

DIAMOND IN THE ROUGH

23/05/2025

RECOMMENDATION

BUY

Fair price	14,400
Current price	10,300
Upside/downside	39.8%

STOCK INFORMATION

Outstanding shares (mil)	760.6
Free float (mil)	95.84%
Market cap. (billion VND)	7,834
3m avg. volume (shares)	10,419,163
Foreign ownership (%)	0.21%
First listing date	07/08/2018

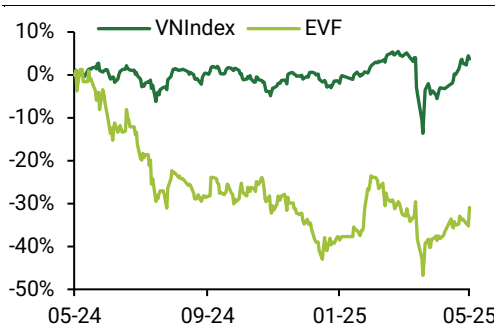
SHAREHOLDER STRUCTURE

VIX Securities JSC (HSX: VIX) - as of 15 th Jan 2025	4.16%
Others	95.84%

KEY ATTRIBUTES

TTM EPS (VND)	881
BVPS (VND)	12,159
ROA (%)	1.25%
ROE (%)	7.26%
P/E	11.69
P/B	0.85
Dividend yield (%)	-

PRICE PERFORMANCE



COMPANY PROFILE

Electricity Finance JSC was established in July 2008 and became a public company in Sep 2008. The company specializes in capital arrangement and financial management for power projects under Vietnam Electricity Group (EVN) and its subsidiaries, while also providing a range of financial products and services in the market. On Jan 12, 2022, EVF was listed on the HOSE.

RESEACH DIVISION

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- The only financial company is able to consecutively maintain about 40% credit growth in the last 04 years.
- Robust business performance:** significant NII growth (+103.7% YoY in 2024) and strong profit growth (PBT +71.9% YoY) thank to NIM recovery. Forecasted 2025 Net Profit would reach VND955bn (+70% YoY) and sustain strong credit growth (20% in 2025).
- Well-managed balance sheet:** with lowest lowest NPL ratio (0.79%) among peers, with a high LLR (134.9%).
- Strategic positioning:** focus its loan portfolio across potentially high-growth sectors (Wholesale/Retail, Electricity, Construction).
- Market mispricing:** as its current valuation does not fully reflect the company's improving fundamentals, robust asset quality, and strong growth potential.

Investment thesis:

Robust business performance: the big leap in Net Interest Income was mainly due to the significant improvement in EVF's Net Interest Margin (NIM, from 1.71% in 2023 to 2.9% in 2024) and its dramatical credit growth in 2024 (VND46,8tn, +40% YoY, and consecutively maintain this growth rate in the last 04 years).

In 1Q25, EVF recorded a pre-tax profit of VND306bn (+83% YoY). This strong performance reflects a clearer improvement in EVF's business efficiency. The profit result also represents 31.8% of 2025 AGM profit target of VND960bn. NIM also hit 3.2%.

Well-managed balance sheet: as of 2024, EVF reported the lowest NPL ratio at 0.8%, compared to the top-tier bank average of 2.3% and 2.2% among other commercial banks. At the same time, EVF maintained the highest loan loss coverage ratio (LLR) across both peer groups.

Valuation & Recommendation:

We forecast EVF's 2025 NII and profit after tax to reach VND2,034bn (+40.9% yoy) and VND955bn (+70.3% yoy), respectively. In terms of valuation, we applied the PB with ROE comparable method to estimate EVF's fair value at **14,400 VND per share**. We recommend BUY with a potential price increase of 39.8% compared to the closing price on May 22th, 2024.

Risks: (i) loan book concentration risk and (2) management risk.

Financial projections	2023A	2024A	2025F	2026F	2027F
NII (VND bn)	709	1,444	2,034	2,318	2,776
NFI (VND bn)	3	40	44	49	53
TOI (VND bn)	1,094	1,502	2,022	2,299	2,750
NP (VNDbn)	328	561	955	1,026	1,297
EPS (VND)	849	704	1,256	1,349	1,706
ROE (%)	5.13%	6.42%	10.07%	9.80%	11.16%
Book Value (VND)	12,007	11,843	13,098	14,436	16,128

CONTENT

Company overview	3
<i>EVF business lines</i>	<i>3</i>
<i>Shareholder structure.....</i>	<i>3</i>
<i>Chartered capital growth and development.....</i>	<i>4</i>
<i>Revenue breakdown by core business segments.....</i>	<i>5</i>
<i>Environmental and Social Impact.....</i>	<i>6</i>
Business analytics & forecast	6
<i>Earning performance: on the rise</i>	<i>6</i>
<i>Asset quality: strengthened amid rapid expansion.....</i>	<i>10</i>
Valuation and Peers Comparables	14
Financial statements	18

Company overview

EVN Finance Joint Stock Company (HOSE: EVF, “EVF”) was established in 2008 with a strategic vision to deliver tailored financial solutions for Vietnam’s Electricity sector. From its inception, EVF has served as a key financial coordinator and capital manager for numerous power projects under Vietnam Electricity (EVN) and its affiliated entities.

