

SOUTHEAST ASIA COMMERCIAL JOINT STOCK BANK

**INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**



SOUTHEAST ASIA COMMERCIAL JOINT STOCK BANK

INTERIM SEPARATE FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

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SOUTHEAST ASIA COMMERCIAL JOINT STOCK BANK

THE BANK'S INFORMATION

Establishment and Operation Licence

No. 24/GP-NHNN dated 26 May 2026 (replacing the Establishment and Operation Licence No. 0051/NH-GP dated 25 March 1994).

The Establishment and Operation Licence was issued by the State Bank of Vietnam ("the SBV") for a period of 99 years from the date 25 March 1994 with the latest amendment pursuant to the Decision No. 1269/QĐ-NHNN dated 12 June 2026.

Enterprise Registration Certificate

No. 0200253985 initially issued by the Department of Planning and Investment of Hanoi City (now the Department of Finance of Hanoi City) on 14 January 2005 with the latest (38th) amendment issued on 7 June 2024.

Board of Directors ("BoD")

Mr. Le Van Tan	Chairman
Ms. Nguyen Thi Nga	Permanent Vice Chairwoman
Ms. Le Thu Thuy	Vice Chairwoman
Ms. Khuc Thi Quynh Lam	Vice Chairwoman
Mr. Fergus Macdonald Clark	Independent member
Mr. Matthew Sander Hosford	Independent member
Mr. Mathew Nevil Welch	Member
Ms. Tran Thi Thanh Thuy	Member

Board of Supervision

Mr. Nguyen Ngoc Quynh	Chief Supervisor
Ms. Vu Thi Ngoc Quynh	Member (resigned on 22/4/2026)
Mr. Nguyen Thanh Luan	Designated member
Ms. Vu Thu Thuy	Designated member
Mr. Luong Duy Dong	Member
Mr. Nguyen Van Lieu	Member (appointed on 22/4/2026)

Board of Management

Mr. Le Quoc Long	General Director
Ms. Nguyen Thi Thu Huong	Deputy General Director
Mr. Nguyen Tuan Cuong	Deputy General Director
Mr. Vu Dinh Khoan	Deputy General Director
Ms. Dang Thu Trang	Deputy General Director
Mr. Hoang Manh Phu	Deputy General Director
Mr. Nguyen Hong Quang	Deputy General Director
Mr. Nguyen Tuan Anh	Deputy General Director
Mr. Bui Quoc Hieu	Deputy General Director
Mr. Vo Long Nhi	Deputy General Director (appointed on 1/6/2026)
Mr. Le Thanh Hai	Deputy General Director (resigned on 26/1/2026)

Legal Representative

Mr. Le Van Tan	Chairman
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SOUTHEAST ASIA COMMERCIAL JOINT STOCK BANK

THE BANK'S INFORMATION (CONTINUED)

PRINCIPAL ACTIVITIES

The principal activities of the Bank are to mobilise and receive short, medium and long-term deposits from organisations and individuals; to grant short, medium and long-term loans to organisations and individuals based on the nature and capabilities of the Bank's capital resources; to provide settlement services, treasury services and other banking services in accordance with the SBV's approval; to invest in other entities and in bonds; and to trade foreign currencies in accordance with the laws and regulations.

Registered Office

BRG Tower Building, 198 Tran Quang Khai Street, Hoan Kiem Ward,
Hanoi City, Vietnam

Auditor

PwC (Vietnam) Limited

SOUTHEAST ASIA COMMERCIAL JOINT STOCK BANK

STATEMENT OF THE LEGAL REPRESENTATIVE

Statement of responsibility of the Legal Representative of the Bank in respect of the interim separate financial statements

The Legal Representative of Southeast Asia Commercial Joint Stock Bank ("the Bank") is responsible for preparing interim separate financial statements which give a true and fair view of the separate financial position of the Bank as at 30 June 2026, its separate financial performance and its separate cash flows for the six-month period then ended. In preparing these interim separate financial statements, the Legal Representative is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent; and
- prepare the interim separate financial statements on a going-concern basis unless it is inappropriate to presume that the Bank will continue in business.

The Legal Representative is responsible for ensuring that appropriate accounting records are kept which disclose, with reasonable accuracy at any time, the separate financial position of the Bank and enable interim separate financial statements to be prepared which comply with the basis of accounting set out in Note 2 to the interim separate financial statements. The Legal Representative is also responsible for safeguarding the assets of the Bank and hence for taking reasonable steps for the prevention and detection of fraud or error.

Approval of the interim separate financial statements

We hereby, approve the accompanying interim separate financial statements as set out on pages 6 to 65 which give a true and fair view of the separate financial position of the Bank as at 30 June 2026, its separate financial performance and its separate cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and regulations on the preparation and presentation of interim separate financial statements applicable to credit institutions operating in Vietnam.

Users of these interim separate financial statements of the Bank should read them together with the interim consolidated financial statements of the Bank and its subsidiary for the six-month period ended 30 June 2026 in order to obtain full information of the consolidated financial position and the consolidated financial performance and the consolidated cash flows of the Bank and its subsidiary.



Le Van Tan
Legal Representative

Hanoi, SR Vietnam
12 August 2026



REPORT ON THE REVIEW OF INTERIM SEPARATE FINANCIAL INFORMATION TO THE SHAREHOLDERS OF SOUTHEAST ASIA COMMERCIAL JOINT STOCK BANK

We have reviewed the accompanying interim separate financial statements of Southeast Asia Commercial Joint Stock Bank ("the Bank") which were approved by the Legal Representative of the Bank on 12 August 2026. The interim separate financial statements comprise the interim separate statement of financial position as at 30 June 2026, the interim separate income statement, the interim separate cash flow statement for the six-month period then ended, and explanatory notes to the interim separate financial statements including significant accounting policies, as set out on pages 6 to 65.

The Legal Representative's Responsibility

The Legal Representative of the Bank is responsible for the preparation and the true and fair presentation of the interim separate financial statements of the Bank in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and regulations on the preparation and presentation of interim separate financial statements applicable to credit institutions operating in Vietnam, and for such internal control which the Legal Representative determines is necessary to enable the preparation and presentation of interim separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*.

A review of interim separate 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.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not present fairly, in all material respects, the separate financial position of the Bank as at 30 June 2026, its separate financial performance and its separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and regulations on the preparation and presentation of interim separate financial statements applicable to credit institutions operating in Vietnam.

Other Matters

The report on the review of interim separate financial information is prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence.



For and on behalf of PwC (Vietnam) Limited

Do Duc Hau
Audit Practising Licence:
2591-2023-006-1
Authorised Representative

Report reference number: HAN 4571
Ho Chi Minh City, 12 August 2026

SOUTHEAST ASIA COMMERCIAL JOINT STOCK BANK

Form B02a/TCTD

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

		As at	
	Note	30.06.2026 VND million	31.12.2025 VND million
A ASSETS			
I Cash on hand, gold, silver, precious stones	3	879,826	1,040,577
II Balances with the State Bank of Vietnam ("SBV")	4	8,100,852	24,472,475
III Placements with and loans to other credit institutions		119,406,962	91,446,961
1 Placements with other credit institutions	5.1	118,929,962	91,266,961
2 Loans to other credit institutions	5.2	477,000	180,000
IV Trading securities		6,877,293	11,444,995
1 Trading securities	6.1	6,902,172	11,457,635
2 Provision for losses on trading securities	6.4	(24,879)	(12,640)
VI Loans to customers	7	250,063,019	233,780,410
1 Loans to customers		253,860,052	237,047,100
2 Provision for losses on loans to customers		(3,797,033)	(3,266,690)
VII Investment securities		28,030,150	25,442,298
1 Available-for-sales investment securities	8.1	28,097,188	25,505,427
2 Held-to-maturity investment securities		-	19,364
3 Provision for losses on investment securities	8.4	(67,038)	(82,493)
VIII Long-term investments	9	1,059,070	1,059,070
1 Investments in subsidiaries		1,000,000	1,000,000
4 Other long-term investments		59,070	59,070
IX Fixed assets		1,449,496	1,489,344
1 Tangible fixed assets	10.1	490,746	512,464
a Historical cost		1,221,378	1,193,765
b Accumulated depreciation		(730,632)	(681,301)
3 Intangible fixed assets	10.2	958,750	976,880
a Historical cost		1,360,544	1,337,853
b Accumulated amortisation		(401,794)	(360,973)
XI Other assets		11,856,660	6,898,326
1 Other receivables	11.1	2,056,191	1,468,533
2 Fee and interest income receivables	11.2	6,103,722	3,091,938
4 Other assets	11.3	3,743,676	2,364,781
5 Provisions for losses on other assets	11.4	(46,929)	(26,926)
TOTAL ASSETS		427,723,328	397,074,456

The notes on pages 12 to 65 are an integral part of these interim separate financial statements.

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (CONTINUED)

		As at	
	Note	30.06.2026 VND million	31.12.2025 VND million
B	LIABILITIES AND EQUITY		
I	Borrowings from the Government and the SBV	14,761,723	20,819,380
1	Deposits and borrowings from the Government, the SBV	6,207,529	20,819,380
2	Sale and repurchase transactions of Government bonds with the State Treasury	8,554,194	-
II	Placements and borrowings from other credit institutions	123,747,532	107,281,006
1	Placements from other credit institutions	107,823,029	85,299,617
2	Borrowings from other credit institutions	15,924,503	21,981,389
III	Deposits from customers	200,521,989	192,615,565
IV	Derivative financial instruments and other financial liabilities	164,490	260,398
VI	Valuable papers issued	40,001,983	29,984,050
VII	Other liabilities	6,457,929	5,901,203
1	Fee and interest expense payables	4,809,876	4,009,895
3	Other liabilities	1,648,053	1,891,308
	TOTAL LIABILITIES	385,655,646	356,861,602
VIII	EQUITY	42,067,682	40,212,854
1	Capital	34,291,167	28,453,167
a	Charter capital	34,288,000	28,450,000
b	Share premium	3,167	3,167
2	Funds of credit institution	3,638,189	3,638,189
3	Foreign exchange differences	(1,632)	-
5	Undistributed earnings	4,139,958	8,121,498
	TOTAL EQUITY	42,067,682	40,212,854
	TOTAL LIABILITIES AND EQUITY	427,723,328	397,074,456

The notes on pages 12 to 65 are an integral part of these interim separate financial statements.

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (CONTINUED)

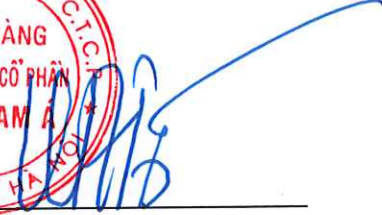
OFF INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION ITEMS

		As at	
	Note	30.06.2026 VND million	31.12.2025 VND million
2 Foreign exchange transactions commitments			
<i>Buying foreign currency commitments</i>	33	4,206,060	1,884,164
<i>Selling foreign currency commitments</i>	33	4,115,546	525,072
<i>Swap commitments – outbound</i> <i>(foreign currencies and VND)</i>	33	137,670,310	132,698,971
<i>Swap commitments - inbound</i> <i>(foreign currencies and VND)</i>	33	137,625,381	132,861,185
4 Letter of credit ("L/C") commitments	33	7,596,918	7,591,049
5 Other guarantees	33	10,450,197	14,175,422
6 Other commitments	33	10,401,427	13,413,700
7 Interest income and fee receivables not yet collected		2,649,800	2,365,359
8 Bad debts written-off		16,015,274	15,883,819
9 Other assets and documents		1,184,310	1,275,085


 Nghiem Thi Thu Nga
 Preparer


 Nguyen Thi Hoai Phuong
 Chief Accountant




 Le Van Tan
 Legal Representative
 12 August 2026

INTERIM SEPARATE INCOME STATEMENT

		For the six-month period ended		
		Note	30.06.2026 VND million	30.06.2025 VND million
1	Interest and similar income	19	14,487,677	11,551,436
2	Interest and similar expenses	20	(9,847,734)	(6,668,514)
I	Net interest income		4,639,943	4,882,922
3	Fee and commission income	21	537,851	449,918
4	Fee and commission expenses	22	(146,695)	(113,055)
II	Net fee and commission income		391,156	336,863
III	Net gain from dealing in foreign currencies	23	497,013	118,995
IV	Net gain from trading of trading securities	24	224,844	111,113
V	Net (loss)/gain from trading of investment securities	25	(584,409)	359,300
5	Other income		247,689	179,478
6	Other expenses		(51,802)	(141,003)
VI	Net other income	26	195,887	38,475
VII	Income from investments in other entities	27	62,894	2,547,544
VIII	General and administrative expenses	28	(1,937,880)	(2,056,177)
IX	Operating profit before provisions for credit losses		3,489,448	6,339,035
X	Provisions for credit losses		(837,981)	(653,504)
XI	Profit before tax		2,651,467	5,685,531
7	Corporate income tax ("CIT") - current		(517,845)	(1,150,268)
8	CIT - deferred		-	-
XII	CIT expenses	29	(517,845)	(1,150,268)
XIII	Profit after tax		2,133,622	4,535,263


 Nghiem Thi Thu Nga
 Preparer


 Nguyen Thi Hoai Phuong
 Chief Accountant


 Le Van Tan
 Legal Representative
 12 August 2026



INTERIM SEPARATE CASH FLOW STATEMENT
(Direct method)

		For the six-month period ended	
		30.06.2026	30.06.2025
	Note	VND million	VND million
CASH FLOWS FROM OPERATING ACTIVITIES			
01	Interest and similar income received	11,475,893	9,804,624
02	Interest and similar expenses paid	(10,538,252)	(5,350,995)
03	Net fee and commission income received	391,156	336,863
04	Net amount received from operating activities (foreign currency, gold, silver and securities)	134,232	587,158
05	Other income/(expenses)	3,544	(3,445)
06	Recovery of written-off loans	192,378	39,369
07	Payments to employees and for administrative expenses	(1,878,456)	(2,054,403)
08	CIT paid during the period	(920,497)	(913,781)
NET CASH FLOWS FROM OPERATING ACTIVITIES BEFORE CHANGES IN WORKING CAPITAL		(1,140,002)	2,445,390
Changes in operating assets			
09	Increase in placements with and loans to other credit institutions	(297,000)	(73,340)
10	Decrease/(increase) in trading of securities	1,983,066	(6,550,506)
12	Increase in loans to customers	(16,812,952)	(15,541,196)
13	Utilisation of provision for credit losses	(307,638)	(258,432)
14	Increase in other operating assets	(602,390)	(602,054)
Changes in operating liabilities			
15	(Decrease)/increase in borrowings from the Government and the SBV	(6,057,657)	4,532,929
16	Increase in placements and borrowings from other credit institutions	16,466,526	41,265,461
17	Increase/(decrease) in deposits from customers	7,906,424	(2,092,870)
18	Increase in valuable papers issued	10,017,933	1,894,700
20	(Decrease)/increase in derivative financial instruments and other financial liabilities	(95,908)	399,393
21	Increase in other operating liabilities	58,775	38,519
I	NET CASH FLOWS FROM OPERATING ACTIVITIES	11,119,177	25,457,994

The notes on pages 12 to 65 are an integral part of these interim separate financial statements.

