	4.005.233
Contractual amount	4.000.000	4.006.085
Minus: Marginal deposits	-	(852)

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Notes to the Interim Separate Financial Statements (cont.)**5. Unearned interest income from loans and fees receivable**

This item reflects unearned interest income from loans.

6. Treated doubtful debts

	<u>Ending balance</u>	<u>Beginning balance</u>
Principals of debts of which risks are treated and being monitored	1.271.196	1.072.357
Interest of debts of which risks are treated and being monitored	1.623.734	1.513.487
Total	2.894.930	2.585.844

7. Other assets and documents

	<u>Ending balance</u>	<u>Beginning balance</u>
Other assets kept for others	4.121.704	4.118.432
Other valuable documents under preserve	130.592	170.065
Total	4.252.296	4.288.497

8. Transactions with related parties

The Bank's related parties include subsidiary, individuals having the direct or indirect right to vote at the Bank and their close family members, the entities managed by the Bank's key managers, the individuals having the direct or indirect right to vote at the Bank and their close family members.

Remuneration of the key managers

The net remuneration of the key managers (Board of Directors, Supervisory Board, Board of Management) in the current period is VND 21.715 million (previous period: VND 22.519 million).

Transactions between the Bank and related parties are as follows:

	<u>Accumulated from the beginning of the year</u>	
	<u>Current year</u>	<u>Previous year</u>
<i>Subsidiary</i>		
Interest expenses on deposits	8.233	9.937
Office rental expenses	8.398	8.064
Expense for asset appraisal	3.276	2.076
Payment transferred to subsidiary to make reserves	1.029	1.299
Profit after tax remitted by subsidiary	5.145	4.366
<i>Members of Board of Directors</i>		
Interest expenses on deposits	43	17
Compensation	9.345	8.421
<i>Members of Board of Management</i>		
Interest expenses on deposits	41	6
Salaries and bonus	9.680	11.452
<i>Members of Supervisory Board</i>		
Interest expenses on deposits	4	4
Compensation	2.690	2.646
<i>Companies and individuals related to Members of Board of Directors</i>		
Interest expenses on deposits	154	479

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	<u>Accumulated from the beginning of the year</u>	
	<u>Current year</u>	<u>Previous year</u>
<i>Companies and individuals related to Members of Board of Management</i>		
Interest expenses on deposits	99	219
<i>Companies and individuals related to Members of Supervisory Board</i>		
Interest expenses on deposits	26	21

As at the statement of financial position date, balances with related parties are as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Subsidiary</i>		
Deposits received from leasing office	1.700	1.700
<i>Members of Board of Directors</i>		
Loan	36	-
<i>Members of Board of Management</i>		
Loan	43	89
<i>Members of Supervisory Board</i>		
Loan	50	25
<i>Companies and individuals related to Members of Board of Directors</i>		
Loan	100	109
<i>Companies and individuals related to Members of Board of Management</i>		
Loan	993	28
Total receivables	2.922	1.951
<i>Subsidiary</i>		
Deposits from the subsidiary	296.297	339.652
Interest payables	7.843	7.649
Bonds	47.494	
<i>Members of Board of Directors</i>		
Deposits	4.126	4.817
Interest payables	92	21
<i>Members of Board of Management</i>		
Deposits	1.751	1.845
Interest payables	2	1
<i>Members of Supervisory Board</i>		
Deposits	66	614
<i>Companies and individuals related to Members of Board of Directors</i>		
Deposits	34.762	37.237
Interest payables	27	44

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	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Companies and individuals related to Members of Board of Management</i>		
Deposits	6.103	15.690
Interest payables	92	92
<i>Companies and individuals related to Members of Supervisory Board</i>		
Deposits	1.599	1.622
Interest payables	43	22
Total payables	400.298	409.306