In line with its mission to support the national energy infrastructure, EVF has continuously broadened its service portfolio, extending financial offerings to a wide range of organizations and enterprises across multiple sectors of the economy. At the time of establishment, the company’s charter capital stood at VND2,500bn, making it the largest finance company by capital scale in Vietnam.

On January 12, 2022, EVF officially listed its shares on the Ho Chi Minh City Stock Exchange (HOSE).

EVF distinguishes itself from other finance companies through its ability to deliver a full suite of financial services with the breadth and sophistication typically associated with a commercial bank.

EVF business lines

Currently, EVF offers a diverse range of financial products and services to meet the needs of businesses and economic organizations, including:

Fund mobilization services:

- Mobilizing deposits from economic organizations and individuals.
- Issuing valuable papers to strengthen financial capacity.

Lending services:

- Providing short-, medium-, and long-term loans to meet working capital needs and support project development.
- Offering financial support to entities within the electricity sector as well as enterprises across various industries.

Discounting services:

- Discounting commercial papers, bonds, and other valuable instruments to help businesses quickly recover capital and optimize cash flow.

Other services: credit granting activities, bank guarantee, foreign exchange, factoring, consulting banking activities and other business activities specified in the license, financial lease, credit card issuance, insurance agency.

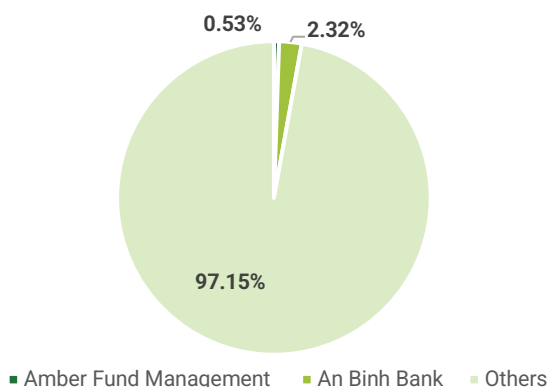
Shareholder structure

As of end 2024, EVF has a total of 68 institutional shareholders, accounting for 7.98% of total ownership. Among them, An Binh Commercial Joint Stock Bank holds 2.32%, followed by Amber Fund Management JSC with 0.53%.

The majority of EVF's shareholders are individual investors, with Mr. Nguyen Van Canh holding a 4.62% stake. Notably, Mr. Canh is the father of Mr. Nguyen Hoang Hai, the current CEO of EVN Finance.

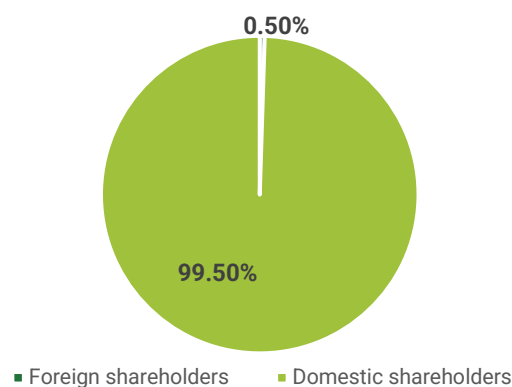
EVF has no state ownership in its shareholder structure, and no single shareholder holds more than 5% of the company's shares. This indicates a market-driven ownership structure, reflecting openness and decentralization in capital ownership.

Fig. 1: Ownership structure (Classified by shareholders)



Source: Fiinpro, EVF, PHS compiled

Fig. 2: Ownership structure (Classified by Investor type)



Source: Fiinpro, EVF, PHS compiled

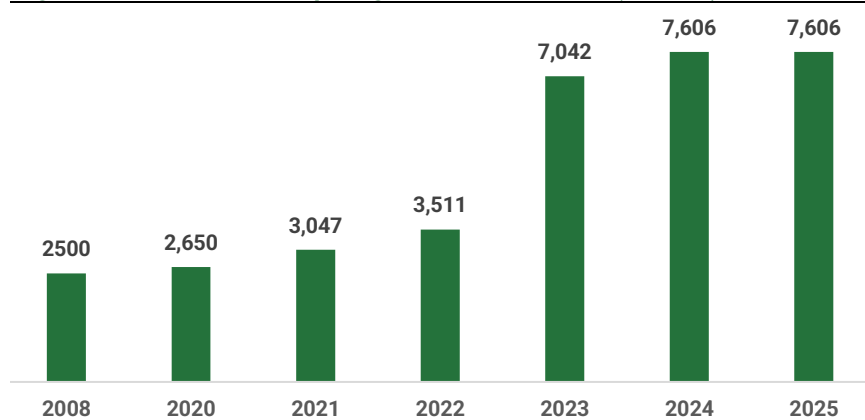
Chartered capital growth and development

At the time of establishment, the company's charter capital stood at VND2,500bn, making it the largest finance company by capital scale in Vietnam.

Since then, EVF has successfully completed five capital increases aimed at expanding its operational scale and enhancing financial strength. As of 2025, the company's charter capital stands at VND 7,606 billion, reflecting a robust 116.6% increase compared to the time of HOSE listing (2022).