INTERIM SEPARATE CASH FLOW STATEMENT (CONTINUED)
(Direct method)

		For the six-month period ended	
		30.06.2026	30.06.2025
	Note	VND million	VND million
CASH FLOWS FROM INVESTING ACTIVITIES			
01	Purchases of fixed assets	(51,444)	(190,918)
02	Proceeds from disposals of fixed assets	-	11,133
08	Proceeds from investments in other entities	-	4,300,000
09	Dividends and shares of profit received from long-term investments in other entities	27 62,894	7,544
II	NET CASH FLOWS FROM INVESTING ACTIVITIES	11,450	4,127,759
CASH FLOWS FROM FINANCING ACTIVITIES			
01	Proceeds from share issuance	-	100,000
III	NET CASH FLOWS FROM FINANCING ACTIVITIES	-	100,000
IV	NET INCREASE IN CASH AND CASH EQUIVALENTS	11,130,627	29,685,753
V	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	30 116,780,013	85,313,005
VII	CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	30 127,910,640	114,998,758


 Nghiem Thi Thu Nga
 Preparer


 Nguyen Thi Hoai Phuong
 Chief Accountant




 Le Van Tan
 Legal Representative
 12 August 2026

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

1 GENERAL INFORMATION

Southeast Asia Commercial Joint Stock Bank ("the Bank") is a commercial joint stock bank registered in the SR Vietnam pursuant to the Establishment and Operation Licence No 24/GP-NHNN dated 26 May 2026 (replacing the Establishment and Operation Licence No. 0051/NH-GP dated 25 March 1994) issued by the State Bank of Vietnam ("the SBV") for a period of 99 years from the date 25 March 1994. The Establishment and Operation Licence has been amended several times with the latest amendment pursuant to the Decision No. 1269/QĐ-NHNN dated 12 June 2026. Pursuant to the latest amendment of the Establishment and Operation Licence, the Bank's charter capital is VND34,288,000 million.

The Enterprise Registration Certificate No. 0200253985 dated 14 January 2005 was initially issued by the Department of Planning and Investment of Hanoi City (now the Department of Finance of Hanoi City) with the latest (38th) amendment issued on 7 June 2024.

The Bank is listed on the Ho Chi Minh City Stock Exchange with stock trading code SSB.

The Bank's Head Office is located at BRG Tower Building, 198 Tran Quang Khai Street, Hoan Kiem Ward, Hanoi City, Vietnam. As at 30 June 2026 and as at 31 December 2025, the Bank had 1 Head Office, 1 representative office, 49 branches and 132 transaction offices nationwide. The Bank does not have representative office, branch or transaction office outside of Vietnam.

As at 30 June 2026, the Bank had 5,352 employees (as at 31 December 2025: 5,406 employees).

As at 30 June 2026 and as at 31 December 2025, the Bank had 1 subsidiary. Details were as follows:

No.	Name	Enterprise Registration Certificate/Operation Licence	Principal activities	30.06.2026		31.12.2025	
				% of owner-ship	% of voting rights	% of owner-ship	% of voting rights
1	SeABank Asset Management Company Limited	No. 0103099985 dated 16 December 2008 issued by the Department of Planning and Investment of Hanoi City (now the Department of Finance of Hanoi City) with the latest amendment dated 10 December 2024	Debt management and asset exploitation	100%	100%	100%	100%

Disclosure of information comparability in the interim separate financial statements

The comparative figures on the interim separate statement of financial position and the corresponding notes are the figures of the Bank's audited separate financial statements for the year ended 31 December 2025. The comparative figures on the interim separate income statement, the interim separate cash flow statement and the corresponding notes are the figures of the Bank's reviewed interim separate financial statements for the six-month period ended 30 June 2025.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****2.1 Basis of preparation of interim separate financial statements**

The interim separate financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and regulations on the preparation and presentation of interim separate financial statements applicable to credit institutions operating in Vietnam. The interim separate financial statements have been prepared under the historical cost convention.

The accompanying interim separate financial statements are not intended to present the financial position and the financial performance and the cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam. The accounting principles and practices utilised in Vietnam may differ from those generally accepted in countries and jurisdictions other than Vietnam.

Separately, the Bank has also prepared interim consolidated financial statements of the Bank and its subsidiary in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and applicable regulations on the preparation and presentation of interim consolidated financial statements applicable to credit institutions operating in Vietnam.

Users of these interim separate financial statements of the Bank should read them together with the interim consolidated financial statements of the Bank and its subsidiary for the six-month period ended 30 June 2026 in order to obtain full information of the consolidated financial position, the consolidated financial performance and the consolidated cash flows of the Bank and its subsidiary.

The interim separate financial statements in the Vietnamese language are the official statutory interim separate financial statements of the Bank. The interim separate financial statements in the English language have been translated from the Vietnamese version.

2.2 Financial year

The Bank's financial year is from 1 January to 31 December.

The interim separate financial statements are prepared for the six-month period from 1 January to 30 June.

2.3 Currency

The Bank's accounting currency is Vietnamese Dong ("VND" or "Dong"). The interim separate financial statements are measured and presented in million Vietnamese Dong ("VND million" or "million Dong"), rounded to the nearest million. The Bank determines its accounting currency in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and regulations on the preparation and presentation of interim separate financial statements applicable to credit institutions operating in Vietnam.

All transactions are recorded in original currencies. Transactions arising in currencies other than VND ("foreign currencies") are translated at exchange rates ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies at month-end are translated at exchange rates ruling at the month-end date. Foreign exchange differences arising from these translations are recognised in the foreign exchange differences item in the interim separate statement of financial position at month-end and transferred to the separate income statement at year-end.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.4 Cash and cash equivalents**

For the purpose of the interim separate cash flow statement, cash and cash equivalents comprise cash on hand, gold, balances with the SBV, treasury bills and other short-term valuable papers eligible for discount with the SBV, securities which have maturity dates within 3 months from purchase dates, demand and term deposits at other credit institutions which have maturity dates within three months or less.

2.5 Placements with and loans to other credit institutions***Placements with other credit institutions***

Placements with other credit institutions include demand deposits, placements with local credit institutions, foreign bank branches with original maturity less than three months, and placements with overseas credit institutions, which are stated at the amount of principal outstanding.

Placements (excluding demand deposits) with local credit institutions, foreign bank branches and placements with overseas credit institutions are recorded at the amount of principal outstanding less provision for credit losses.

Credit risk classification for term deposits with other credit institutions is made in accordance with Circular 31/2024/TT-NHNN dated 30 June 2024 issued by the SBV regulating on the classification of assets in operations of commercial banks, non-bank credit institutions and foreign bank branches ("Circular 31").

Credit risk provision is made in accordance with Decree No. 86/2024/ND-CP dated 11 July 2024 issued by the Government regulating on the levels of provisioning, methods of provisioning for risks, and the use of provisions to handle risks in the operations of credit institutions, foreign bank branches and the credit institutions' reversal of accrued interest income to off-balance sheet items ("Decree 86"). The classification and provision are similar to the policy applied to loans to customers as presented in Note 2.6.

The Bank is not required to make general provisions for placements with other credit institutions.

Loans to other credit institutions

Loans to other credit institutions are loans with original terms 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.

Loan classification and specific provision for losses on loans to other credit institutions are determined in accordance with Circular 31 and Decree 86 similar to those policies on loans to customers as described in Note 2.6.

The Bank is not required to make general provision for loans to other credit institutions in Vietnam.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.6 Loans to customers****2.6.1 Accounting for loans to customers****2.6.1.1 Measurement and recognition of loans to customers**

Short-term loans are those with original term within 1 year from disbursement date; medium-term loans are those with original term over 1 to 5 years from disbursement date; and long-term loans are those with original term of more than 5 years from disbursement date.

Loans to customers are stated at the amount of principal outstanding less provision for credit losses.

According to Law on Credit institutions No. 32/2024/QH15 dated 18 January 2024 issued by the National Assembly and Circular 21/2024/TT-NHNN dated 28 June 2024 issued by the SBV regulating letter of credit operations and other business activities related to L/C, from 1 July 2024, letters of credit is a form of credit extension through issuance, confirmation, negotiation of payment or reimbursement of L/C. The change is applied prospectively from 1 July 2024. Except for the outright non-recourse purchase of L/C documents, which is accounted as "Other receivables" in accordance with the guidance in the Official Letter No. 4848/NHNN-TCKT issued by the SBV on 11 June 2025 supplementing the accounting guidance for L/C operations and other business activities related to L/C under Circular 21/2024/TT-NHNN.

2.6.1.2 Classification of loans to customers

Loans classification, including loans to customers, debts arising from L/C issuance, L/C negotiation and settlement, L/C reimbursement and outright purchase without recourse of documents presented under L/C on a without-recourse basis (except for cases where the Bank repurchases documents the Bank itself has issued) ("hereinafter refer to "debts") are made in accordance with Circular 31; and the provisions for credit losses are made in accordance with Decree 86.

Loans to customers are classified into 5 groups with the collection status and these following quantitative factors:

Group 1: Current

- (i) Current loans assessed as fully and timely recoverable, both principals and interests; or
- (ii) Loans overdue less than 10 days and assessed as fully recoverable, both overdue principals and interests, and fully and timely recoverable, both remaining principals and interests; or
- (iii) Loans classified into group 1 as meeting criteria to be classified into groups with lower level of risk.

Group 2: Special mentioned

- (i) Loans overdue up to 90 days, except those specified in point (ii) of Current loans and those classified into a group with higher level of risk as prescribed by regulations; or
- (ii) Loans are rescheduled for the first time and repaid on schedule, except those meeting criteria to be classified into a group with lower level of risk and those classified into a group with higher level of risk as prescribed by regulations; or
- (iii) Loans classified into group 2 as meeting criteria to be classified into a group with lower level of risk or loans classified into a group with higher level of risk as prescribed by regulations.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.6 Loans to customers (continued)

2.6.1 Accounting for loans to customers (continued)

2.6.1.2 Classification of loans to customers (continued)

Group 3: Sub-standard

- (i) Loans overdue between 91 days and 180 days, except those classified into a group with higher level of risk as prescribed by regulations; or
- (ii) Loans are extended for the first time and repaid on schedule, except those meeting criteria to be classified into a group with lower level of risk or loans classified into a group with higher level of risk as prescribed by regulations; or
- (iii) Loans are exempted or reduced interests because customers are not able to pay the interests according to credit contracts, except those classified into a group with higher level; or
- (iv) Loans falling in one of these following cases that have not yet been collected within less than 30 days from the issuance date of debt collection decision:
 - Loans having violated regulations specified in clauses 1, 3, 4, 5, 6 of Article 134 of Law on Credit institutions No. 32/2024/QH15; or
 - Loans having violated regulations specified in clauses 1, 2, 3, 4 of Article 135 of Law on Credit institutions No. 32/2024/QH15; or
 - Loans having violated regulations specified in clauses 1, 2, 5, 9 of Article 136 of Law on Credit institutions No. 32/2024/QH15.
- (v) Loans in the collection process under inspection conclusions; or
- (vi) Loans collected under premature debt collection decisions by the Bank due to customers' breach of agreements without being collected within less than 30 days from the issuance date of debt collection decision; or
- (vii) Loans are classified into group 3 as meeting criteria to be classified into a group with lower level of risk or loans classified into a group with higher level of risk as prescribed by regulations; or
- (viii) Loans must be classified into group 3 according to requirements of the SBV due to risk level of the loan based on the results of inspection, supervision, and relevant credit information.