9. Concentration of assets, liabilities and off-statement of financial position items by geographical area

	<u>Total deposits and loans given</u>	<u>Total deposits and borrowings</u>	<u>Issuance of valuable papers</u>	<u>Credit commitments</u>	<u>Financial derivatives</u>	<u>Investment securities</u>
Ending balance	86.226.752	83.535.747	4.129.616	6.801.638	2.364.404	2.971.035
Domestic	86.226.752	83.535.747	4.129.616	6.801.638	2.364.404	2.971.035
Overseas	-	-	-	-	-	-
Beginning balance	81.143.999	78.887.044	4.028.106	8.137.472	2.191.644	2.973.962
Domestic	81.143.999	78.887.044	4.028.106	8.137.472	2.191.644	2.973.962
Overseas	-	-	-	-	-	-

IX. FINANCIAL RISK MANAGEMENT**1. General overview**

The Bank's operations are exposed to the following financial risks: credit risks, liquidity risks and market risks. The Bank's Board of Management is generally responsible for giving guidance, supervising and judging the risks as well as maintaining an effective risk control and compliance culture. The Board of Management of the Bank is responsible for developing objectives and basic principles in financial risk control for the Bank, including design of the detailed policies on risk identification and measurement, risk limitations and regulations on risk prevention. Risk control is implemented by all the units and departments in line with the policies and procedures approved by the Board of Management.

The Risk Management Department of the Bank supports the daily risk control at the Bank under the direction of the Board of Management. Together with other departments, the Risk Management Department is responsible for developing the risk control system as well as the tools and methods to identify, measure, monitor, control and assess risks.

Additionally, the Internal Control Department of the Bank is responsible for performing the independent review on the internal risk control and control environment of the Bank.

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2. Credit risk

Credit risk is the risk of financial loss to the Bank if a counterparty to a financial instrument fails to meet its contractual obligations. Credit risk of the Bank mainly arises from its loans and advances.

Policies on credit risk management and minimization

In order to manage credit risk, the Bank has applied the following tools: development of policies and issuance of regulations on credit risk control; development of credit procedures; credit rate; regulations on credit line; review on credit risks; development of credit rank system and debt classification; authority decentralization in credit activities.

The Bank has managed credit risk by setting up risk limitations related to customers or groups of customers acquiring loans in accordance with the regulations of the SBV. Additionally, credit risks are also managed by analysis on the ability of customers and potential customers on making payments to both interest and principal.

Risk concentration level of financial assets with credit risk

The non-derivative financial assets classified according to the geographical area are presented in Note No. X.

The maximum level of credit risks without consideration to collateral or methods for credit minimization

The maximum credit risk of each financial asset is its carrying value as reflected on the Interim Separate Statement of Financial Position as well as on off-statement of financial position items of the financial instruments without consideration to collateral or other methods for credit risk minimization.

The Bank's maximum exposures to credit risk are as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Credit risk exposures relating to interim separate statement of financial position items</i>		
Deposits at the SBV	6.340.928	4.207.486
Deposits at and loans to other credit institutions	10.338.801	15.504.604
Loans to customers – gross	69.547.023	61.431.909
Investment securities – gross	2.971.035	2.973.962
Interest and fees receivable	1.631.269	1.393.393
Other financial assets – gross	5.302.314	5.239.667
Total	96.131.370	90.751.021
<i>Credit risk exposures relating to off-statement of financial position items</i>		
Letters of credit commitments – gross	4.000.000	4.005.233
Other guarantees – gross	2.791.401	4.129.036
Total	6.791.401	8.134.269

3. Liquidity risk

Liquidity risk is the risk that the Bank has difficulties in fulfilling its obligations for financial liabilities.

The strategies applied by the Bank in liquidity risk management are that the Board of Management sets up the minimum limit on due capital which is used to meet these withdrawals and the minimum level of inter-bank loans as well as loans to meet the withdrawals beyond the expectations.

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Operating in an industry where operation of the Bank is very sensitive to the changes of the market and false reports, the Bank has been applying the measures to control the liquidity risk as follows:

- Maintaining the liquidity ratios that ensure the liquidity, deposit insurance in accordance with the regulations of the SBV;
- Managing its capital sources centrally in order to ensure the liquidity of the Bank by researching, analyzing term differences, making estimates on time and values of major disbursements which may have effects on the inflows and outflows. From that, the Bank has set out limits and developed appropriate investment portfolios which have high liquidity and can be converted in cash to meet the regular or irregular demands for cash withdrawals of customers;
- Actively following up, analyzing, assessing and being responsible to disclose information in order to help customers understand clearly all the operations of the Bank.