This continuous capital enhancement reflects EVF's commitment to a sustainable growth strategy, focused on expanding business operations and reinforcing financial strength to effectively meet evolving market demands.

Fig. 3: EVF's Chartered capital growth 2008 – 2025 (VND bn)



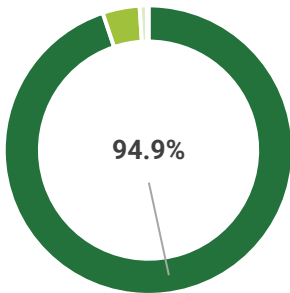
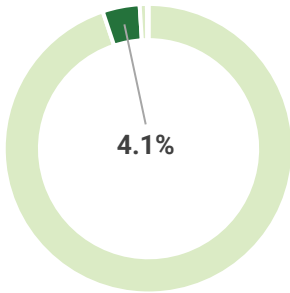
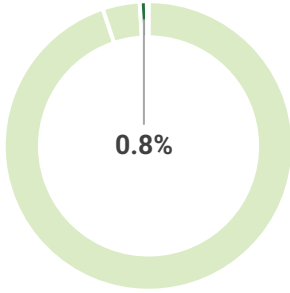
Source: EVF FS, PHS compiled

Revenue breakdown by core business segments

EVF incomes come from both Interest income and Fee and commission income. In 2024, interest income and fee & commission income contributed 97.3% and 2.7% to total income, respectively.

In interest income, loans to customers and other banks contributed the most with about 95%.

Table 1: EVF's 2024 Interest income breakdown

Interest Income	2024FY Revenue contribution	Description
Loans to customers and other banks	 <p>94.9%</p>	<p>EVF offers a comprehensive suite of short-, medium-, and long-term loan products designed to meet the diverse capital needs of clients, including working capital financing and project development support.</p> <p>As of 2024, the majority of EVF's loan portfolio is allocated to corporate lending across key sectors, with Wholesale and Retail Trade, including the Repair of Motor Vehicles, accounting for 25.8%, followed by Electricity, Gas, and Steam Production and Distribution at 15.6%, and the Construction sector at 12.2%.</p> <p>This distribution reflects a strategic shift from a primary focus on infrastructure and utilities to a more diversified sectoral exposure, aligning with EVF's broader growth and risk management objectives.</p> <p>The gross yield for this segment has ranged between 10.7% and 12.08% over the past three years.</p>
Deposits in other banks	 <p>4.1%</p>	<p>Bank deposit operations contributed 4.15% to EVF's total revenue. While this represents a modest proportion of the total revenue, it remains a stable and important income stream that enables the company to optimize cash flows and effectively utilize idle capital.</p> <p>Despite its relatively small share, this segment plays a critical role in ensuring liquidity and enhancing capital efficiency. In the context of a volatile financial market, optimizing deposit activities can support EVF in improving profitability and maintaining operational stability.</p> <p>The gross yield for this segment has ranged between 1.88% and 3.93% over the past three years.</p>
Debts & securities	 <p>0.8%</p>	<p>Debt securities trading and investment contributed 0.8% to EVF's total revenue. This relatively low proportion indicates that EVF has not yet placed significant strategic emphasis on this segment, with the company continuing to focus primarily on its core business operations.</p> <p>Of note, as of 2024, EVF has no exposure to the risk of corporate bond market. EVF has successfully reduced the balance of VND3.555bn in 2020 to nearly VND13bn in 2023 before hitting 0 level in 2024.</p> <p>The gross yield for this segment has ranged between 1.83% and 5.01% over the past three years.</p>

Environmental and Social Impact

Since 2020, EVNFinance has actively promoted green credit initiatives under the guiding principles of efficiency, safety, and regulatory compliance. As of 2024, the company has provided financing for:

- 231 renewable energy projects
- 53 individual customers in installing rooftop solar power systems
- 3,000 green electric vehicles (SM EVs)
- Estimated annual renewable power generation projects: 376 MWh to 242,171 MWh

EVF estimates that its green financing activities have contributed to the reduction of approximately 2,000,000 tons of CO₂ emissions. These figures underscore EVF's strong commitment to environmental sustainability and its pivotal role in driving clean energy development across Vietnam.

Business analytics & forecast

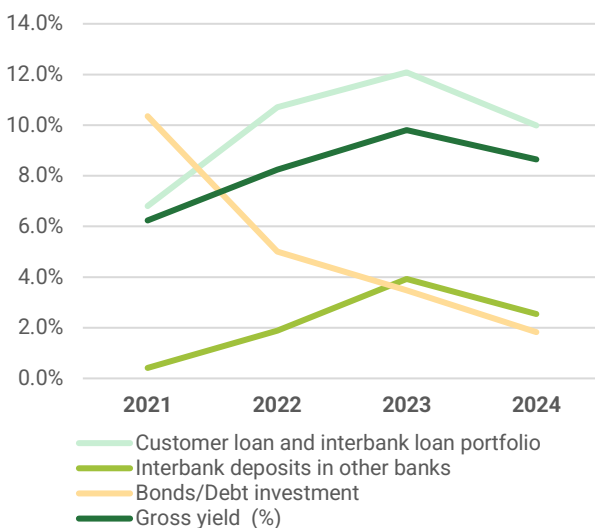
Earning performance: on the rise

Again, we want to reemphasize that EVF is a comprehensive finance company specializing in both consumer lending, finance leasing and other services as a bank.