Group 4: Doubtful

- (i) Loans overdue between 181 days to 360 days, except those classified into a group with higher level of risk as prescribed by regulations; or
- (ii) Loans are restructured for the first time and overdue less than 90 days according to the first restructured payment term, except those classified into a group with higher level of risk as prescribed by regulations; or
- (iii) Loans are restructured for the second time and undue, except those meeting criteria to be classified into a group with lower level of risk or classified into a group with higher level of risk as prescribed by regulations; or
- (iv) Loans are specified in point (iv) of Sub-standard loans remain uncollected for a period of 30 to 60 days from the issuance date of debt collection decision; or
- (v) Loans in the collection process under inspection conclusions but being overdue up to 60 days according to inspection conclusions; or
- (vi) Loans recovered under premature debt collection decisions of the Bank due to customers violating the agreement which remain uncollected for a period of 30 to 60 days from the issuance date of debt collection decisions; or
- (vii) Loans that are classified into group 4 as meeting criteria to be classified into a group with lower level of risk or classified into a group with higher level of risk as prescribed by regulations; or
- (viii) Loans that are classified into group 4 according to requirements of the SBV due to risk level of the loan based on the results of inspection, supervision, and relevant credit information.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.6 Loans to customers (continued)

2.6.1 Accounting for loans to customers (continued)

2.6.1.2 Classification of loans to customers (continued)

Group 5: Loss

- (i) Loans overdue more than 360 days; or
- (ii) Loans are restructured for the first time and overdue from 91 days according to the first restructured terms of repayments; or
- (iii) Loans are restructured for the second time and overdue according to the second restructured terms of repayments; or
- (iv) Loans are restructured for the third time or more, except those meeting criteria to be classified into a group with lower level of risk; or
- (v) Loans specified in point (iv) of Sub-standard loans which remain uncollected for more than 60 days from the issuance date of collection decision; or
- (vi) Loans in the collection process under inspection conclusions but being overdue for more than 60 days according to inspection conclusions; or
- (vii) Loans recovered under premature debt collection decisions of the Bank due to customers violating the agreement which remain uncollected for more than 60 days from the issuance date of debt collection decision; or
- (viii) Loans to other credit institutions announced under special control status, or to foreign bank branches of which capital and assets are blockaded; or
- (ix) Loans that are classified into group 5 as meeting criteria to be classified into a group with higher level of risk as prescribed by regulations; or
- (x) Loans that are classified into group 5 according to requirements of the SBV due to risk level of the loan based on the results of inspection, supervision, and relevant credit information.

Loans shall be classified in a group with lower level of risk (including Group 1) in these following cases:

Overdue loans

- Customers fully paid overdue principal and interest (including interest on overdue principals) and principals, interest of following payment schedules (if any) for at least 3 months in respect of medium and long-term loans and 1 month in respect of short-term loans since the date overdue principals and interest are fully repaid;
- There are documents proving the customer's repayment; and
- The Bank has sufficient basis of information and documents to assess and conclude that customers are capable of fully repaying the principals and the interest in a timely manner.

Restructured loans

- Customers fully paid principal and interest under restructuring (if any), for at least 3 months in respect of medium and long-term loans and 1 month in respect of short-term loans, since the date principal and interest under restructuring are fully paid; or from the commence date of full repayment of such principal and interest in cases where the repayment schedules for principal and interest are congruent;
- There are documents proving the customer's repayment; and
- The Bank has sufficient basis of information and documents to assess and conclude that customers are capable of fully repaying the principals and the interest in a timely manner.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.6 Loans to customers (continued)****2.6.1 Accounting for loans to customers (continued)****2.6.1.2 Classification of loans to customers (continued)**

Loans shall be classified in a group with higher level of risk in these following cases:

- Norms on profitability, solvency, ratio of debts to capital, cash flows leading to capability of customers to repay debts deteriorating continuously for 3 consecutive times of assessment or loan classification; or
- Customers fail to supply fully, timely and truly financial information at the request of the Bank to assess debt repayment capability of customers; or
- Loans are classified in Group 2, Group 3, Group 4 for 1 (one) year or longer but not qualified to classify in a group with lower level of risk; or
- Loans whose credit extension is administratively sanctioned.

Non-performing loans are loans classified into Groups 3, 4 and 5.

The Bank is required to use the results of loan classification as provided by the Credit Information Center of the SBV ("the CIC") to classify its loans to customers into higher risk group as determined by the Bank and provided by the CIC.

When a customer owes more than one loan to the Bank, and has any loan classified into a group with higher level of risk, the Bank classifies the remaining loans of such customer into the loan group with highest level of risk.

Where the Bank participates in a syndicated loan, the Bank reclassified all loans (including the outstanding syndicated loan) of the customer into the highest level of risk group as determined by the lenders.

Provision for losses on loans to customers shall be adjusted accordingly with the loan group after reclassification.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.6 Loans to customers (continued)

2.6.1 Accounting for loans to customers (continued)

2.6.1.3 Loan restructuring and retention of loan group to assist customers having difficulties due to impact and damage caused by Storm No. 3, floods, landslides in the aftermath of Storm No. 3

From 4 December 2024, loan restructuring, including the principal and/or interest, to assist customers having difficulties due to impact and damage caused by Storm No. 3, floods, landslides in the aftermath of Storm No. 3 is carried out in accordance with Circular 53/2024/TT-NHNN ("Circular 53/2024") and Decision 1510/QĐ-TTg ("Decision 1510") dated 4 December 2024 issued by the SBV, upon the customers' requests and the Bank's financial capacity.

The Bank restructures the repayment terms of the outstanding principals and/or interest of customers' loans satisfying all the following conditions:

- Borrowers of the Bank located in 26 provinces and cities are facing difficulties due to impact and damage of Storm No. 3, including:
 - Borrowers are individuals who are currently residing or working or locating their business establishments or carrying out investment, construction or business activities in the abovementioned 26 provinces and cities;
 - Borrowers are organisations except borrowers that are credit institutions or foreign bank branches that have headquarters or locate their branches, representative offices or business establishments or carry out investment, construction or business activities in the abovementioned 26 provinces and cities.
- The outstanding principal arisen before 7 September 2024 from the lending or finance lease activities;
- The obligation of principal repayment and/or interest repayment arises during the period from 7 September 2024 to 31 December 2025;
- The outstanding debt to be rescheduled is undue or up to 10 (ten) days past due. The Bank may consider rescheduling the outstanding debt which is more than 10 (ten) days overdue and was overdue within the period starting from 7 September 2024 to 16 December 2024 in the first debt reschedule under Circular 53/2024;
- The Bank assesses that the borrower is unable to repay the principal and/or interest per schedule under the signed agreement due to the impact and damage caused by Storm No. 3, and would be able to fully repay the principal and/or interest after the debt is rescheduled;
- Loans that do not violate law and regulations;
- The debt rescheduling shall be considered and carried out from the effective date of Circular 53/2024 to 31 December 2025 with no limit number of debt rescheduling.

The date of final repayment of the rescheduled debt shall be determined taking into account the extent of difficulties encountered by each specific borrower but must not fall after 31 December 2027.

Details of loan classification and loan group retention:

The Bank retains the loan group for the loan for which the principal and/or interest has been restructured ("restructured loan") using the most recent loan classification before the restructured period:

- For restructured loans that are undue during the restructured period, the Bank is not required to adjust or to reclassify into a higher risk group as prescribed in Circular 31;
- For restructured loans that are overdue during the restructured period and the Bank does not continue to apply loan restructuring as prescribed in Circular 53/2024, the Bank shall classify those restructured loans in accordance with Circular 31.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.6 Loans to customers (continued)

2.6.1 Accounting for loans to customers (continued)

2.6.1.4 Classification of payments for off-balance sheet commitments

Payments under off-balance sheet commitments are amounts that the Bank settled on behalf of customers when customers who are guaranteed by the Bank are not able to settle the amount when it falls due.

Overdue days are calculated as soon as the Bank implements its obligation under commitments. The amount of payment is classified as follows:

Group 3: Sub-standard

- If overdue for less than 30 days.

Group 4: Doubtful

- If overdue from 30 days and less than 90 days.

Group 5: Loss

- If overdue for 90 days or more.

If a payment under off-balance sheet commitments is classified in a group with lower risks than a group in which the off-balance sheet commitments are classified, the Bank is obliged to reclassify the payment into the same group of the off-balance sheet commitments.

2.6.1.5 Provision for losses on loans to customers

Provision for losses on loans to customers includes specific allowance and general allowance.

General provision

The general allowance is made at 0.75% of the outstanding balance of loans to customers on the last working day of each month, excluding the total balance of loans to customers which are classified as loss loans.

Specific provision

Specific provision for losses on loans to customers is calculated using set rates applied to loans from Group 1 to Group 5 as follows:

	Provision rates
Group 1 - Current	0%
Group 2 - Special mentioned	5%
Group 3 - Sub-standard	20%
Group 4 - Doubtful	50%
Group 5 - Loss	100%

The specific provision is calculated based on the customer's loan balance on the last working day of each month, less the discounted value of collateral assets.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.6 Loans to customers (continued)

2.6.1 Accounting for loans to customers (continued)

2.6.1.5 Provision for losses on loans to customers (continued)

Specific provision (continued)

The maximum discounted ratio of each kind of collateral asset is determined as follows:

Type of collateral assets	Maximum discounted ratio
(a) Deposits, certificates of deposit in VND at the Bank	100%
(b) Government bonds, gold billets in accordance with law on gold trading activities; deposits, certificates of deposit in foreign currencies at the Bank	95%
(c) Municipal bonds, Government-guaranteed bonds; negotiable instruments, bonds issued by the Bank; deposits, certificates of deposit issued by other credit institutions, foreign bank branches: • With a remaining term of less than 1 year • With a remaining term of between 1 year to 5 years • With a remaining term of over 5 years	95% 85% 80%
(d) Securities issued by other credit institutions and listed on a stock exchange	70%
(e) Securities issued by enterprises (except credit institutions) and listed on a stock exchange	65%
(f) Unlisted securities and valuable papers, except for the types of securities specified in Point (c) of this Clause, issued by other credit institutions listed on a stock exchange;	50%
Unlisted securities and valuable papers, except for the types of securities specified in Point (c) of this Clause, issued by other credit institutions unlisted on a stock exchange.	30%
(g) Unlisted securities and valuable papers issued by enterprises listed on a stock exchange;	30%
Unlisted securities and valuable papers issued by enterprises unlisted on a stock exchange.	10%
(h) Real estates	50%
(i) Others	30%

Collateral assets are movable properties, real estates and collaterals other than gold billets, Government bonds listed on Stock Exchanges, securities issued by enterprises or other credit institutions with a value above VND50 billion for loans to customers who are related parties of the Bank and other entities as prescribed in Article 135 of the Law on Credit Institutions 2024 and collateral assets with a value for deduction above VND200 billion must be valued by external valuers at the financial year-end. For other cases, collateral assets are valued according to the Bank's internal regulations and procedures.

Collateral assets that do not satisfy the conditions shall have its value considered as zero.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.6 Loans to customers (continued)

2.6.1 Accounting for loans to customers (continued)

2.6.1.5 Provision for losses on loans to customers (continued)

Specific provision under Circular 53/2024

From 4 December 2024, the Bank makes provisions for losses on loans to customers whose loans are restructured as prescribed by Decision 1510 as follows:

Additional specific provision = A - B

Whereas:

- A: *Specific provision made for all the outstanding loans of customers according to loan classification under Circular 31.*
- B: *Specific provision made for all the outstanding loans of customers according to the loan classification regulated by Circular 53/2024 and Decision 1510.*

If the aforementioned additional specific provisions are positive, the Bank makes an additional specific provision for credit losses as follows:

- By 31 December 2024: At least 35% of the additional specific provisions;
- By 31 December 2025: Further provisions made to achieve at least 70% of the additional specific provisions;
- By 31 December 2026: Further provisions made to achieve 100% of the additional specific provisions.

2.6.1.6 Written off loans to customers that are classified as bad

Bad debts could be written off using provision in these following cases:

- Customer is an organisation, which is dissolved, goes bankrupt as prescribed by law or an individual who dies or is missing; or
- Loans which are classified in loan group 5.

After at least 5 years, after using provisions against credit risks and after all measures for debt recovery of the Bank's Credit Risk Handling Committee have been implemented but debts are still irrevocable, the Bank shall be entitled to release the unsettled debts from the off-balance sheet in accordance with the approval of the Bank's Credit Risk Handling Committee.

2.6.2 Foreclosed assets

Foreclosed assets are recognised according to the guidance in Decision 479/2004/QĐ-NHNN dated 29 April 2004, Circular 10/2014/TT-NHNN issued on 20 March 2014 amending Decision 479/2004/QĐ-NHNN, and on the basis of reference to Civil Code 91/2015/QH13.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.7 Off-balance sheet commitments**

Off-balance sheet commitments consist of guarantees, settlement acceptances and unconditional and irrevocable credit commitments.

Classification of off-balance sheet commitments

Off-balance sheet commitments are classified as follows:

Group 1: Commitments which according to the assessment of the Bank could be fully settled when they are due.

Group 2: Commitments which according to the assessment of the Bank could not be fully settled when they are due.

Group 3 and higher risk groups: Commitments relating to debts falling in one of the following cases and not yet collected since the issuance date of recall decision:

- Commitment having violated regulations specified in clauses 1, 3, 4, 5, 6 of Article 134 of Law on Credit institutions No. 32/2024/QH15; or
- Commitment having violated regulations specified in clauses 1, 2, 3, 4 of Article 135 of Law on Credit institutions No. 32/2024/QH15; or
- Commitment having violated regulations specified in clauses 1, 2, 5, 9 of Article 136 of Law on Credit institutions No. 32/2024/QH15.

Provision for off-balance sheet commitments

The classification of off-balance sheet commitments is conducted solely for risk management, credit quality supervision of credit granting activities. Therefore, no provision is made for off-balance sheet commitments.

2.8 Investments in securities

Investments in securities are classified into three categories in accordance with Letter 2601/NHNN-TCKT dated 14 April 2009 issued by the SBV: i) trading securities, ii) held to maturity investment securities or iii) available for sale investment securities. The Bank is required to classify investment securities into held-to-maturity investment securities, available for sale investment securities or trading securities at the purchase date, reclassification after purchase is permitted only once for each investment securities item.

2.8.1 Trading securities*Classification and recognition*

Trading securities are defined as debt securities which are held for trading and are acquired principally for the purpose of selling in the short-term or if so designated by the Legal Representative.

Trading securities are recognised at the time the Bank becomes a party to the purchase contracts of these trading securities, specifically as follows:

- Listed securities are recorded at the time of orders matching;
- Unlisted securities are recognised at the time when official ownership is established in accordance with regulations.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.8 Investments in securities (continued)****2.8.1 Trading securities (continued)***Measurement*

Trading securities which are certificates of deposits or unlisted bonds are recognised at costs less provisions for credit losses. The classification of debts and provisioning for these securities are similar to those for "Loans to customers" as presented in Note 2.6. According to Decree 86 from 11 July 2024, the Bank does not make general provisions for certificates of deposit and bonds issued by domestic credit institutions.