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Notes to the Interim Separate Financial Statements (cont.)

Summary of the Bank's assets and liabilities by maturity group from 30 June 2025 to the maturity date:

Summary of the Bank's assets and liabilities by maturity group from 30 June 2023 to the maturity date.

	Overdue		Undue					
	More than 3 months	Up to 3 months	Up to 1 month	From 1 to 3 months	From 3 to 12 months	From 1 to 5 years	More than 5 years	Total
Assets								
Cash on hand, gold, gemstones	-	-	769.709	-	-	-	-	769.709
Deposits at the SBV	-	-	6.340.928	-	-	-	-	6.340.928
Deposits at and loans to other credit institutions (*)	-	-	8.777.751	1.561.050	-	-	-	10.338.801
Loans to customers (*)	1.372.923	1.080.875	2.864.822	9.111.729	33.107.472	18.216.323	3.792.879	69.547.023
Investment securities (*)	-	-	-	-	-	-	2.971.035	2.971.035
Capital contribution, long-term investments (*)	-	-	-	-	-	-	500.000	500.000
Fixed assets and investment property	-	-	614.020	189	1.460	45.596	731.993	1.393.258
Other assets (*)	55.066	-	1.631.269	5.623.850	-	-	-	7.310.185
Total assets	1.427.989	1.080.875	20.998.499	16.296.818	33.108.932	18.261.919	7.995.907	99.170.939
Liabilities								
Deposits and borrowings from the SBV and other credit institutions	-	-	8.496.414	1.561.200	-	7.601	681	10.065.896
Deposits from customers	-	-	19.062.175	16.054.859	38.125.467	226.533	817	73.469.851
Financial derivatives and other financial liabilities (*)	-	-	35.876	-	-	-	-	35.876
Issuances of valuable papers	-	-	-	-	1.928.183	51.400	2.150.033	4.129.616
Other liabilities	-	-	3.029.469	-	-	-	-	3.029.469
Total liabilities	-	-	30.623.934	17.616.059	40.053.650	285.534	2.151.531	90.730.708
Net liquidity gap	1.427.989	1.080.875	(9.625.435)	(1.319.241)	(6.944.718)	17.976.385	5.844.376	8.440.231

(*) These items do not include allowance for risks.

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Notes to the Interim Separate Financial Statements (cont.)

Summary of the Bank's assets and liabilities by maturity group from 31 December 2024 to the maturity date:

	Overdue		Undue					Total
	More than 3 months	Up to 3 months	Up to 1 month	From 1 to 3 months	From 3 to 12 months	From 1 to 5 years	More than 5 years	
Assets								
Cash on hand, gold, gemstones	-	-	538.410	-	-	-	-	538.410
Deposits at the SBV	-	-	4.207.486	-	-	-	-	4.207.486
Deposits at and loans to other credit institutions (*)	-	-	14.997.374	507.230	-	-	-	15.504.604
Loans to customers (*)	1.240.575	837.674	4.398.566	8.757.328	27.241.286	16.240.335	2.716.145	61.431.909
Investment securities (*)	-	-	-	-	-	-	2.973.962	2.973.962
Capital contribution, long-term investments (*)	-	-	-	-	-	-	500.000	500.000
Fixed assets and investment property	-	-	603.596	12	4.706	51.213	754.704	1.414.231
Other assets (*)	57.461	-	1.393.393	5.549.108	-	-	-	6.999.962
Total assets	1.298.036	837.674	26.138.825	14.813.678	27.245.992	16.291.548	6.944.811	93.570.564
Liabilities								
Deposits and borrowings from the SBV and other credit institutions	-	-	14.610.205	507.080	-	7.601	661	15.125.547
Deposits from customers	-	-	16.287.960	17.526.469	29.475.778	470.363	927	63.761.497
Financial derivatives and other financial liabilities(*)	-	-	112.476	-	-	-	-	112.476
Issuances of valuable papers	-	-	-	-	1.928.156	-	2.099.950	4.028.106
Other liabilities	-	-	2.888.800	-	-	-	-	2.888.800
Total liabilities	-	-	33.899.441	18.033.549	31.403.934	477.964	2.101.538	85.916.426
Net liquidity gap	1.298.036	837.674	(7.760.616)	(3.219.871)	(4.157.942)	15.813.584	4.843.273	7.654.138

(*) These items do not include allowance for risks.

