

BPCE IOM – HO CHI MINH CITY BRANCH
(Incorporated in the Socialist Republic of Vietnam)

AUDITED SUMMARY FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of BPCE IOM - Ho Chi Minh City Branch ("the Branch") is responsible for preparing the financial statements for the year ended 31 December 2025, based on which the summary financial statements are derived, in accordance with Vietnamese Accounting Standards, accounting regime for credit institutions and legal regulations relating to financial reporting. The Board of Management confirms that:

- The summary financial statements are prepared and presented in consistent, in all material respects, with the audited financial statements of the Branch, based on which the summary financial statements are derived.
- The summary financial statements were solely prepared to meet the requirement of prevailing regulation for public information purpose, which only comprise summary statement of financial position as at 31 December 2025, summary statement of profit or loss, and summary statement of cash flows for the year then ended but not Notes to the financial statements.

 For and on behalf of the Board of Management,



Antoine Giuliani
General Manager
27 March 2026

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No. 0488 /VN1A-HC-BC

INDEPENDENT AUDITORS' REPORT

**To: The Board of Management
BPCE IOM - Ho Chi Minh City Branch**

The accompanying summary financial statements, prepared on 27 March 2026, as set out from page 3 to page 6, which comprise the summary statement of financial position as at 31 December 2025, the summary statement of profit or loss, and summary statement of cash flows for the year then ended, are derived from the audited financial statements of BPCE IOM - Ho Chi Minh City Branch (the "Branch") for the year ended 31 December 2025. We expressed an unmodified audit opinion on those financial statements in our audit report dated 27 March 2026. Those financial statements, and the summary financial statements, do not reflect the effects of events that occurred subsequent to the date of our audit report on those financial statements.

The summary financial statements do not comprise all the disclosures required by Vietnamese Accounting Standards, accounting regime for credit institutions and legal regulations relating to financial reporting. Reading the summary financial statements, therefore, is not a substitute for reading the audited financial statements of the Branch.

The Board of Management's Responsibility for the summary Financial Statements

The Board of Management is responsible for the preparation and presentation of the summary financial statements in accordance with Vietnamese Accounting Standards, accounting regime for credit institutions and legal regulations relating to financial reporting and in accordance with criteria described in statement of the Board of Management.

Auditors' Responsibility

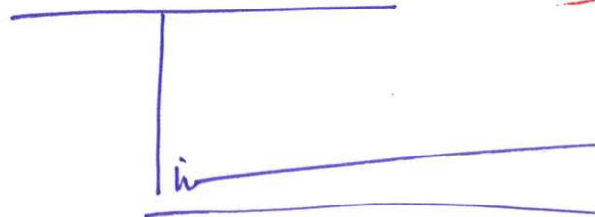
Our responsibility is to express an opinion on the summary financial statements based on our procedures, which were conducted in accordance with Vietnamese Standards on Auditing No. 810 - "Engagements to Report on Summary Financial Statements".

Opinion

In our opinion, the summary financial statements - derived from the audited financial statements of the Branch for the year ended 31 December 2025 - are consistent, in all material respects, with those audited financial statements, in accordance with Vietnamese Accounting Standards, accounting regime for credit institutions and legal regulations relating to financial reporting and in accordance with criteria described in statement of the Board of Management.


Nguyen Thi Thu Sang
Audit Partner

Audit Practising Registration Certificate
No. 1144-2023-001-1
**BRANCH OF DELOITTE VIETNAM AUDIT
COMPANY LIMITED**
27 March 2026
Ho Chi Minh City, S.R. Vietnam



Ton That Tien
Auditor
Audit Practising Registration Certificate
No. 4326-2023-001-1

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SUMMARY STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