Other trading securities are initially recognised at costs less provisions for diminution in value. Provisions for diminution in value are made when the market value of these trading securities is lower than their book value. Accordingly, for debt securities which are listed or registered for trading on the Upcom trading system: the market price of debt securities is the latest trading price at the Stock Exchange within 10 days to the financial year-end.

According to the Circular 24/2022/TT-BTC dated 7 April 2022, the Bank does not make provisions for Government bonds, municipal bonds and Government guaranteed bonds.

Changes in provision balance are recognised in the interim separate income statement during the period. Provisions for trading securities as mentioned above are reverted when the recoverable amount of trading securities increases after the provisions are made as results of objective events. A reversal of provisions, if any, is made only to the extent of original costs of trading securities.

Gains or losses from sales of trading securities are recognised in the interim separate income statement as "Net gain/loss from trading of trading securities". Cost is determined by the specific identification method.

Coupon interests received from trading securities during holding periods are recognised in the interim separate income statement upon receipts.

Derecognition

Trading securities are derecognised when the rights to receive cash flows from these securities are terminated or the Bank transfers substantially all the risks and rewards from ownerships of these securities.

2.8.2 Available-for-sales investment securities*Classification and recognition*

Available-for-sale investment securities include debt and equity securities, which are intended to be held for investing purposes and may be sold at any time if deemed advantageous.

Available-for-sale investment securities are recognised when the Bank becomes a party to the purchase contracts of these securities (accounting at purchase date).

Measurement

Available-for-sale investment securities which are certificates of deposit or unlisted bonds are recorded at costs less provisions for credit losses.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.8 Investments in securities (continued)****2.8.2 Available-for-sales investment securities (continued)***Measurement (continued)*

Other available-for-sale investment securities are stated at their carrying value less provisions for diminution in value. Provisions for diminution in value of available-for-sale investment securities are made when the carrying value is higher than the market price.

According to the Circular 24/2022/TT-BTC dated 7 April 2022, the Bank does not make provisions for Government bonds, municipal bonds and Government guaranteed bonds.

Provision for credit losses and provision for diminution in value of available-for-sale investment securities are made similar to the principles applied to trading securities as presented in Note 2.8.1.

Available-for-sale debt securities are recognised at costs of purchases including transaction costs and direct related expenses incurred at purchased date. Accrued interest receivables before purchased date (for debt securities with interest payments in arrears) or deferred interest awaiting for allocation (for debt securities with interest payments in advance) is recognised in a separate account. Discount/premium, which is the negative/positive difference between the cost and the amount of par value plus (+) accrued interest receivables before the purchased date (if any) or minus (-) deferred interest awaiting for allocation (if any) is also recognised in a separate account.

In subsequent holding periods, these debt securities are recognised at par value, and the discount/premium (if any) are amortised to the interim separate income statement on a straight-line basis from purchased date to maturity date of these securities.

Cumulative interest before purchased date is recognised as a decrease in the accrued interest receivables account upon receipts. Accrued interest incurred after purchased date is recognised as income of the Bank based on an accrual basis. Interest received in advance is amortised into interest income from investment securities based on a straight-line basis from purchased date to maturity date of these securities.

Gains or losses from sales of available-for-sale investment securities are recognised in the interim separate income statement as "*Net gain/loss from trading of investment securities*". Cost is determined by the specific identification method.

Derecognition

Available-for-sale investment securities are derecognised when the rights to receive cash flows from these securities are terminated or the Bank transfers substantially all the risks and rewards of ownerships of these securities.

2.8.3 Held-to-maturity investment securities

Held-to-maturity investment securities are debt securities, which the Bank acquires for investment purpose to earn interest and the Bank has the positive intention and ability to hold until maturity.

According to the Official Letter No. 2601/NHNN-TCKT issued by the SBV on 14 April 2009, the Bank is allowed to reclassify held-to-maturity investment securities up to 1 time after purchase.

Debt securities held-to-maturity are recorded and measured similarly to available-for-sale debt securities as presented in Notes 2.8.2.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.9 Investments in subsidiaries**

Subsidiaries are all entities whose financial and operating policies the Bank has the power to govern in order to gain future benefits from their activities generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Bank controls an entity.

Investments in subsidiaries are initially recognised at cost of acquisition including capital contribution value plus other expenditure directly attributable to the investment. Subsequently, the Legal Representative reviews all outstanding investments to determine the amount of provision to recognise at the period end. Provision for investments in subsidiaries is made when there is a diminution in value of the investments the period end. Provision for investments in subsidiaries is calculated based on the loss of investees. Changes in the provision balance during the period are recorded into the interim separate income statement. A reversal, if any, is made only to the extent the investment is restored to its original cost.

2.10 Other long-term investments

Other long-term investments are investments of equal or less than 11% of the voting rights in unlisted entities, and the investments are held not for sale for 12 months or more from the interim separate statement of financial position date. These investments are initially stated at costs of acquisition.

Subsequently, these other long-term investments are recorded at costs less provisions. Regarding investments in shares whose fair value can be determined reliably, the provision for diminution in value is made when the cost is higher than the market value. For other investments, provision for diminution in value is made when the investees make losses. Changes in provision balance are recorded as operating expenses during the year. The reversal of provision does not exceed the original book value.

2.11 Sales and repurchase agreements

Securities sold under agreements to be repurchased at a specific date in the future (repos) are still recognised in the interim separate statement of financial position. The proceeds received under this agreement are recognised as a borrowing in the interim separate statement of financial position and the difference between the sale price and the purchase price is amortised on a straight-line basis using the contractual interest rate to the interim separate income statement over the life of the agreement.

Securities purchased under agreements to be resold at a specific date in the future (reverse repos) are not recognised in the interim separate financial statements. The proceeds paid under this agreement are recognised as a loan in the interim separate statement of financial position and the difference between the purchase price and resale price is amortised on a straight-line basis using the contractual interest rate to the interim separate income statement over the life of the agreement.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.12 Fixed assets

Tangible and intangible fixed assets

Fixed assets are stated at historical cost less accumulated depreciation or amortisation. Historical cost includes expenditure that is directly attributable to the acquisition of the fixed assets bringing them to their suitable conditions for their intended use. Expenditure which is incurred subsequently and has resulted in an increase in the future economic benefits expected obtained from the use of fixed assets, can be capitalised as an additional historical cost. Otherwise, they are charged to the interim separate income statement when incurred in the period.

Depreciation and amortisation

Fixed assets are depreciated and amortised using the straight-line method so as to write off the historical cost of the fixed assets over their estimated useful lives. The estimated useful lives of each asset class were as follows:

Buildings, structures	8 - 50 years
Machinery, equipment	6 - 15 years
Motor vehicles	6 - 10 years
Office equipment	5 - 8 years
Other tangible fixed assets	5 - 8 years
Software	3 - 15 years
Other intangible fixed assets	10 years

Land use rights comprise land use rights granted by the State for which land use fees are collected, land use rights acquired in a legitimate transfer, and prepaid land use rights obtained under land rental contracts which are effective before the effective date of land law 2003 (i.e. 1 July 2004) and which land use right certificates are granted.

Definite land use rights are stated at costs less accumulated amortisation. Costs of land use rights consists of its purchased prices and any directly attributable costs in obtaining the land use rights. Land use rights are amortised using the straight-line basis over the terms of the land use right certificates.

Indefinite land use rights are stated at costs and not amortised.

Disposals

Gains or losses on disposals are determined by comparing net disposal proceeds with the carrying amount of the fixed assets and are recognised as income or expense in the interim separate income statement.

Construction in progress

Construction in progress represents the cost of assets in the course of installation or construction for business, rental or administrative purposes, or for purposes not yet determined, which are recorded at cost and are comprised of such necessary costs to construct, repair and maintain, upgrade, renew or equip the projects with technologies as construction costs; costs of tools and equipment; project management expenditure and construction consulting costs.

2.13 Operating leases

Leases where a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the interim separate income statement on a straight-line basis over the period of the lease.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.14 Prepaid expenses

Prepaid expenses represent prepayments for services or tools, which do not meet the recognition criteria for fixed assets for a certain period or more than one business cycle from the prepayment date. Prepaid expenses are recorded at historical cost and allocated on a straight-line basis over their estimated useful lives.

2.15 Other assets

Other assets, other than those from credit activities in the Bank's operation are initially recognised at cost. Subsequently, other receivables are recorded at cost less provisions for doubtful debts.

2.16 Other provisions

Provisions are recognised when the Bank has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated. Provision is not recognised for future operating losses.

Provisions are measured at the level of the expenditures expected to be required to settle the obligation. If the time value of money is material, provisions will be measured at the present value using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provisions due to passage of time is recognised as a financial expense. Changes in the provision balances are recognised in operating expenses during the period.

2.17 Debt selling activities

Debt selling price is the amount of cash the Bank receives from the debt purchaser according to the debt selling contract.

Sold debts that have not been written off

In case the debt selling amount is greater or equal than the principal balance of the sold debt

The Bank records the recovered amount from the principal and interest of sold debts according to the credit contract of the sold debt. In case the entire principal and interest of the sold debt is fully recovered, the remaining amount from the debt sale (the difference between the debt sale amount and the principal and interest of the sold debt) received is recognised as other income in the Bank's interim separate financial performance.

In case the debt selling amount is less than the principal balance of the sold debt

The Bank records the recovery as part of the sold debt amount for the principal collected according to the credit contract of the sold debt. In case the entire amount of debt selling cannot be recovered, the Bank handles the unrecoverable amount in accordance with the financial regime applicable to the credit institution and prevailing regulations.

Classification and provisioning for risks of debt selling activities

The Bank classifies the receivable amount from selling the debt into with risk not yet settled similarly to loans to customers at the Bank itself (see details in the accounting policy notes for "Provision for credit losses").

Sold debts that have been written off

The debt selling price under the debt selling agreement is recognised as other income in the Bank's interim separate income statement upon the full transfer of rights and obligations under the agreement.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.18 Deposits from other credit institutions, deposits from customers and valuable papers issued

Deposits from other credit institutions, deposits from customers and valuable papers issued are recorded at their principal balances at the period-end. At the time of initial recognition, the issuance costs of valuable papers issued are recorded as a reduction in the principal balance of valuable papers issued. Subsequently, the Bank allocates these costs to the item *"Interest and similar expenses"* on a straight-line basis over the term of valuable papers issued.

2.19 Derivatives

Derivatives are recognised in the interim separate statement of financial position at contract value on the contract date and subsequently are revalued at the exchange rate prevailing at the month end. Realised gains or losses are recognised in the separate income statement. Unrealised gains or losses are recognised in the foreign exchange differences item in the interim separate statement of financial position and are transferred to the separate income statement at the year end.

2.20 Valuable papers issued

At initial recognition, non-convertible bonds and certificates of deposit are measured at cost, being the proceeds from issuance net of issue costs.

2.21 Owners' capital

Owners' capital is recorded according to the actual amounts contributed by shareholders at par value of shares.

Share premium is the difference between the par value and the actual issued price of shares and the difference between repurchased price and re-issued price of treasury shares.

Undistributed earnings record the Bank's results after CIT and the status of distribution of those results at the reporting date.

2.22 Statutory reserves

According to the Law on credit institutions No. 135/2025/NĐ-CP dated 12 June 2025 issued by the Government regarding the financial regime for credit institutions and foreign bank branches ("Decree 135"), which takes effect from 1 August 2025, the Bank is required to make these following allocations before profit distribution:

	Percentage of annual allocation	Maximum balance
Reserve to supplement charter capital	10% of profit after tax	Charter capital
Financial reserve	10% of profit after tax after appropriating to the Reserve to supplement charter capital	Not specified the maximum balance

The purpose of financial reserve is to offset residual asset losses and damage occurring in the course of business after such losses have been offset with compensation paid by the organisations, individuals who caused them, indemnity paid by insurers and with the allowance set up and accounted for in expenses and shall be used for other purposes in accordance with the laws.

These statutory reserves are not allowed to be distributed and are recognised as part of equity.

The remaining profit after the appropriation of the above reserves, bonus and welfare fund and distribution of dividends to the shareholders is recognised as undistributed earnings of the Bank.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.23 Appropriation of profit**

The Bank's dividend is recognised as a liability in its separate financial statements of the financial year based on the shareholder record date in accordance with the Board of Directors' resolution, after the dividend payout proposal has been approved at the General Meeting of Shareholders.

Undistributed earnings could be distributed to shareholders after approval at the General Meeting of Shareholders, and after appropriation to other funds in accordance with the Bank's charter and Vietnamese laws and regulations.

Bonus and welfare fund is appropriated from net profit after CIT of the Bank and is approved by shareholders in the General Meeting of Shareholders. The fund is recognised as a liability in the Bank's interim separate statement of financial position.

2.24 Interest income and expenses

Interest income and expense are recognised on an accrual basis, except for interest income on held-for-trading debt securities which is recognised upon receipt. Interest income is derecognised and recognised into off-balance sheet items when a loan is not classified as Current loan as described in Note 2.6.1 or is subject to Circular 02/2023, Circular 06/2024 and Circular 53/2024, as described in Note 2.6.1.3 and Note 2.6.1.4. Interest income from these loans is recognised in the interim separate income statement upon receipt.

2.25 Fee and commission income

Fee and commission income consists of fees received from settlement services, treasury services and other services. Fees and commissions are recognised on accrual basis.

2.26 Fee and commission expenses

Fees and commission expenses are recognised in the interim separate income statement when incurred.

2.27 Dividend income and shares of profits

Dividend income and shares of profits are recognised in the interim separate income statement when the Bank has established the rights to receive dividends/shares of profits from investees and when both of these following conditions are satisfied:

- It is probable that economic benefits associated with the transaction will flow to the Bank; and
- Income can be measured reliably.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.28 Current and deferred income tax**

Income tax includes all income tax which is based on taxable profits. Income tax expense comprises current income tax expense and deferred income tax expense.