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4. Market risk

The Bank is exposed to market risk which arises from the fluctuations in future cash flows of financial instruments due to the changes in the market. The market risk arises from the open status of interest rate and currency, which are under the effects of changes in market in general and each type of market in particular as well as affected by the fluctuations on the market, such as interest rate, credit, exchange rate.

The market risks related to operation of the Bank include currency risk and interest rate risk.

Interest rate risk

The interest rate risk occurs when the future cash flows of a financial instrument unexpectedly fluctuate due to the changes in market interest rates. The Bank manages this risk by controlling the differences in monthly interest rates.

The Bank measures risk by analyzing the sensitivity of the interest rate, i.e. classification of bonds and other documents into group of market risk level, based on currency type, due date, etc.

In order to manage the interest rate risk, the Bank has been applying the policies on interest rate risk management on the basis of ALCO reporting system to analyze the difference between debt-equity assets in each term, calculate the Duration Gap of the debt-equity assets, the interest rates of the items of capital and assets, and has given out appropriate solutions for treatments accordingly:

- Giving loans at the floating interest rates, which enables the Bank to apply flexible interest rates to loans suitably with the fluctuation of the market rates of interest;
- Maintaining a reasonable difference between deposit interest rates and loan interest rates, complying with the regulations on capital safety of the SBV.

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Summary of the Bank's interest rate risk as at 30 June 2025:

	Overdue	Interest free	Less than 1 month	From 1 to 3 months	From 3 to 6 months	From 6 to 12 months	From 1 to 5 years	More than 5 years	Total
Assets									
Cash on hand, gold, gemstones	-	769.709	-	-	-	-	-	-	769.709
Deposits at the SBV	-	-	6.340.928	-	-	-	-	-	6.340.928
Deposits at and loans to other credit institutions (*)	-	-	8.777.751	1.561.050	-	-	-	-	10.338.801
Loans to customers (*)	2.453.798	-	2.864.822	9.111.729	6.721.067	26.386.404	18.216.323	3.792.880	69.547.023
Investment securities (*)	-	-	-	-	-	-	-	2.971.035	2.971.035
Capital contribution, long-term investments (*)	-	500.000	-	-	-	-	-	-	500.000
Fixed assets and investment property	-	1.393.258	-	-	-	-	-	-	1.393.258
Other assets (*)	55.066	7.255.119	-	-	-	-	-	-	7.310.185
Total assets	2.508.864	9.918.086	17.983.501	10.672.779	6.721.067	26.386.404	18.216.323	6.763.915	99.170.939
Liabilities									
Deposits and borrowings from the SBV and other credit institutions	-	-	8.496.414	1.561.200	-	-	7.601	681	10.065.896
Deposits from customers	-	-	19.062.175	16.054.859	18.794.853	19.330.614	226.533	817	73.469.851
Financial derivatives and other financial liabilities(*)	-	-	35.876	-	-	-	-	-	35.876
Issuances of valuable papers	-	-	-	-	1.928.183	-	51.400	2.150.033	4.129.616
Other liabilities	-	3.029.469	-	-	-	-	-	-	3.029.469
Total liabilities	-	3.029.469	27.594.465	17.616.059	20.723.036	19.330.614	285.534	2.151.531	90.730.708
Interest sensitivity gap of on-statement of financial position items	2.508.864	6.888.617	(9.610.964)	(6.943.280)	(14.001.969)	7.055.790	17.930.789	4.612.384	8.440.231
Off-statement of financial position commitments affecting the interest sensitivity of net assets and liabilities	-	(6.791.401)	-	-	-	-	-	-	(6.791.401)
Interest sensitivity gap of on and off-statement of financial position items	2.508.864	97.216	(9.610.964)	(6.943.280)	(14.001.969)	7.055.790	17.930.789	4.612.384	1.648.830

(*) These items do not include allowance for risks.