At the end of 2024, EVF announced its Net Interest Income of VND1,444bn, dramatically improve by 103.7%YoY and accounting for 97.3% of Total Operating Income (TOI). **The big leap in Net Interest Income was mainly due to the significant improvement in EVF's Net Interest Margin (NIM, from 1.71% in 2023 to 2.9% in 2024) and its dramatical credit growth in 2024 (VND46,8tn, +40% YoY, partly thanks to its successfully capital raise in 2023).**

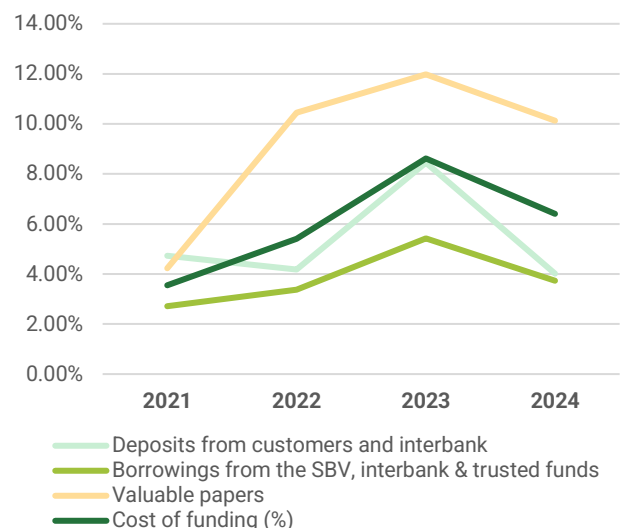
The improvement in NIM was mainly due to the significant decrease in Cost of Funds (from 8.62% to 6.41% on average) outpaced the decrease in Interest income margin (from 9.80% to 8.64% on average).

Fig. 4: Gross yield 2021 – 2024 (%)



Source: EVF audited FS, PHS compiled

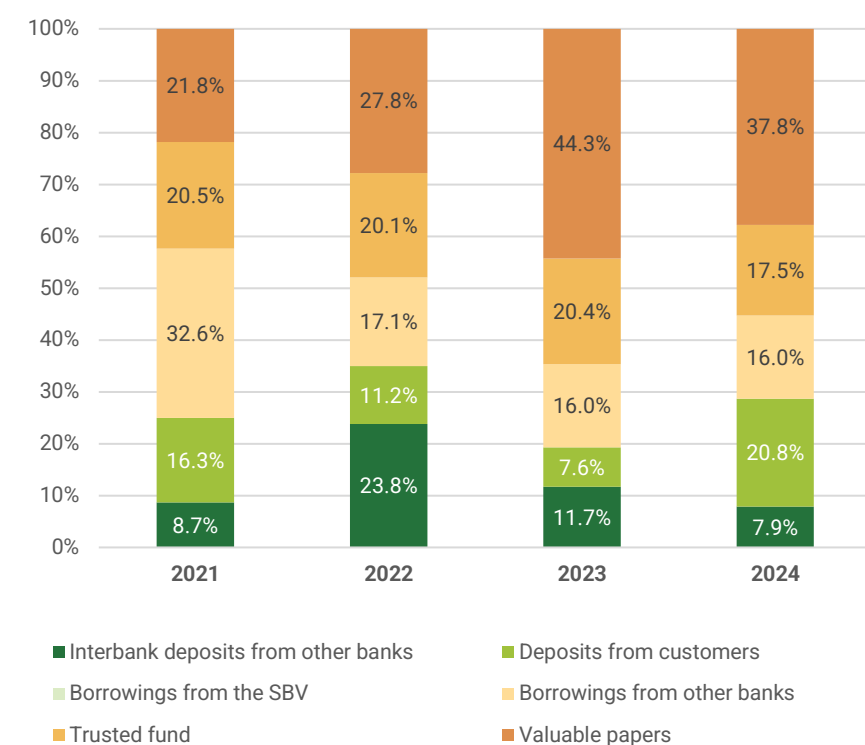
Fig. 5: Cost of funding 2021 – 2024 (%)



Source: EVF audited FS, PHS compiled

Along with the general decrease in deposit interest rates in Vietnam in 2023 – 2024, EVF's restructuring of its funding sources has also contributed to improved funding costs. In 2024, the proportion of customer deposits significantly increased from 7.6% to 20.8%, while high-cost funding sources, such as trust funds and securities, decreased from 20.4% to 17.5% and 44.3% to 37.8%, respectively.