Current income tax is the amount of income tax payable or recoverable in respect of the current year taxable profits at the current year tax rates. Current and deferred income tax recognised as an income or an expense and included in the profit or loss of the year, except to the extent that the income tax arises from a transaction or event which is recognised, in the same or a different year, directly in equity.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the interim separate financial statements. Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of occurrence affects neither the accounting nor the taxable profit or loss. Deferred income tax is determined at the tax rates that are expected to apply to the financial year when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted by the interim separate statement of financial position date. Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

2.29 Related parties

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, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Bank. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Bank that gives them significant influence over the enterprise, key management personnel, including the Board of Directors, the Board of Supervision and the Board of Management of the Bank and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering each possible related party relationship, the Bank considers the substance of the relationship, and not merely the legal form.

2.30 Critical accounting estimates

The preparation of the interim separate financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and regulations on the preparation and presentation of interim separate financial statements applicable to credit institutions operating in Vietnam requires the Legal Representative to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim separate financial statements and the reported amounts of income and expenses during the period.

The area involving significant estimates and assumptions are loan classifications and provisions for losses on loans to customers (Note 2.6) and provisions for investment securities (Note 2.8). Such estimates and assumptions are continually evaluated based on historical experiences and other factors, including expectations of future events that may have a financial impact on the Bank's interim separate financial statements and that are assessed by the Legal Representative to be reasonable under the circumstances.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

3 CASH ON HAND, GOLD, SILVER, PRECIOUS STONES

	30.06.2026 VND million	31.12.2025 VND million
Cash in VND	699,858	815,288
Cash in foreign currencies	171,311	216,257
Gold	8,657	9,032
	879,826	1,040,577

4 BALANCES WITH THE SBV

	30.06.2026 VND million	31.12.2025 VND million
Demand deposits in VND	2,229,991	5,166,047
Demand deposits in foreign currencies	5,815,861	19,064,428
Guarantee deposits in VND	55,000	242,000
	8,100,852	24,472,475

These balances consisted of a compulsory reserve and a current account.

Under the SBV's regulations relating to the compulsory reserve, the Bank is permitted to maintain a floating balance for the compulsory reserve requirement ("CRR"). The monthly average balance of the reserve must not be less than CRR rates multiplied by the preceding month's average balances of deposits in scope.

CRR rates required on the preceding month's average deposit balances:

	30.06.2026 %	31.12.2025 %
<i>For deposits from customers</i>		
- Demand and term deposits in VND with term of less than 12 months	3.00	3.00
- Deposits in VND with term of 12 months and above	1.00	1.00
- Demand and term deposits in foreign currencies with term of less than 12 months	8.00	8.00
- Deposits in foreign currencies with term of 12 months and above	6.00	6.00
<i>For deposits from overseas credit institutions</i>		
- Deposits in foreign currencies	1.00	1.00

Annual interest rates applied for outstanding balances as at:

	30.06.2026 %	31.12.2025 %
Within the compulsory reserve requirement in VND	0.50	0.50
Within the compulsory reserve requirement in USD	0.00	0.00
Exceed the compulsory reserve requirement in VND	0.00	0.00
Exceed the compulsory reserve requirement in USD	0.00	0.00

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

5 PLACEMENTS WITH AND LOANS TO OTHER CREDIT INSTITUTIONS

5.1 Placements with other credit institutions

	30.06.2026 VND million	31.12.2025 VND million
Demand deposits		
- In VND	16,825,251	16,829,367
- In foreign currencies	1,137,447	5,165,814
	<u>17,962,698</u>	<u>21,995,181</u>
Term deposits		
- In VND	78,379,000	65,600,000
- In foreign currencies	22,588,264	3,671,780
	<u>100,967,264</u>	<u>69,271,780</u>
	<u>118,929,962</u>	<u>91,266,961</u>

5.2 Loans to other credit institutions

	30.06.2026 VND million	31.12.2025 VND million
In VND	<u>477,000</u>	<u>180,000</u>

5.3 Analysis of quality of placements with and loans to other credit institutions

	30.06.2026 VND million	31.12.2025 VND million
Group 1 - Current (<i>excluding demand deposits</i>)	<u>101,444,264</u>	<u>69,451,780</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

6 TRADING SECURITIES

6.1 Debt securities

	30.06.2026 VND million	31.12.2025 VND million
Government bonds	1,392,999	7,726,185
Certificates of deposit issued by other local credit institutions	2,191,983	2,046,115
Bonds issued by domestic economic organisations	3,317,190	1,685,335
	<u>6,902,172</u>	<u>11,457,635</u>

6.2 Disclosure on listing status of trading securities

	30.06.2026 VND million	31.12.2025 VND million
Debt securities		
Listed	1,392,999	7,726,185
Unlisted	5,509,173	3,731,450
	<u>6,902,172</u>	<u>11,457,635</u>

6.3 Analysis of quality of trading securities classified as credit-risk bearing assets

	30.06.2026 VND million	31.12.2025 VND million
Group 1 - Current (<i>excluding Government bonds</i>)	<u>5,509,173</u>	<u>3,731,450</u>

6.4 Provision for losses on trading securities

	30.06.2026 VND million	31.12.2025 VND million
General provision	<u>24,879</u>	<u>12,640</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**7 LOANS TO CUSTOMERS****7.1 By type of loans**

	30.06.2026 VND million	31.12.2025 VND million
Loans to local economic entities and individuals	251,770,930	229,142,041
Loans to overseas entities and individuals	222,799	222,172
Payments on behalf of customers	97,484	47,488
Loans from usance payable at sight letter of credit	1,768,839	7,635,399
	253,860,052	237,047,100

7.2 By type of customers

	30.06.2026 VND million	31.12.2025 VND million
Other limited liability companies	104,890,569	99,303,321
Other joint stock companies	90,037,952	83,996,358
Household business and individuals	51,438,762	47,107,980
State-owned enterprises	4,078,408	2,087,778
Joint stock companies with more than 50% state ownership	1,971,176	2,853,158
Foreign invested enterprises	1,354,521	1,592,741
Private enterprises	50,229	55,344
Cooperatives and inter-cooperatives	31,385	43,411
Others	7,050	7,009
	253,860,052	237,047,100

7.3 By quality of loans

	30.06.2026 VND million	31.12.2025 VND million
Group 1 - Current	246,270,122	230,560,428
Group 2 - Special mentioned	1,888,185	1,612,602
Group 3 - Sub-standard	470,543	325,473
Group 4 - Doubtful	621,510	573,164
Group 5 - Loss	4,609,692	3,975,433
	253,860,052	237,047,100

7.4 By term

	30.06.2026 VND million	31.12.2025 VND million
Short-term	133,500,125	111,179,661
Medium-term	67,844,461	75,575,573
Long-term	52,515,466	50,291,866
	253,860,052	237,047,100

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

7 LOANS TO CUSTOMERS (CONTINUED)

7.5 By currency

	30.06.2026 VND million	31.12.2025 VND million
In VND	247,760,217	227,595,002
In foreign currencies	6,099,835	9,452,098
	253,860,052	237,047,100

7.6 Provision for losses on loans to customers

	Specific provision VND million	General provision VND million	Total VND million
As at 1 January 2025	1,258,821	1,518,550	2,777,371
Charge for the year	2,353,516	231,606	2,585,122
Utilisation during the year	(2,095,803)	-	(2,095,803)
As at 31 December 2025	1,516,534	1,750,156	3,266,690
Charge for the period	719,466	118,515	837,981
Utilisation during the period	(307,638)	-	(307,638)
As at 30 June 2026	1,928,362	1,868,671	3,797,033

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

8 INVESTMENT SECURITIES

8.1 Available-for-sale investment securities

	30.06.2026 VND million	31.12.2025 VND million
Debt securities		
Government bonds	15,703,249	14,165,033
Bonds issued by domestic economic organisations	9,469,511	8,413,092
Bonds issued by other local credit institutions	1,400,000	1,400,000
Government-guaranteed bonds issued by other local credit institutions	724,428	727,302
Certificates of deposit issued by other local credit institutions	800,000	800,000
	28,097,188	25,505,427

8.2 Analysis of listing status of investment securities

	30.06.2026 VND million	31.12.2025 VND million
Debt securities		
Listed	17,427,677	15,892,335
Unlisted	10,669,511	9,632,456
	28,097,188	25,524,791

8.3 Analysis of quality of investment securities classified as credit-risk bearing assets

	30.06.2026 VND million	31.12.2025 VND million
Group 1 - Current (<i>excluding Government bonds, Government-guaranteed bonds</i>)	10,669,511	9,613,092
Group 5 - Loss	-	19,364
	10,669,511	9,632,456

8.4 Provisions for losses on investment securities

	Specific provision VND million	General provision VND million	Total VND million
As at 1 January 2025	319,364	-	319,364
(Reversal)/charge for the year	(300,000)	63,129	(236,871)
As at 31 December 2025	19,364	63,129	82,493
(Reversal)/charge for the period (Note 25)	(19,364)	3,909	(15,455)
As at 30 June 2026	-	67,038	67,038

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

9 LONG-TERM INVESTMENTS

9.1 By types of investments

	30.06.2026 VND million	31.12.2025 VND million
Investments in subsidiaries	1,000,000	1,000,000
Other long-term investments	59,070	59,070
	<u>1,059,070</u>	<u>1,059,070</u>

9.2 Investments in subsidiaries

Name	30.06.2026		31.12.2025	
	Original amount VND million	Ownership ratio	Original amount VND million	Ownership ratio
SeABank Asset Management Company Limited	<u>1,000,000</u>	100%	<u>1,000,000</u>	100%

9.3 Other long-term investments

Name	30.06.2026		31.12.2025	
	Original amount VND million	Ownership ratio	Original amount VND million	Ownership ratio
PetroVietnam Oil Saigon Joint Stock Company	22,470	6.44%	22,470	6.44%
Phu My Oil Processing Joint Stock Company	11,000	2.20%	11,000	2.20%
PetroVietnam Oil Vung Tau Joint Stock Company	10,000	8.33%	10,000	8.33%
PetroVietnam Oil Hanoi Joint Stock Company	7,500	2.83%	7,500	2.83%
National Payment Corporation of Vietnam	3,300	1.06%	3,300	1.06%
PetroVietnam Oil Mien Trung	4,800	1.59%	4,800	1.59%
	<u>59,070</u>		<u>59,070</u>	

SOUTHEAST ASIA COMMERCIAL JOINT STOCK BANK

Form B05a/TCTD

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

10 FIXED ASSETS

10.1 Tangible fixed assets

	Buildings, structures VND million	Machinery, equipment VND million	Motor vehicles VND million	Office equipment VND million	Others VND million	Total VND million
Historical cost						
As at 1 January 2026	17,389	545,946	473,043	118,126	39,261	1,193,765
New purchases	-	22,834	5,224	695	-	28,753
Disposals	-	-	(823)	(317)	-	(1,140)
As at 30 June 2026	17,389	568,780	477,444	118,504	39,261	1,221,378
Accumulated depreciation						
As at 1 January 2026	(7,575)	(261,635)	(297,955)	(94,629)	(19,507)	(681,301)
Charge for the period	(398)	(22,192)	(20,984)	(4,845)	(2,017)	(50,436)
Disposals	-	-	823	282	-	1,105
As at 30 June 2026	(7,973)	(283,827)	(318,116)	(99,192)	(21,524)	(730,632)
Net book value						
As at 1 January 2026	9,814	284,311	175,088	23,497	19,754	512,464
As at 30 June 2026	9,416	284,953	159,328	19,312	17,737	490,746

As at 30 June 2026, historical cost of tangible fixed assets that were fully depreciated but still in use was VND146,010 million (as at 31 December 2025: VND176,509 million).

SOUTHEAST ASIA COMMERCIAL JOINT STOCK BANK

Form B05a/TCTD

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

10 FIXED ASSETS (CONTINUED)

10.2 Intangible fixed assets

	Indefinite land use rights VND million	Software VND million	Others VND million	Total VND million
Historical cost				
As at 1 January 2026	534,357	795,340	8,156	1,337,853
New purchases	-	22,691	-	22,691
As at 30 June 2026	534,357	818,031	8,156	1,360,544
Accumulated amortisation				
As at 1 January 2026	-	(353,815)	(7,158)	(360,973)
Charge for the period	-	(40,567)	(254)	(40,821)
As at 30 June 2026	-	(394,382)	(7,412)	(401,794)
Net book value				
As at 1 January 2026	534,357	441,525	998	976,880
As at 30 June 2026	534,357	423,649	744	958,750

As at 30 June 2026, historical cost of intangible fixed assets that were fully amortised but still in use was VND62,206 million (as at 31 December 2025: VND60,449 million).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**11 OTHER ASSETS****11.1 Other receivables**

	30.06.2026 VND million	31.12.2025 VND million
Purchases of documents without recourse under LC issued by the Bank	1,180,320	-
Asset exploitation right authorised to the subsidiary	245,550	248,509
Advances for operating activities	195,956	192,381
Receivables from card organisations	114,257	733,833
Receivables from SeABank Asset Management Company Limited (Note 35.2)	106,655	103,435
Others	213,453	190,375
	2,056,191	1,468,533

11.2 Fee and interest income receivables

	30.06.2026 VND million	31.12.2025 VND million
Interest receivables from credit activities	4,735,968	2,093,888
Interest receivables from investment securities	590,515	503,593
Interest receivables from deposits at other credit institutions	424,390	227,225
Other interests and fees receivables	352,849	267,232
	6,103,722	3,091,938

11.3 Other assets

	30.06.2026 VND million	31.12.2025 VND million
Prepaid interest for customer deposits	2,706,804	1,216,304
Prepaid expenses awaiting for allocations (*)	876,658	999,199
Collateral assets awaiting for resolutions	160,214	149,278
	3,743,676	2,364,781

(*) Prepaid expenses mainly related to premises rental expenses, system maintenance expenses, repair and maintenance expenses.