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Notes to the Interim Separate Financial Statements (cont.)

Summary of the Bank's interest rate risk as at 31 December 2024:

	Overdue	Interest free	Less than 1 month	From 1 to 3 months	From 3 to 6 months	From 6 to 12 months	From 1 to 5 years	More than 5 years	Total
Assets									
Cash on hand, gold, gemstones	-	538.410	-	-	-	-	-	-	538.410
Deposits at the SBV	-	-	4.207.486	-	-	-	-	-	4.207.486
Deposits at and loans to other credit institutions (*)	-	-	14.997.374	507.230	-	-	-	-	15.504.604
Loans to customers (*)	2.078.249	-	4.398.566	8.757.328	9.354.532	17.886.754	16.240.335	2.716.145	61.431.909
Investment securities (*)	-	-	-	-	-	-	-	2.973.962	2.973.962
Capital contribution, long-term investments (*)	-	500.000	-	-	-	-	-	-	500.000
Fixed assets and investment property	-	1.414.231	-	-	-	-	-	-	1.414.231
Other assets (*)	57.461	6.942.501	-	-	-	-	-	-	6.999.962
Total assets	2.135.710	9.395.142	23.603.426	9.264.558	9.354.532	17.886.754	16.240.335	5.690.107	93.570.564
Liabilities									
Deposits and borrowings from the SBV and other credit institutions	-	-	14.610.205	507.080	-	-	7.601	661	15.125.547
Deposits from customers	-	-	15.810.254	18.004.175	19.388.892	10.086.886	470.363	927	63.761.497
Financial derivatives and other financial liabilities (*)	-	-	112.476	-	-	-	-	-	112.476
Issuances of valuable papers	-	-	-	-	-	1.928.156	-	2.099.950	4.028.106
Other liabilities	-	2.888.800	-	-	-	-	-	-	2.888.800
Total liabilities	-	2.888.800	30.532.935	18.511.255	19.388.892	12.015.042	477.964	2.101.538	85.916.426
Interest sensitivity gap of on-statement of financial position items	2.135.710	6.506.342	(6.929.509)	(9.246.697)	(10.034.360)	5.871.712	15.762.371	3.588.569	7.654.138
Off-statement of financial position commitments affecting the interest sensitivity of net assets and liabilities	-	(8.134.269)	-	-	-	-	-	-	(8.134.269)
Interest sensitivity gap of on and off-statement of financial position items	2.135.710	(1.627.927)	(6.929.509)	(9.246.697)	(10.034.360)	5.871.712	15.762.371	3.588.569	(480.131)

(*) These items do not include allowance for risks.

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Notes to the Interim Separate Financial Statements (cont.)**Currency risks**

Currency risk is a form of risk arising from changes in currency exchange rates. The Bank was established and operates in Vietnam and the accounting currency is VND, major transactions of the Bank are also in VND. The financial assets and liabilities of the Bank are mainly denominated in VND, a part in USD, EUR and others.

The Bank's strategy in managing currency risk is to develop a system of limits to manage the state of currencies. The state of currencies is managed on a daily basis and a risk prevention strategy is used to ensure that the state of currencies remains in the set limits. Additionally, the Bank also has used other tools, such as optimizing the repayment period of loans, forecasting the exchange rate, maintaining an appropriate structure of loans and debts in foreign currency and VND.

In order to minimize the currency risk, the Bank has developed and applied its policies on foreign currency management as follows:

- Complying fully with the regulations of the SBV;
- Establishing and managing foreign currency in open position;
- Controlling risks by separating functions of each department and section, giving regulations on decentralization, transaction limits and stopped loss limit;
- Diversifying the derivative products.

All transactions in and out of the statement of financial position items are included into the foreign currency status right upon its generation.

The following statement summarizes the exchange rate risk of the Bank as at 30 June 2025. This statement presents the assets and liabilities of the Bank according to the carrying values and currency types.