Fig. 6: EVF's source of funding breakdown 2021 – 2024 (%)

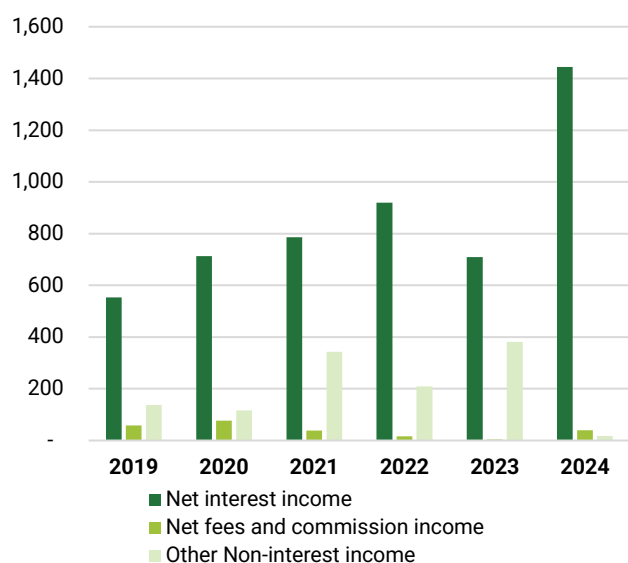


Source: EVF audited FS, PHS compiled

Of note, Circular 02/2025/TT-NHNN, effective from June 16, 2025, sets out regulations on the issuance of domestic certificates of deposit by credit institutions and foreign bank branches operating in Vietnam. This circular represents a significant step toward strengthening the legal framework for capital mobilization activities, particularly in the context of declining deposit interest rates (as investor is actively seeking for higher interest rate products).

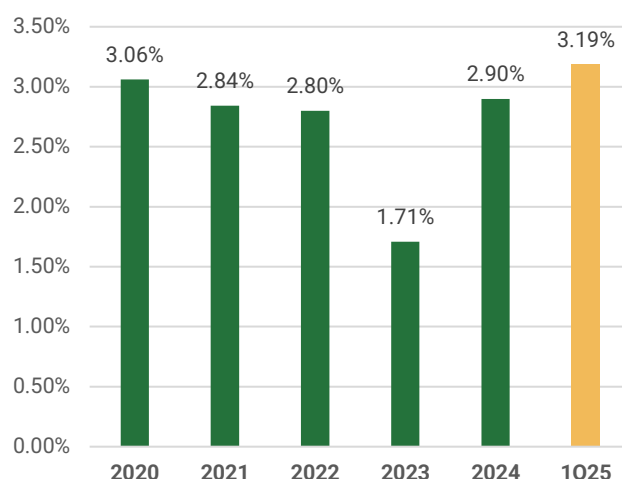
As EVF continues to expand its credit portfolio, we anticipate that the contribution of both customer deposits and valuable papers to total funding will steadily increase over the coming years. Consequently, a slight uptick in funding costs is expected, driven by a modest rise in mobilization rates in line with projected inflationary trends.

Fig. 7: EVF's business performance (VNDbn)