11.4 Provision for impairment of other balance sheet assets

	30.06.2026 VND million	31.12.2025 VND million
Provision for impairment of other on-balance sheet assets	46,929	26,926

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**12 BORROWINGS FROM THE GOVERNMENT AND THE SBV**

	30.06.2026 VND million	31.12.2025 VND million
Borrowings by discounting valuable papers from the SBV	4,181,990	18,785,103
Sale and repurchase transactions of Government bonds with the State Treasury	8,554,194	-
Other borrowings	2,025,539	2,034,277
	14,761,723	20,819,380

13 PLACEMENTS AND BORROWINGS FROM OTHER CREDIT INSTITUTIONS**13.1 Placements from other credit institutions**

	30.06.2026 VND million	31.12.2025 VND million
Demand deposits		
- In VND	17,827,822	16,793,280
- In foreign currencies	7	7
	17,827,829	16,793,287
Term deposits		
- In VND	84,736,000	66,145,900
- In foreign currencies	5,259,200	2,360,430
	89,995,200	68,506,330
	107,823,029	85,299,617

13.2 Borrowings from other credit institutions

	30.06.2026 VND million	31.12.2025 VND million
Denominated in VND	2,269,525	2,944,857
<i>In which:</i>		
- <i>Discounting and re-discounting borrowings</i>	1,692,533	-
Denominated in foreign currencies (*)	13,654,978	19,036,532
	15,924,503	21,981,389

(*) As at 30 June 2026 and as at 31 December 2025, the balance included convertible loans from the International Finance Corporation ("IFC") amounting to USD75 million with 5-year term and the maturity date on 14 October 2027 and a convertible loan from the Norwegian Investment Fund for Developing Countries ("Norfund") amounting to USD30 million with 4-year term and the maturity date on 24 November 2028. IFC and Norfund may convert all or part of these loans into shares of the Bank during the loan term.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

14 DEPOSITS FROM CUSTOMERS

14.1 By types of deposits

	30.06.2026 VND million	31.12.2025 VND million
Demand deposits	21,457,991	26,115,924
- <i>In VND</i>	18,607,535	19,154,760
- <i>In foreign currencies</i>	2,850,456	6,961,164
Term deposits	174,097,248	163,128,272
- <i>In VND</i>	173,617,233	162,509,841
- <i>In foreign currencies</i>	480,015	618,431
Specialised fund deposits	269,900	365,197
Marginal deposits	4,696,850	3,006,172
	200,521,989	192,615,565

14.2 By types of customers, businesses

	30.06.2026 VND million	31.12.2025 VND million
Households and individuals	116,332,387	110,008,896
Other joint stock companies	26,140,186	32,539,448
Other limited liability companies	25,202,375	24,066,359
State-owned enterprises	19,914,633	16,122,066
Joint stock companies with more than 50% state ownership	11,414,737	7,905,503
Foreign invested enterprises	631,788	1,221,106
Private enterprises	233,877	152,936
Cooperatives and inter-cooperatives	66,187	31,464
Partnership companies	162	339
Others	585,657	567,448
	200,521,989	192,615,565

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

15 DERIVATIVES AND OTHER FINANCIAL ASSETS/LIABILITIES

	Total contract value (using exchange rate at contract effective date) VND million	Net book value (at exchange rate at reporting date)	
		Assets VND million	Liabilities VND million
As at 30 June 2026			
Currency derivative financial instruments			
- Currency forward contracts	58,742,695	123,809	120,421
- Currency swap contracts	112,635,919	297,907	278,661
Other derivative financial instruments			
- Cross currency swap contracts	2,284,700	-	187,124
	<u>173,663,314</u>	<u>421,716</u>	<u>586,206</u>
Net amount			<u>164,490</u>
As at 31 December 2025			
Currency derivative financial instruments			
- Currency forward contracts	50,569,057	113,316	229,675
- Currency swap contracts	102,991,385	388,837	352,238
Other derivative financial instruments			
- Cross currency swap contracts	2,284,700	-	180,638
	<u>155,845,142</u>	<u>502,153</u>	<u>762,551</u>
Net amount			<u>260,398</u>

16 VALUABLE PAPERS ISSUED

	30.06.2026 VND million	31.12.2025 VND million
Certificates of deposit in VND		
- Less than 1 years	35,400,000	25,300,000
Bonds in VND		
- From 5 years and above	750,000	750,000
Bonds in USD		
- From 1 year to 5 years (*)	3,851,983	3,934,050
	<u>40,001,983</u>	<u>29,984,050</u>

(*) As at 30 June 2026 and as at 31 December 2025, the balance includes non-convertible, unsecured, warrant-free private placement of bonds with 5-year terms issued in the international market to counterparties including the Asian Infrastructure Investment Bank ("AIIB") with the amount of USD 75 million and IFC with the amount of USD 75 million.

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
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17 OTHER LIABILITIES

17.1 Interest and fee payables

	30.06.2026 VND million	31.12.2025 VND million
Interest payables for deposits	3,159,796	2,739,253
Interest payables for valuable papers issued	1,153,852	434,515
Interest payables for borrowings	266,066	621,675
Interest payables for forward, swap contracts	161,240	214,452
Interest payables for other credit activities	68,922	-
	4,809,876	4,009,895

17.2 Other liabilities

	30.06.2026 VND million	31.12.2025 VND million
Internal payables	292,966	466,888
Bonus and welfare fund (*)	511,099	374,599
External payables		
- Taxes and other payables to the State (Note 32)	442,669	845,007
- Other external payables	401,319	204,814
	1,648,053	1,891,308

(*) Movements of Bonus and welfare fund during the period/year were as follows:

	For the six-month period ended 30.06.2026 VND million	For the year ended 31.12.2025 VND million
Beginning of period/year	374,599	211,157
Appropriation during the period/year (Note 18)	275,000	235,000
Utilisations during the period/year	(138,500)	(71,558)
End of period/year	511,099	374,599

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**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
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18 OWNERS' EQUITY

18.1 Movements in owners' equity

	Funds of credit institution						Total VND million	
	Owners' capital VND million	Share premium VND million	Financial reserve VND million	Reserve to supplement charter capital VND million	Total reserves VND million	Foreign exchange differences VND million		
As at 1 January 2025	28,350,000	3,167	1,759,286	853,595	2,612,881	-	3,990,250	34,956,298
Net profit for the year	-	-	-	-	-	-	5,396,356	5,396,356
Increase of capital from shares issued under employee stock ownership plan	100,000	-	-	-	-	-	-	100,000
Appropriation to reserves	-	-	485,672	539,636	1,025,308	-	(1,025,308)	-
Appropriation to bonus and welfare fund (Note 17.2)	-	-	-	-	-	-	(235,000)	(235,000)
Other decreases	-	-	-	-	-	-	(4,800)	(4,800)
As at 31 December 2025	28,450,000	3,167	2,244,958	1,393,231	3,638,189	-	8,121,498	40,212,854
Net profit for the period	-	-	-	-	-	-	2,133,622	2,133,622
Capital increase from stock dividend payment (i)	5,838,000	-	-	-	-	-	(5,838,000)	-
Foreign exchange differences	-	-	-	-	-	(1,632)	-	(1,632)
Appropriation to bonus and welfare fund (Note 17.2) (ii)	-	-	-	-	-	-	(275,000)	(275,000)
Other decreases	-	-	-	-	-	-	(2,162)	(2,162)
As at 30 June 2026	34,288,000	3,167	2,244,958	1,393,231	3,638,189	(1,632)	4,139,958	42,067,682

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

18 OWNERS' EQUITY (CONTINUED)

18.1 Details of owners' capital (continued)

- (i) The Resolution of the General Meeting of Shareholders dated 22 April 2026 and the Board of Directors' Resolution No. 454/2026/NQ-HDQT dated 28 April 2026 approved the implementation of a share issuance plan to increase charter capital through dividend payment in 2025. On 12 May 2026, the SBV issued the Official Letter No. 3868/NHNN-QLGS approving the Bank's increase in charter capital through the issuance of shares for payment of 2025 dividends up to VND 5,838,000 million.

On 5 June 2026, the State Securities Commission issued the Notification No. 5028/UBCK-QLCB confirming receipt of the report on the results of the share issuance under the employee stock ownership plan, following the Report No. 621/2026/BC-SeABank dated 2 June 2026, with a total of 583,800,000 shares issued equivalent to VND 5,838,000 million. The SBV issued the Decision No. 1269/QĐ-NHNN dated 12 June 2026, regarding the update of charter capital information in the Establishment and Operation Licence of the Bank to VND 34,288,000 million.

- (ii) The Resolution of the General Meeting of Shareholders dated 22 April 2026 approved an appropriation to the bonus and welfare fund of VND 275,000 million.

18.2 Shares

(a) Details of shareholders

	As at 30.06.2026		As at 31.12.2025	
	Ordinary shares VND million	%	Ordinary shares VND million	%
Charter capital owned by shareholders	34,288,000	100.00	28,450,000	100.00

As at 30 June 2026, the Bank did not have any shareholder holding of 5% or more its charter capital.

(b) Number of shares

	30.06.2026		31.12.2025	
	Ordinary shares	Preference shares	Ordinary shares	Preference shares
Number of shares registered, issued and in circulation	3,428,800,000	-	2,845,000,000	-

(c) Movements in share capital

	Number of ordinary shares Shares	Ordinary shares by par value VND million
As at 1 January 2025	2,835,000,000	28,350,000
New shares issued	10,000,000	100,000
As at 31 December 2025	2,845,000,000	28,450,000
New shares issued	583,800,000	5,838,000
As at 30 June 2026	3,428,800,000	34,288,000

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
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18 OWNERS' EQUITY (CONTINUED)

18.2 Shares (continued)

(c) Movements in share capital (continued)

All ordinary shares of the Bank have a par value of VND 10,000. Each share is entitled to one vote at shareholders meetings of the Bank. Share dividends are issued to existing shareholders using the method of exercise rights. All ordinary shares are ranked equally with regard to the Bank's residual assets.

19 INTEREST AND SIMILAR INCOME

	For the six-month period ended	
	30.06.2026	30.06.2025
	VND million	VND million
Interest income from loans	10,650,289	9,216,993
Interest income from deposits	2,718,809	1,463,660
Interest income from debt securities investments	989,546	716,847
Income from guarantees	61,441	51,942
Other income from credit activities	67,592	101,994
	14,487,677	11,551,436

20 INTEREST AND SIMILAR EXPENSES

	For the six-month period ended	
	30.06.2026	30.06.2025
	VND million	VND million
Interest expenses from deposits	7,895,090	4,872,488
Interest expenses from valuable papers issued	1,005,994	815,431
Interest expenses from borrowings	866,888	917,340
Other expenses from credit activities	79,762	63,255
	9,847,734	6,668,514

21 FEE AND COMMISSION INCOME

	For the six-month period ended	
	30.06.2026	30.06.2025
	VND million	VND million
Settlement services	247,069	207,278
Insurance agency services and other related support fees	51,882	108,648
Other services	238,900	133,992
	537,851	449,918

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**22 FEE AND COMMISSION EXPENSES**

	For the six-month period ended	
	30.06.2026	30.06.2025
	VND million	VND million
Expenses for settlement services	69,468	52,569
Expenses for postage and telecommunication	4,009	3,645
Expenses for other services	73,218	56,841
	<u>146,695</u>	<u>113,055</u>

23 NET GAIN FROM TRADING IN FOREIGN CURRENCIES

	For the six-month period ended	
	30.06.2026	30.06.2025
	VND million	VND million
Income from trading in foreign currencies		
- Income from foreign currency spot trading	933,460	348,343
- Income from currency derivatives instruments	1,189,985	131,125
	<u>2,123,445</u>	<u>479,468</u>
Expenses for trading of trading securities		
- Expenses from foreign currency spot trading	(9,331)	(42,801)
- Expenses from currency derivatives instruments	(1,617,101)	(317,672)
	<u>(1,626,432)</u>	<u>(360,473)</u>
	<u>497,013</u>	<u>118,995</u>

24 NET GAIN FROM TRADING OF TRADING SECURITIES

	For the six-month period ended	
	30.06.2026	30.06.2025
	VND million	VND million
Gain from trading of trading securities	502,337	737,979
Loss from trading of trading securities	(265,254)	(629,116)
(Provision)/reversal of provisions for loss on trading securities	(12,239)	2,250
	<u>224,844</u>	<u>111,113</u>
Net gain from trading of trading securities		

25 NET (LOSS)/GAIN FROM TRADING OF INVESTMENT SECURITIES

	For the six-month period ended	
	30.06.2026	30.06.2025
	VND million	VND million
Gain from trading investment securities	34,044	401,944
Loss from trading investment securities	(633,908)	(42,644)
Reversal of provisions for loss on investment securities (Note 8.4)	15,455	-
	<u>(584,409)</u>	<u>359,300</u>
Net (loss)/gain from trading of investment securities		

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
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26 NET INCOME FROM OTHER ACTIVITIES

	For the six-month period ended	
	30.06.2026	30.06.2025
	VND million	VND million
Income from other activities		
Income from bad debts previously written off	192,378	39,369
Income from other derivatives	38,475	58,755
Income from other activities	16,836	81,354
	<u>247,689</u>	<u>179,478</u>
Expenses for other activities		
Expenses for other derivatives	(43,265)	(68,692)
Expenses for other activities	(8,537)	(72,311)
	<u>(51,802)</u>	<u>(141,003)</u>
Net income from other activities	<u>195,887</u>	<u>38,475</u>