A. Assets	Closing balance		Opening balance	
	USD	VND million equivalent	USD	VND million equivalent
I. Deposits with the State Bank of Vietnam	2,329,856	60,983	3,703,595	94,073
II. Placements with and loans to other credit institutions	97,337,673	2,547,788	90,612,692	2,301,609
1. <i>Placements with other credit institutions</i>	92,337,673	2,416,914	90,612,692	2,301,609
2. <i>Loans to other credit institutions</i>	5,000,000	130,874	-	-
III. Derivatives and other financial assets	-	-	4,041	103
IV. Loans to customers	112,884,456	2,954,720	104,488,607	2,654,065
1. <i>Loans to customers</i>	113,737,487	2,977,048	105,278,194	2,674,121
2. <i>Provision for loan losses</i>	(853,031)	(22,328)	(789,587)	(20,056)
V. Tangible fixed assets	134,343	3,516	167,671	4,259
- Cost	930,150	24,346	1,101,443	27,977
- Accumulated depreciation	(795,807)	(20,830)	(933,772)	(23,718)
VI. Intangible assets	680,303	17,807	611,176	15,524
- Cost	4,095,751	107,205	3,848,520	97,754
- Accumulated amortization	(3,415,448)	(89,398)	(3,237,344)	(82,230)
VII. Other assets	2,102,350	55,028	1,092,914	27,760
1. <i>Other receivables</i>	1,185,503	31,030	483,825	12,289
2. <i>Accrued interest receivables</i>	654,560	17,133	513,966	13,055
3. <i>Other assets</i>	262,287	6,865	95,123	2,416
Total assets	215,468,981	5,639,842	200,680,696	5,097,393
B. Resources				
I. Deposits and borrowings from other credit institutions	119,763,018	3,134,764	85,391,949	2,169,000
1. <i>Deposits from other credit institutions</i>	78,817,984	2,063,039	38,595,821	980,354
2. <i>Borrowings from other credit institutions</i>	40,945,034	1,071,725	46,796,128	1,188,646
II. Deposits from customers	41,259,598	1,079,959	61,854,075	1,571,126
III. Derivatives and other financial liabilities	489,275	12,807	-	-
IV. Other liabilities	751,449	19,669	1,002,776	25,471
1. <i>Accrued interest payables</i>	163,493	4,279	234,601	5,959
2. <i>Other payables</i>	587,956	15,390	768,175	19,512
V. Equity and reserves	53,205,641	1,392,643	52,431,896	1,331,796
1. <i>Charter capital</i>	76,708,685	1,493,588	76,708,685	1,493,588
2. <i>Foreign exchange difference</i>	-	419,447	-	378,397
3. <i>Reserves</i>	2,875,314	64,573	2,875,314	64,573
4. <i>Accumulated losses</i>	(26,378,358)	(584,965)	(27,152,103)	(604,762)
Total resources	215,468,981	5,639,842	200,680,696	5,097,393

SUMMARY STATEMENT OF FINANCIAL POSITION (Continued)

OFF-STATEMENT OF FINANCIAL POSITION ITEMS

As at 31 December 2025

	Closing balance		Opening balance	
	USD	VND million equivalent	USD	VND million equivalent
1. Buying foreign currency commitments	8,100,000	212,015	10,210,000	259,339
2. Selling foreign currency commitments	8,900,000	232,955	10,217,121	259,520
3. Currency swap commitment	489,274	12,807	4,041	103
4. Letters of credit	2,098,169	54,919	2,923,258	74,252
5. Other guarantees	5,357,424	140,229	3,331,305	84,617
6. Bad debts written-off	1,332,205	34,870	3,163,911	80,365
	26,277,072	687,795	29,849,636	758,196