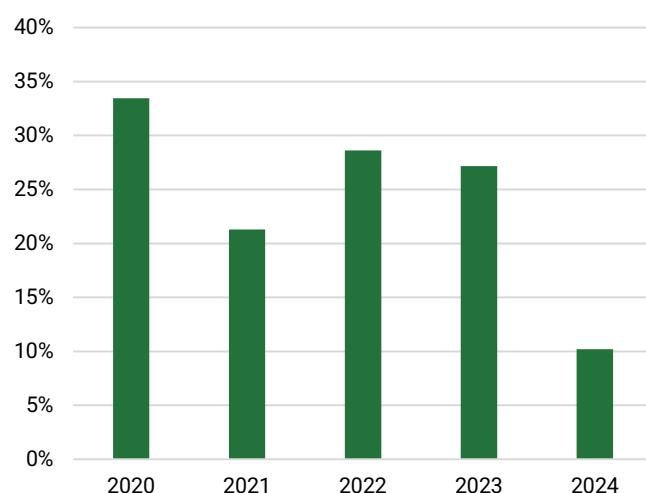
Source: EVF audited FS, PHS compiled

Fig. 8: NIM improved and keep improving in 1Q25



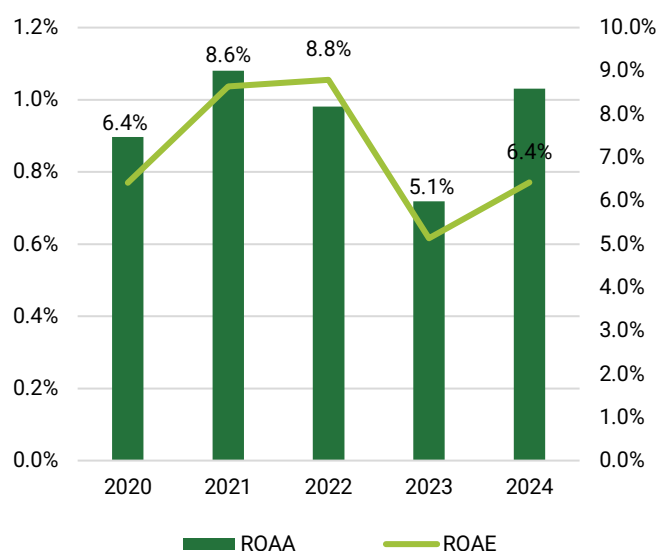
Source: EVF audited FS, PHS compiled

Fig. 9: EVF's CIR significantly improved in 2024



Source: EVF audited FS, PHS compiled

Fig. 10: ROE & ROA recovered from the low base of 2023

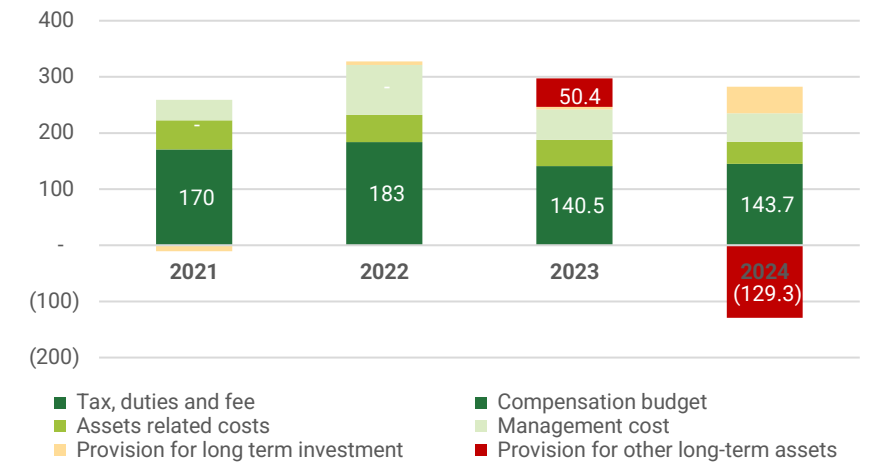


Source: EVF audited FS, PHS compiled

In addition to the improvement in net interest margin (NIM), one of EVF's most notable achievements in 2024 was the **significant reduction in operating expenses**. 2024 Total operating expenses amounted to VND153bn, a substantial decrease compared to the historical range of VND213bn (2018) to VND327bn (2022). This reduction in 2024 was primarily driven by the reversal of provisions related to long-term assets, which contributed positively to the company's cost efficiency. Moreover, a closer look also reveals that EVF has effectively managed its compensation budget since 2023 and successfully maintained that level through 2024, despite a significant expansion in the loan book. This demonstrates strong cost discipline and operational leverage amid growth.

The CIR ratio picked up a little bit in 1Q2025 (12.5%) but was still at low level thanks to less provision for long-term investment and related assets.

Fig. 11: Breakdown EVF's Opex 2021 – 2024 (VNDbn)



Source: EVF audited FS, PHS compiled

Another key contributor to EVF's strong performance in 2024 was net income from other activities, primarily driven by the recovery of previously written-off debts using its risk provisions, as well as net fee and commission income, which reached VND40bn (12x higher than in 2023).

EVF also reported a VND15bn profit from securities trading, compared to no recorded gains from this activity in the previous year. But still, Net interest income accounted for 97.3% of TOI.

1Q25 update:

In 1Q25, EVF recorded a pre-tax profit of VND306bn, a significant increase compared to VND164.3bn in 1Q24. This strong performance reflects a clearer improvement in EVF's business efficiency. The profit result also represents 31.8% of 2025 AGM profit target of VND960bn. With this growth momentum, EVF is well-positioned to achieve or even surpass its 2025 profit target.

In terms of operating performance, net interest income remained the primary growth driver, rising by over 14% YoY to VND429bn in 1Q25. This increase underscores the efficiency and improvement of EVF's core business.

Table 2: EVF 1Q25 business performance

Unit: VND bn	1Q25	1Q24	% YoY	AGM Target	% of AGM Target
Net Interest Income	429	376	14.2%		
Net fee and commission income	7	23	-71.1%		
TOI	426	423	0.7%		
Total Operating Expenses	(53)	(109)	-50.8%		
Provisions	(67)	(150)	-55.3%		
PBT	306	164	85.9%	960	31.8%
NPAT	241	131	83.4%		

Source: EVF FS, PHS compiled

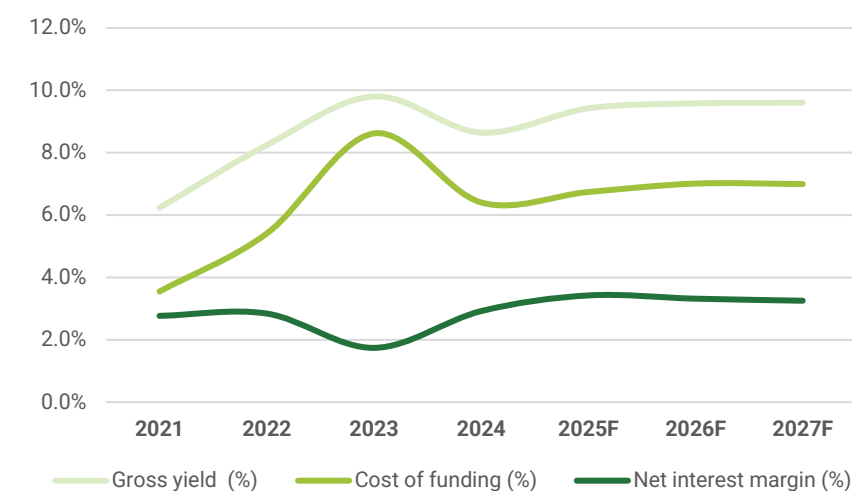
NIM outlook:

In 2025, EVF's NIM is expected to improve much further, supported by the growing contribution of new loans to sectors with higher lending rates—such as Wholesale & Retail Trade, Repair of Motor Vehicles, Financial Services, Insurance, and Real Estate – which collectively accounted for approximately 56% of the loan book. As a result, we forecast EVF's NIM to edge slightly higher from its 1Q25 level of 3.2% to around 3.4% for the full year.