27 INCOME FROM INVESTMENTS IN OTHER ENTITIES

	For the six-month period ended	
	30.06.2026	30.06.2025
	VND million	VND million
Income from transfer of subsidiary	-	2,540,000
Profit distributed from the subsidiary (Note 35.1)	55,435	-
Dividends received from other long-term investments	7,459	7,544
	<u>62,894</u>	<u>2,547,544</u>

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

28 GENERAL AND ADMINISTRATIVE EXPENSES

	For the six-month period ended	
	30.06.2026	30.06.2025
	VND million	VND million
Tax, duties and fees	20,977	17,611
Staff expenses	1,051,217	1,200,212
- <i>Salaries and allowance</i>	969,674	1,078,746
- <i>Salary related contribution</i>	65,718	64,114
- <i>Benefits in kind</i>	100	67
- <i>Other expenses for employees</i>	15,725	57,285
Expenses for assets	425,555	400,579
- <i>Rental expenses</i>	174,650	165,668
- <i>Repair and maintenance expenses</i>	146,866	129,315
- <i>Depreciation and amortisation</i>	91,257	91,459
- <i>Others</i>	12,782	14,137
Administrative expenses	263,078	292,428
- <i>Per diem</i>	13,308	16,958
- <i>Postage and telephone expenses</i>	15,202	15,275
- <i>Printing materials and papers</i>	7,891	8,949
- <i>Other expenses for administration</i>	226,677	251,246
Insurance premiums expenses for deposits from customers	79,924	68,266
Others	97,129	77,081
	1,937,880	2,056,177

29 CIT

The CIT on the Bank's profit before tax differs from theoretical amount that would arise using the applicable tax rate of 20% as follows:

	For the six-month period ended	
	30.06.2026	30.06.2025
	VND million	VND million
Accounting profit before tax	2,651,467	5,685,531
Tax calculated at a rate of 20%	530,293	1,137,106
Adjustments for:		
Income not subject to tax	(12,578)	(1,509)
Expenses not deductible for tax purposes	130	91
Others	-	14,580
CIT expenses	517,845	1,150,268
Charged to the interim separate income statement:		
CIT - current	517,845	1,150,268
CIT - deferred	-	-
CIT expenses (*)	517,845	1,150,268

(*) The current CIT charge for the period is based on estimated taxable income and is subject to review and possible adjustments by the tax authorities.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
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30 CASH AND CASH EQUIVALENTS

	30.06.2026 VND million	31.12.2025 VND million
Cash and cash equivalents	879,826	1,040,577
Balances with the SBV	8,100,852	24,472,475
Placements with other credits institutions (including demand deposits and term deposits with original maturity of 3 months or less)	118,929,962	91,266,961
	127,910,640	116,780,013

31 EMPLOYEES' REMUNERATION

	30.06.2026 VND million	30.06.2025 VND million
Total average number of employees (headcounts)	5,446	5,340
Employees remuneration		
Total salary fund	1,045,156	1,078,746
Other income	49,370	12,553
	1,094,526	1,091,299
Average monthly salary (VND million/person)	31.99	33.67
Average monthly income (VND million/person)	33.50	34.06

32 OBLIGATIONS TO THE STATE

Items	As at 1.1.2026 VND million	Movements during the period		As at 30.06.2026 VND million
		Payables VND million	Payments VND million	
CIT	820,497	517,845	(920,497)	417,845
Personal income tax	14,026	120,891	(121,072)	13,845
Value added tax	10,484	50,098	(49,603)	10,979
Other taxes	-	56,049	(56,049)	-
	845,007	744,883	(1,147,221)	442,669

**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
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33 COMMITMENTS

Total amount of effective commitments outstanding as at the interim separate statement of financial position date was as follows:

	30.06.2026 VND million	31.12.2025 VND million
Foreign exchange transactions commitments		
- <i>Buying foreign currency commitments</i>	4,206,060	1,884,164
- <i>Selling foreign currency commitments</i>	4,115,546	525,072
- <i>Swap commitments - outbound (foreign currencies and VND)</i>	137,670,310	132,698,971
- <i>Swap commitments - inbound (foreign currencies and VND)</i>	137,625,381	132,861,185
L/C commitments	7,596,918	7,591,049
- <i>At sight L/C</i>	3,403,590	2,084,668
- <i>Usance L/C</i>	4,468,898	5,982,405
- <i>Less: Marginal deposits</i>	(275,570)	(476,024)
Other guarantees	10,450,197	14,175,422
- <i>Payment guarantees</i>	6,007,712	8,438,304
- <i>Contract performance guarantees</i>	2,588,831	2,418,460
- <i>Bidding guarantees</i>	266,731	294,414
- <i>Other guarantees</i>	5,845,999	5,318,668
- <i>Less: Marginal deposits</i>	(4,259,076)	(2,294,424)
Other commitments	10,401,427	13,413,700
- <i>Cross-currency swap contracts</i>	4,820,601	4,750,038
- <i>Sale and purchase of valuable paper contracts</i>	5,580,826	8,663,662

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**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
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34 CONCENTRATIONS OF ASSETS, LIABILITIES AND OFF-BALANCE SHEET ITEMS BY GEOGRAPHICAL AREA

Unit: VND million

	Placements with and loans to other credit institutions	Loans to customers (*)	Trading and investment securities (*)	Long-term investments (*)	Deposits and borrowings from other credit institutions	Deposits from customers	Derivatives (**)	Valuable papers issued	Credit commitments
As at 30 June 2026									
Domestic	118,626,770	253,637,253	34,999,360	1,059,070	110,092,554	200,469,153	173,594,120	36,150,000	18,047,115
Overseas	780,192	222,799	-	-	13,654,978	52,836	69,194	3,851,983	-
	<u>119,406,962</u>	<u>253,860,052</u>	<u>34,999,360</u>	<u>1,059,070</u>	<u>123,747,532</u>	<u>200,521,989</u>	<u>173,663,314</u>	<u>40,001,983</u>	<u>18,047,115</u>
As at 31 December 2025									
Domestic	86,785,815	236,824,928	36,982,426	1,059,070	88,244,474	192,538,364	155,793,120	26,050,000	24,536,919
Overseas	4,661,146	222,172	-	-	19,036,532	77,201	52,022	3,934,050	-
	<u>91,446,961</u>	<u>237,047,100</u>	<u>36,982,426</u>	<u>1,059,070</u>	<u>107,281,006</u>	<u>192,615,565</u>	<u>155,845,142</u>	<u>29,984,050</u>	<u>24,536,919</u>

The concentration of assets, liabilities and off-balance sheet items is presented by the geographical areas of counterparties.

(*) These items do not include provisions.

(**) Total contract value.

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35 RELATED PARTY DISCLOSURES

Details of the key related parties and relationship are given as below:

Related party	Relationship
SeABank Asset Management Company Limited	Subsidiary
BRG Group Joint Stock Company and its subsidiaries	Common BoD member
Vietnam Aircraft Leasing Joint Stock Company	Common BoD member
North Hanoi Smart City Development Investment Joint Stock Company	Common BoD member
Thang Long GTC Joint Stock Company	Common BoD member (until 29 May 2026)
Members of the Board of Directors, the Board of Supervision, the Board of Management and their related parties	Key management personnel

35.1 Related party transactions

The major transactions with related parties incurred during the period were as follows:

	For the six-month period ended	
	30.06.2026 VND million	30.06.2025 VND million
SeABank Asset Management Company Limited		
Office rental expenses	2,095	1,848
Interest expenses on deposits	23,470	3,132
Income from capital contribution (Note 27)	55,435	-
	<u>79,999</u>	<u>4,980</u>
BRG Group Joint Stock Company and its subsidiaries		
Interest expenses on deposits	9,694	11,177
	<u>9,694</u>	<u>11,177</u>
Vietnam Aircraft Leasing Joint Stock Company		
Interest expenses on deposits	104,285	22,302
	<u>104,285</u>	<u>22,302</u>
North Hanoi Smart City Development Investment Joint Stock Company		
Interest expenses on deposits	35,250	44,655
Interest income from loans	198,589	160,773
	<u>233,839</u>	<u>205,428</u>
Thang Long GTC Joint Stock Company		
Interest expenses on deposits	24,420	12,725
	<u>24,420</u>	<u>12,725</u>
Salary, bonus and remuneration for key management personnel		
Remuneration of members of the Board of Directors	16,049	16,422
Remuneration of members of the Board of Supervision	4,986	5,268
Salary, bonus and remuneration of the General Director and other key management personnel	19,685	20,279
	<u>40,720</u>	<u>41,969</u>

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35 RELATED PARTY DISCLOSURES (CONTINUED)

35.2 Period/year-end balances with related parties

	30.06.2026 VND million	31.12.2025 VND million
SeABank Asset Management Company Limited		
Capital contribution from the Bank	1,000,000	1,000,000
Demand deposits at the Bank	1,145	2,350
Term deposits at the Bank	743,500	806,000
Accrued interest expenses on deposits	20,563	12,661
Other payables to the Bank (Note 11.1)	106,655	103,435
	<u> </u>	<u> </u>
BRG Group Joint Stock Company and its subsidiaries		
Demand deposits at the Bank	72,707	106,865
Term deposits at the Bank	333,051	995,901
Accrued interest expenses on deposits	12,720	6,602
	<u> </u>	<u> </u>
Vietnam Aircraft Leasing Joint Stock Company		
Demand deposits at the Bank	35,129	4,395,564
Term deposits at the Bank	3,915,850	1,571,400
Accrued interest expenses on deposits	47,009	36,570
	<u> </u>	<u> </u>
North Hanoi Smart City Development Investment Joint Stock Company		
Demand deposits at the Bank	234,697	1,337,444
Term deposits at the Bank	2,200,000	990,000
Accrued interest expenses on deposits	20,388	18,856
Borrowings from the Bank	4,300,000	4,300,000
Accrued interest income from loans	565,373	366,784
	<u> </u>	<u> </u>
Thang Long GTC Joint Stock Company (*)		
Demand deposits at the Bank	Not applicable	2,957
Term deposits at the Bank	Not applicable	1,110,500
Accrued interest expenses on deposits	Not applicable	8,795
	<u> </u>	<u> </u>

(*) As at 30 Jun 2026, the Company is no longer the Bank's related party.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**36 FINANCIAL RISK MANAGEMENT****36.1 Risk management policies relating to financial instruments**

This note provides information of the Bank exposure to risk and describes the policies, the methods used by the Legal Representative of the Bank to control risk. The most important types of financial risks to which the Bank is exposed to are market risk, credit risk, liquidity risk. In addition, the Bank also faces operational risks.

Risk management structure

Board of Directors:

- responsible for overseeing the overall risk management process in the Bank.

Risk Management Committee:

- advises the Board of Directors in issuing processes and policies under the authority of the Board of Directors related to risk management in banking operations.
- analyses and issues warnings on the Bank's safety level against risks, potential risks that may affect and preventive measures for these risks in the short and long term.
- review, evaluate the suitability and effectiveness of the Bank's current risk management processes and policies to make recommendations and proposals to the Board of Directors on requirements for changes to current processes, policies, and operational strategies.

Board of Supervision:

- responsible for overseeing executive management activities in compliance with legal regulations and the Bank's internal policies in the development and implementation of risk management strategies.

Internal audit:

- audit the Bank's operating procedures according to the annual internal audit plan, to check their completeness and compliance.
- discuss the results of the assessment with the Board of Directors and report the findings and recommendations to the Board of Supervision.

Risk reporting and measurement system

Risk monitoring and management are mainly carried out based on limits set by the Bank and comply with the prudential regulations of the SBV. These limits reflect the Bank's business strategy and market environment as well as the level of risk that the Bank is willing to accept. Combined information from business activities is checked and processed to analyse, control and detect risks earlier. The Legal Representative will receive a quarterly summary report providing all the necessary information for assessing and drawing conclusions on the Bank's risks.

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**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
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36 FINANCIAL RISK MANAGEMENT (CONTINUED)

36.2 Market risk

Market risk incurs when there are adverse movements of interest rate, exchange rate, gold price, stock price and commodity price in the market causing losses to the Bank. Market risk includes foreign exchange risk, interest rate risk, equity risk and commodity risk.

36.2.1 Foreign exchange risk

The Bank is exposed to currency risk in foreign currency transactions, mainly in USD. Foreign currency transactions give rise to gains or losses from dealing in foreign currencies and these foreign currency gains or losses are recognised in the interim separate income statement. The Bank has established position limits for each currency based on the Bank's internal risk assessment system and the regulations of the SBV. The currency position is managed daily and the risk mitigation strategy is used by the Bank to ensure that the currency position is maintained within the established limits. The tables below disclose the Bank's assets and liabilities in book value and by currencies at period/year-end.

As at 30 June 2026		Unit: VND million			
		VND	EUR	USD	Others
Assets					
Cash on hand, gold, silver, precious stones		699,858	31,583	123,881	24,504
Balances with SBV		2,284,991	-	5,815,861	-
Placements with and loans to other credit institutions		95,681,251	78,475	23,332,756	314,480
Trading securities (*)		6,902,172	-	-	-
Loans to customers (*)		247,760,217	-	6,099,835	-
Investment securities (*)		28,097,188	-	-	-
Other long-term investments (*)		1,059,070	-	-	-
Fixed assets		1,449,496	-	-	-
Other assets (*)		11,832,768	452	70,369	-
Total assets		395,767,011	110,510	35,442,702	338,984
Liabilities and equity					
Borrowings from the Government and the SBV		14,761,723	-	-	-
Deposits and borrowings from other credit institutions		104,833,347	-	18,914,185	-
Deposits from customers		196,919,709	49,797	3,299,533	252,950
Derivative financial instruments and other financial liabilities		(12,143,975)	30,152	12,242,085	36,228
Valuable papers issued		36,150,000	-	3,851,983	-
Other liabilities		6,021,525	31,323	405,018	63
Capital and reserves		42,067,682	-	-	-
Total liabilities and equity		388,610,011	111,272	38,712,804	289,241
Net on-balance sheet position		7,157,000	(762)	(3,270,102)	49,743
Off-balance sheet commitment position		-	-	90,514	-
Net on/off balance sheet position		7,157,000	(762)	(3,179,588)	49,743

(*) These items do not include the provisions.