	Converted from USD	Converted from EUR	Converted from others	Total
Assets				
Cash on hand, gold, gemstones	19.073	1.684	159	20.916
Deposits at the SBV	531.219	-	-	531.219
Deposits at and loans to other credit institutions (*)	1.250.185	2.966	11.235	1.264.386
Loans to customers (*)	61.264	-	-	61.264
Total assets	1.861.741	4.650	11.394	1.877.785
Liabilities and owner's equity				
Deposits and borrowings from other credit institutions	1.044.281			1.044.281
Deposits from customers	56.313	605	44	56.962
Financial derivatives and other financial liabilities	2.400.280			2.400.280
Total liabilities and owner's equity	3.500.874	605	44	3.501.523
FX position on-statement of financial position	(1.639.133)	4.045	11.350	(1.623.738)
FX position off-statement of financial position	-	-	-	-
Total FX position on and off-statement of financial position	(1.639.133)	4.045	11.350	(1.623.738)

(*) These items do not include allowance for risks.

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Notes to the Interim Separate Financial Statements (cont.)

The following statement summarizes the exchange rate risk of the Bank as at 31 December 2024. This statement presents the assets and liabilities of the Bank according to the carrying values and currency types.

	Converted from USD	Converted from EUR	Converted from others	Total
Assets				
Cash on hand, gold, gemstones	19.063	1.409	90	20.562
Deposits at the SBV	5.142	-	-	5.142
Deposits at and loans to other credit institutions (*)	3.049.861	2.188	7.485	3.059.534
Loans to customers (*)	164.405	-	-	164.405
Total assets	3.238.471	3.597	7.575	3.249.643
Liabilities and owner's equity				
Deposits and borrowings from other credit institutions	2.709.901	-	-	2.709.901
Deposits from customers	52.332	536	111	52.979
Financial derivatives and other financial liabilities	(2.304.120)	-	-	(2.304.120)
Total liabilities and owner's equity	458.113	536	111	458.760
FX position on-statement of financial position	2.780.358	3.061	7.464	2.790.883
FX position off-statement of financial position	-	-	-	-
Total FX position on and off-statement of financial position	2.780.358	3.061	7.464	2.790.883

(*) These items do not include allowance for risks.

5. Collateral***Collateral to others***

As at the statement of financial position date, the Bank has mortgaged valuable papers at the SBV amounting to VND 75.000 million (beginning balance: VND 75.000 million) (see Note No. V.6).

Collateral received from others

The details of collateral received from others are presented in Note No. VIII.3. The Bank has not measured fully the fair values of these collateral since there have been no specific guidance and the necessary market information.

6. Financial assets and financial liabilities***Financial assets***

	Ending balance		Beginning balance	
	Original costs	Provisions	Original costs	Provisions
Cash on hand, gold, gemstones	769.709	-	538.410	-
Deposits at the SBV	6.340.928	-	4.207.486	-
Deposits at and loans to other credit institutions	10.338.801	-	15.504.604	-
Loans to customers	69.547.023	(1.130.898)	61.431.909	(980.347)
Investment securities	2.971.035	-	2.973.962	-
Interest and fees receivable	1.631.269	-	1.393.393	-
Other assets	5.678.916	(92.900)	5.606.569	(97.910)
Total	97.277.681	(1.223.798)	91.656.333	(1.078.257)

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Notes to the Interim Separate Financial Statements (cont.)***Financial liabilities***

	Ending balance	Beginning balance
Deposits and borrowings from other credit institutions	10.065.896	15.125.547
Deposits from customers	73.469.851	63.761.497
Issuances of valuable papers	4.129.616	4.028.106
Financial derivatives and other financial liabilities	35.876	112.476
Interest and fees payable	1.161.574	1.009.703
Other liabilities	1.257.409	1.331.411
Total	90.120.222	85.368.740

Fair value

The fair values of the financial assets and financial liabilities have not been measured since the Vietnamese Accounting Standards, the Financial Reporting Regime applied to credit institutions and the regulations of the SBV have not given any specific guidance on the measurement of fair values.