Tieu Khanh Luan
 Preparer cum Chief Accountant




Antoine Giuliani
 General Manager
 27 March 2026



SUMMARY STATEMENT OF PROFIT OR LOSS

For the year ended 31 December 2025

	Current year		Prior year	
	USD	VND million equivalent	USD	VND million
1. Interest and similar income	8,159,531	211,910	9,126,246	228,416
2. Interest expense and similar charges	(3,899,454)	(101,252)	(4,418,540)	(110,533)
I. Net interest and similar income	4,260,077	110,658	4,707,706	117,883
1. Income from services	320,002	8,228	285,272	7,148
2. Expenses from services	(144,173)	(3,749)	(128,971)	(3,235)
II. Net gain from services	175,829	4,479	156,301	3,913
III. Net gain from dealing in foreign exchange	432,152	11,216	741,929	18,546
1. Other operating income	9,670	251	16,694	424
2. Other operating expenses	(9,040)	(234)	(50,480)	(1,290)
IV. Net gain/(loss) from other activities	630	17	(33,786)	(866)
V. General and administration expenses	(3,826,217)	(99,575)	(3,771,064)	(94,586)
VI. Net profit before provision for credit losses	1,042,471	26,795	1,801,086	44,890
VII. (Provision)/reversal of provision for credit losses	(63,442)	(1,669)	26,418	593
VIII. Profit before tax	979,029	25,126	1,827,504	45,483
IX. Current corporate income tax expense	(205,284)	(5,329)	(436,807)	(11,039)
X. Profit after tax	773,745	19,797	1,390,697	34,444



Tieu Khanh Luan
Preparer cum Chief Accountant



Antoine Giuliani
General Manager
27 March 2026

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SUMMARY STATEMENT OF CASH FLOWS
For the year ended 31 December 2025
(Under direct method)

	Current year		Prior year	
	USD	VND million equivalent	USD	VND million equivalent
CASH FLOWS FROM OPERATING ACTIVITIES				
Interest and similar income received	8,018,937	208,633	9,215,144	230,941
Interest expense and similar charges paid	(3,970,562)	(103,304)	(4,510,705)	(113,043)
Fee and commission income received	175,829	4,575	156,301	3,917
Net gain on trading activities (foreign currencies)	432,152	11,244	741,929	18,593
Income/(expenses) from other activities	479	12	(41,941)	(1,051)
Collections of bad debt previously written off	-	-	8,155	204
Cash paid to employees and related operating activities	(3,554,787)	(92,487)	(3,486,343)	(87,371)
Corporate income tax paid	(321,284)	(8,299)	(442,807)	(11,087)
CASH FLOWS FROM OPERATING ACTIVITIES BEFORE CHANGES IN OPERATING ASSETS AND LIABILITIES	780,764	20,374	1,639,733	41,103
Changes in operating assets				
Changes in loans to other credit institutions	(5,000,000)	(130,088)	-	-
Changes in loans to customers	(8,459,291)	(220,090)	2,844,763	71,293
Changes in derivatives and other financial assets	4,041	105	11,478	288
Utilisation of allowance for credit losses	-	-	(1,415,279)	(35,468)
Changes in other operating assets	(868,842)	(22,605)	112,609	2,822
Changes in operating liabilities				
Changes in deposits and borrowings from other credit institutions	34,371,069	894,252	(17,178,151)	(430,502)
Changes in deposits from customers	(20,594,477)	(535,819)	14,192,824	355,686
Changes in derivatives and other financial liabilities	489,275	12,730	-	-
Changes in other liabilities	(55,291)	(1,439)	77,246	1,936
Net cash generated by operating activities	667,248	17,420	285,223	7,158
CASH FLOW USED IN INVESTMENT ACTIVITIES				
Acquisition of fixed assets	(316,157)	(8,226)	(628,187)	(15,743)
Proceeds from sale, disposal of fixed assets	151	4	-	-
Net cash used in investment activities	(316,006)	(8,222)	(628,187)	(15,743)
Net increase/(decrease) in cash and cash equivalents	351,242	9,198	(342,964)	(8,585)
Cash and cash equivalents at the beginning of the year	94,316,287	2,395,682	94,659,251	2,295,558
Effects of changes in foreign exchange rate	-	73,017	-	108,709
Cash and cash equivalents at the end of the year	94,667,529	2,477,897	94,316,287	2,395,682

Tieu Khanh Luan
Preparer cum Chief Accountant



Antoine Giuliani
General Manager
27 March 2026