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**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
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36 FINANCIAL RISK MANAGEMENT (CONTINUED)

36.2 Market risk (continued)

36.2.1 Foreign exchange risk (continued)

As at 31 December 2025	VND	EUR	USD	Others	Unit: VND million
Assets					
Cash on hand, gold, silver, precious stones	815,288	32,135	170,967	22,187	1,040,577
Balances with SBV	5,408,047	-	19,064,428	-	24,472,475
Placements with and loans to other credit institutions	82,609,367	50,867	8,432,735	353,992	91,446,961
Trading securities (*)	11,457,635	-	-	-	11,457,635
Loans to customers (*)	227,595,002	-	9,452,098	-	237,047,100
Investment securities (*)	25,524,791	-	-	-	25,524,791
Other long-term investments (*)	1,059,070	-	-	-	1,059,070
Fixed assets	1,489,344	-	-	-	1,489,344
Other assets (*)	6,716,099	465	208,688	-	6,925,252
Total assets	362,674,643	83,467	37,328,916	376,179	400,463,205
Liabilities and equity					
Borrowings from the Government and the SBV	20,819,380	-	-	-	20,819,380
Deposits and borrowings from other credit institutions	85,884,038	-	21,396,968	-	107,281,006
Deposits from customers	184,671,313	55,783	7,629,215	259,254	192,615,565
Derivative financial instruments and other financial liabilities	(6,817,284)	18,614	7,025,660	33,408	260,398
Valuable papers issued	26,050,000	-	3,934,050	-	29,984,050
Other liabilities	5,381,695	125	519,383	-	5,901,203
Capital and reserves	40,212,854	-	-	-	40,212,854
Total liabilities and equity	356,201,996	74,522	40,505,276	292,662	397,074,456
Net on-balance sheet position	6,472,647	8,945	(3,176,360)	83,517	3,388,749
Off-balance sheet commitment position	-	-	1,369,202	(10,110)	1,359,092
Net on/off balance sheet position	6,472,647	8,945	(1,807,158)	73,407	4,747,841

(*) These items do not include the provisions.

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**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

36 FINANCIAL RISK MANAGEMENT (CONTINUED)

36.2 Market risk (continued)

36.2.2 Interest rate risk

The Bank's operations expose it to the risk of changes in interest rates when interest-earning assets and interest-bearing liabilities mature at different times or at different amounts. The tables below present the Bank's assets and liabilities classified by their repricing period or maturity date at the period/year-end. The repricing date and expected maturity date may differ from the contractual date, in particular the maturity date of customer deposits.

As at 30 June 2026		Unit: VND million					
	Overdue	Non-interest bearing	Up to 1 month	From 1-3 months	From 3-6 months	From 6-12 months	Total
Assets							
Cash on hand, gold, silver, precious stones	-	879,826	-	-	-	-	879,826
Balances with SBV	-	8,100,852	-	-	-	-	8,100,852
Placements with and loans to other credit institutions	-	-	95,732,682	23,674,280	-	-	119,406,962
Trading securities (*)	-	-	6,902,172	-	-	-	6,902,172
Loans to customers (*)	7,589,930	1,971,176	110,137,548	46,353,030	63,214,761	20,867,114	253,860,052
Investment securities (*)	-	-	-	2,472,141	7,337,322	1,039,555	28,097,188
Other long-term investments (*)	-	1,059,070	-	-	-	-	1,059,070
Fixed assets	-	1,449,496	-	-	-	-	1,449,496
Other assets (*)	46,929	11,856,660	-	-	-	-	11,903,589
Total assets	7,636,859	25,317,080	212,772,402	72,499,451	70,552,083	21,906,669	431,659,207
Liabilities							
Borrowings from the Government and the SBV	-	1,971,176	5,883,531	6,852,715	17,016	37,285	14,761,723
Placements and loans from other credit institutions	-	-	94,253,962	24,127,025	5,298,363	68,182	123,747,532
Deposits from customers	-	-	31,602,867	35,543,106	67,940,610	54,778,909	200,521,989
Derivative financial instruments and other financial liabilities	-	(22,634)	-	-	-	187,124	164,490
Valuable papers issued	-	-	4,498,265	4,296,530	16,939,195	13,589,301	40,001,983
Other liabilities	-	6,457,929	-	-	-	-	6,457,929
Total liabilities	-	8,406,471	136,238,625	70,819,376	90,195,184	68,660,801	385,655,646
Interest gap of on-balance sheet items	7,636,859	16,910,609	76,533,777	1,680,075	(19,643,101)	(46,754,132)	46,003,561

(*) These items do not include the provisions.

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**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**

36 FINANCIAL RISK MANAGEMENT (CONTINUED)

36.2 Market risk (continued)

36.2.2 Interest rate risk (continued)

Interest rate risk (continued)									
As at 31 December 2025		Unit: VND million							
	Overdue	Non-interest bearing	Up to 1 month	From 1-3 months	From 3-6 months	From 6-12 months	From 1-5 years	Over 5 years	Total
Assets									
Cash on hand, gold, silver, precious stones	-	1,040,577	-	-	-	-	-	-	1,040,577
Balances with SBV	-	24,472,475	-	-	-	-	-	-	24,472,475
Placements with and loans to other credit institutions	-	-	75,556,531	15,890,430	-	-	-	-	91,446,961
Trading securities (*)	-	-	11,457,635	-	-	-	-	-	11,457,635
Loans to customers (*)	6,486,672	1,971,176	102,124,293	37,507,256	58,462,417	27,927,945	2,567,341	-	237,047,100
Investment securities (*)	19,364	-	100,440	1,053,536	5,023,563	3,435,553	386,763	15,505,572	25,524,791
Other long-term investments (*)	-	1,059,070	-	-	-	-	-	-	1,059,070
Fixed assets	-	1,489,344	-	-	-	-	-	-	1,489,344
Other assets (*)	26,926	6,898,326	-	-	-	-	-	-	6,925,252
Total assets	6,532,962	36,930,968	189,238,899	54,451,222	63,485,980	31,363,498	2,954,104	15,505,572	400,463,205
Liabilities									
Borrowings from the Government and the SBV	-	1,971,176	9,416,092	9,369,012	46,022	17,078	-	-	20,819,380
Placements and loans from other credit institutions	-	-	79,581,950	18,689,143	7,664,681	1,345,232	-	-	107,281,006
Deposits from customers	-	-	33,391,674	39,922,616	61,762,268	49,484,970	8,053,263	774	192,615,565
Derivative financial instruments and other financial liabilities	-	79,760	-	-	-	180,638	-	-	260,398
Valuable papers issued	-	-	-	-	6,434,050	22,800,000	750,000	-	29,984,050
Other liabilities	-	5,901,203	-	-	-	-	-	-	5,901,203
Total liabilities	-	7,952,139	122,389,716	67,980,771	75,907,021	73,827,918	8,803,263	774	356,861,602
Interest gap of on-balance sheet items	6,532,962	28,978,829	66,849,183	(13,529,549)	(12,421,041)	(42,464,420)	(5,849,159)	15,504,798	43,601,603

(*) These items do not include the provisions.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026**36 FINANCIAL RISK MANAGEMENT (CONTINUED)****36.2 Market risk (continued)****36.2.3 Price risk**

Except for the assets and liabilities items explained above, the Bank does not have other market price risks with a risk level of 5% of net profit or the value of assets and liabilities items accounting for 5% of total assets.

36.3 Liquidity risk

Liquidity risk is the risk that the Bank is unable to meet its payment obligations when they fall due; or can only meet those obligations at a cost higher than the market-average level as defined in the Bank's internal regulations.

Liquidity risk management

The purpose of liquidity risk management is to ensure the availability of funds to meet financial obligations.

To mitigate liquidity risk, the Bank mobilises funds from a variety of sources other than the Bank's core capital. At the same time, the Bank has a flexible liquid asset management policy, monitoring future cash flows and liquidity on a daily basis. The Bank also assesses expected cash flows and the availability of current collateral in case additional funds need to be raised.

Liquidity risk is limited by holding a significant amount of cash and cash equivalents in the form of payment accounts, deposits at the SBV, bonds issued by the Government or guaranteed by the Government, deposits and overnight loans to other credit institutions. Risk-weighted safety ratios are also used to manage the Bank's liquidity risk.

The tables below analyse financial assets and financial liabilities into relevant maturity groups based on the remaining period from the year end date to the contractual maturity date. The amounts presented in the table below are undiscounted contractual cash flows.

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36 FINANCIAL RISK MANAGEMENT (CONTINUED)

36.3 Liquidity risk (continued)

Unit: VND million

	Overdue		Current					Total
	Over 3 months	Up to 3 months	Up to 1 month	1 - 3 months	From 3 - 12 months	From 1 - 5 years	Over 5 years	
As at 30 June 2026								
Assets								
Cash on hand, gold, silver, precious stones	-	-	879,826	-	-	-	-	879,826
Balances with SBV	-	-	8,100,852	-	-	-	-	8,100,852
Placements with and loans to other credit institutions	-	-	95,732,682	23,674,280	-	-	-	119,406,962
Trading securities (*)	-	-	6,902,172	-	-	-	-	6,902,172
Loans to customers (*)	5,701,745	1,888,185	10,369,691	26,869,176	111,688,593	65,500,203	31,842,459	253,860,052
Investment securities (*)	-	-	-	400,000	1,279,659	7,766,175	18,651,354	28,097,188
Other long-term investments (*)	-	-	-	-	-	-	1,059,070	1,059,070
Fixed assets	-	-	-	-	-	-	1,449,496	1,449,496
Other assets (*)	46,929	-	2,247,717	3,036,063	5,139,758	1,090,429	342,693	11,903,589
Total assets	5,748,674	1,888,185	124,232,940	53,979,519	118,108,010	74,356,807	53,345,072	431,659,207
Liabilities								
Borrowings from the Government and the SBV	-	-	6,466,598	7,336,708	958,417	-	-	14,761,723
Placements and loans from other credit institutions	-	-	86,722,035	24,127,025	501,785	12,396,687	-	123,747,532
Deposits from customers	-	-	31,602,867	35,543,106	122,719,519	10,655,665	832	200,521,989
Derivative financial instruments and other financial liabilities	-	-	(85,150)	9,351	240,289	-	-	164,490
Valuable papers issued	-	-	4,498,265	4,296,530	26,584,096	4,623,092	-	40,001,983
Other liabilities	-	-	1,432,821	1,816,804	2,781,347	426,957	-	6,457,929
Total liabilities	-	-	130,637,436	73,129,524	153,785,453	28,102,401	832	385,655,646
Net liquidity gap	5,748,674	1,888,185	(6,404,496)	(19,150,005)	(35,677,443)	46,254,406	53,344,240	46,003,561

(*) These items do not include the provisions.

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

36 FINANCIAL RISK MANAGEMENT (CONTINUED)

36.3 Liquidity risk (continued)

Unit: VND million

	Overdue		Current				Total
	Over 3 months	Up to 3 months	Up to 1 month	From 1 - 3 months	From 3 - 12 months	From 1 - 5 years	
As at 31 December 2025							
Assets							
Cash on hand, gold, silver, precious stones	-	-	1,040,577	-	-	-	1,040,577
Balances with SBV	-	-	24,472,475	-	-	-	24,472,475
Placements with and loans to other credit institutions	-	-	75,556,531	15,890,430	-	-	91,446,961
Trading securities (*)	-	-	11,457,635	-	-	-	11,457,635
Loans to customers (*)	4,874,070	1,612,602	12,292,894	20,209,669	96,027,888	71,070,114	237,047,100
Investment securities (*)	19,364	-	-	-	2,057,990	7,941,865	25,524,791
Other long-term investments (*)	-	-	-	-	-	1,059,070	1,059,070
Fixed assets	-	-	-	-	-	1,489,344	1,489,344
Other assets (*)	26,926	-	1,211,387	906,487	3,065,924	1,319,685	6,925,252
Total assets	4,920,360	1,612,602	126,031,499	37,006,586	101,151,802	80,331,664	400,463,205
Liabilities							
Borrowings from the Government and the SBV	-	-	9,416,092	9,369,012	2,034,276	-	20,819,380
Placements and loans from other credit institutions	-	-	71,170,576	18,558,008	4,157,918	13,394,504	107,281,006
Deposits from customers	-	-	33,391,673	39,922,616	111,247,238	8,053,264	192,615,565
Derivative financial instruments and other financial liabilities	-	-	(92,066)	(76,813)	429,277	-	260,398
Valuable papers issued	-	-	-	-	25,300,000	4,684,050	29,984,050
Other liabilities	-	-	900,896	1,752,084	2,798,862	449,361	5,901,203
Total liabilities	-	-	114,787,171	69,524,907	145,967,571	26,581,179	356,861,602
Net liquidity gap	4,920,360	1,612,602	11,244,328	(32,518,321)	(44,815,769)	53,750,485	43,601,603

(*) These items do not include the provisions.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 202637 EVENTS AFTER THE DATE OF THE INTERIM SEPARATE STATEMENT OF FINANCIAL
POSITION

According to the Resolution of the General Meeting of Shareholders dated 22 April 2026 and the Resolution of Board of Directors No. 811/2026/NQ-HDQT dated 7 July 2026, the Bank approved the issuance of 40,000,000 shares under the 2026 Employee Stock Ownership Plan (ESOP) at an issuance price of VND 10,000 per share, with maximum aggregate proceeds of VND 400,000 million. As at the date of approval of these interim separate financial statements, the Bank is in the process to complete necessary procedures for issuing these shares.

The Bank's separate interim financial statements are approved by the Legal Representative on 12 August 2026.



Nghiem Thi Thu Nga
Preparer

Nguyen Thi Hoai Phuong
Chief Accountant

Le Van Tan
Legal Representative