Looking ahead to 2026–2027, we expect EVF's NIM to stabilize around current levels, as the Company continues to rely on valuable papers—a relatively high-cost funding source. Meanwhile, lending rates are unlikely to rise significantly given ample market liquidity and the government's ongoing preference to prioritize GDP growth over inflation control.

In our view, this leads to a period of margin stability, with limited upside potential for further NIM expansion under the current macroeconomic outlook and funding structure.

Fig. 11: EVF's historical and forecast gross yield, cost of fund and NIM (%)



Source: EVF audited FS, PHS forecast

Asset quality: strengthened amid rapid expansion

Rapid loan book expansion

Table 3: EVF's key growth rates

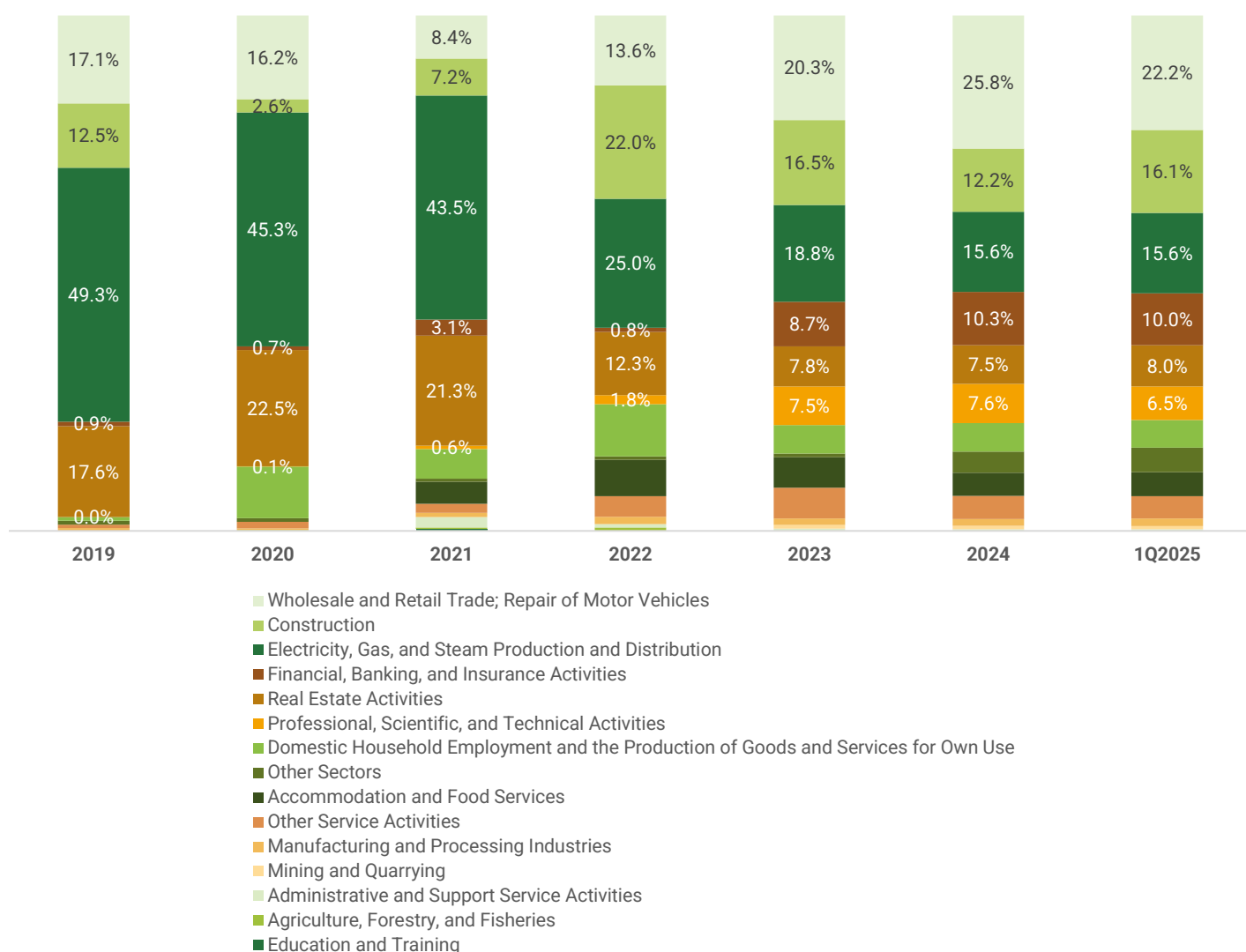
KEY GROWTH RATES (%)	2020	2021	2022	2023	2024
Credit growth	22.27%	39.93%	44.06%	38.14%	39.93%
Deposits from customers	45.89%	-33.00%	-8.85%	-27.43%	240.18%
Net Interest income growth	28.95%	10.22%	16.93%	-22.87%	103.71%
Non net Interest income	32.00%	97.48%	-41.12%	71.06%	-84.99%
Total operating income	21.19%	28.84%	-2.05%	-4.40%	37.34%
Net operating income before provision	55.99%	52.37%	-11.16%	-2.47%	69.34%
Total asset	30.20%	12.44%	30.29%	16.64%	21.08%
Interest-Earning Assets	34.05%	7.28%	29.28%	24.33%	16.44%
Interest-Bearing Liabilities	35.43%	12.11%	32.80%	6.72%	24.75%