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Notes to the Interim Separate Financial Statements (cont.)**X. SEGMENT REPORTING****1. Primary segment reporting**

The Bank reports segment information by geographical segment as follows:

	The Northern		The Central		The Southern		Adjustment		Total	
	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period
I. Income	614.004	622.235	614.838	469.192	3.711.444	3.096.399	(243.812)	(139.194)	4.696.474	4.048.632
1. Interest income	530.269	505.843	575.504	435.215	3.125.660	2.700.775	(243.812)	(139.194)	3.987.621	3.502.639
2. Income from service provisions	24.723	105.234	18.781	16.726	295.791	151.398	-	-	339.295	273.358
3. Other income	59.012	11.158	20.553	17.251	289.993	244.226	-	-	369.558	272.635
II. Expenses	269.825	347.335	501.977	408.268	2.719.884	2.524.627	(243.812)	(139.194)	3.247.874	3.141.036
1. Interest expenses	197.556	282.738	398.334	311.405	1.910.744	1.525.690	(243.812)	(139.194)	2.262.822	1.980.639
2. Expenses for depreciation/ (amortization) of fixed assets	524	389	3.572	3.700	35.110	36.241	-	-	39.206	40.330
3. Expenses directly relating to business activities	71.745	64.208	100.071	93.163	774.030	962.696	-	-	945.846	1.120.067
Operating profit before allowance expenses for credit losses	344.179	274.900	112.861	60.924	991.560	571.772	-	-	1.448.600	907.596
Allowance expenses for credit losses	9.819	37.494	46.961	36.432	471.361	282.041	-	-	528.141	355.967
Segment profit	334.360	237.406	65.900	24.492	520.199	289.731	-	-	920.459	551.629

The Bank reports assets and liabilities by geographical segment as follows:

	The Northern		The Central		The Southern		Adjustment		Total	
	Ending balance	Beginning balance	Ending balance	Beginning balance	Ending balance	Beginning balance	Ending balance	Beginning balance	Ending balance	Beginning balance
I. Assets	17.716.810	8.401.477	8.074.946	7.647.444	72.155.385	76.443.386	-	-	97.947.141	92.492.307
1. Cash on hand	35.285	35.016	142.086	83.790	592.338	419.604	-	-	769.709	538.410
2. Fixed assets	4.593	5.076	231.890	233.737	1.156.775	1.175.418	-	-	1.393.258	1.414.231
3. Other assets	17.676.932	8.361.385	7.700.970	7.329.917	70.406.272	74.848.364	-	-	95.784.174	90.539.666
II. Liabilities	9.721.563	8.000.740	15.301.686	13.262.876	65.707.459	64.652.810	-	-	90.730.708	85.916.426
1. External liabilities	9.716.479	7.997.982	15.299.052	13.261.199	63.847.282	62.778.148	-	-	88.862.813	84.037.329
2. Other liabilities	5.084	2.758	2.634	1.677	1.860.177	1.874.662	-	-	1.867.895	1.879.097

2. Secondary segment reporting

The Bank mainly operates in one business segment which is banking.

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Notes to the Interim Separate Financial Statements (cont.)

XI. LEASE COMMITMENTS

The future minimum lease payments under non-cancellable operating leases are as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
Within 1 year	82.961	71.237
Within 2 to 5 years	140.427	134.504
More than 5 years	9.088	6.566
Total	232.476	212.307

XII. SUBSEQUENT EVENTS

On 15 July 2025, the Extraordinary General Meeting of Shareholders, through the Resolution No. 02/NQ-ĐHĐCĐ, approved several matters, including the plan to increase the charter capital from VND 3.652.818 million to VND 5.821.710 million by issuing shares for dividend payment to existing shareholders.

Other than the subsequent event disclosed above, there are no other material subsequent events which are required adjustments or disclosures in the Interim Separate Financial Statements.

An Giang, 27 August 2025

Preparer

Thi Duyen
Accountant

Supervisor

Vu Dang Xuan Vinh
Chief Accountant

Approver

Phan Ngoc Minh
Chairman