Source: Fiinpro X, EVF's FS, PHS compiled.

At the end of 2024, EVF's Total Assets reached VND59,599bn (+21.1% YoY). Credit growth remained robust, with a 39.93% increase in 2024, marking the fourth consecutive year of credit expansion above 38% since 2021. Of note, the LDR of EVF still remains elevated at approximately 143% as of end-2024 and has consistently stayed above 130% since 2020. While these figures show EVF's capability to expand its loan book, they also imply a high risk appetite, reflecting a little trade-off between growth and balance sheet prudence.

These levels are substantially higher compared to industry peers, highlighting EVF's strong growth trajectory and its differentiated position in the market.

Fig. 12: EVF's loan book breakdown by sector



Source: EVF audited FS

In 1Q25, the EVF's Total Assets kept increasing to VND61.2tn (+2.7% YTD) while EVF's loan book decreased by 4.1% YTD to VND44.4tn. We believe this is just seasonal factor (as we see a big drop, VND2.1tn, in Wholesale & Retail Trade, Repair of Motor Vehicles) and we still expect the credit growth of EVF to be at least 20% in 2025 and 15% - around the target of SBV for the

next 2 years. Of note, 2024 EVF's CAR is 12.47%, well above the 9% threshold of SBV. This outlook is supported by EVN's ambitious investment plans outlined in Vietnam's National Power Development Plan VIII, which are expected to drive substantial demand for financing in the energy sector.

In details, according to Vietnam's National Power Development Plan VIII, the total estimated investment for power generation and transmission infrastructure is approximately USD136.3bn during the 2026–2030 period, with an additional USD130bn required for the 2031–2035 phase.

Asset quality

Table 4: EVF's asset quality

Asset quality (%)	2020	2021	2022	2023	2024
(3-5) NPL	2.50%	2.63%	2.26%	1.32%	0.79%
(2-5) NPL	4.22%	4.94%	3.42%	2.14%	2.56%
LLR	49.31%	50.53%	73.08%	105.84%	134.90%

Source: Fiinpro X, EVF's FS, PHS compiled

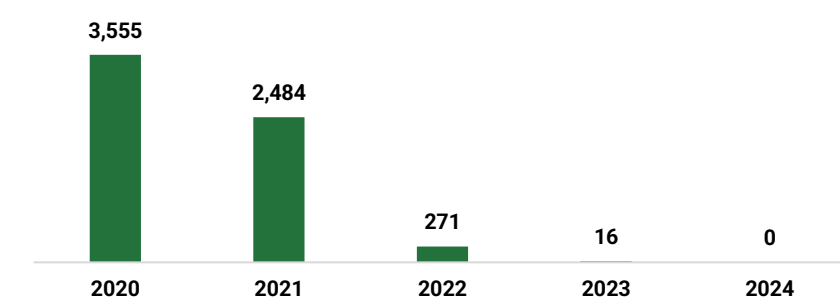
To proactively manage credit risk, EVF significantly increased its provision for loan losses by 66.6% YoY, reaching VND645bn in 2024. As a result, the Non-performing loan (NPL) ratio declined sharply to 0.79%, down from 1.32% in 2023, marking the third consecutive year of improvement since 2022.

In absolute numbers, NPLs (Group 3–5) decreased by 15.7% YoY to VND 372bn. However, total substandard loans (Group 2–5) rose by 67.2%, with Group 2 loans surging 200% YoY to VND827bn. This suggests that NPLs may pick up in the coming years—highlighting the need for continued provisioning discipline.

However, on the bright side, EVF's Loan Loss Coverage Ratio (LLR) significantly improved from 105.8% in 2023 to 134.9% in 2024, reflecting strengthened credit buffers; and compared to peers, EVF's asset quality has clearly improved:

- NPL ratio (0.79%) was lower than the industry average, which stands at 1.12% for state-owned banks, 2.32% for large commercial banks, and 2.30% for other commercial lenders.
- LLR at 134.9% is also well above the industry average of 66.8%, excluding state-owned banks.

Fig. 13: EVF currently has no exposure to corporate bond market (VNDbn)



Source: EVF audited FS

According to 2024 and 1Q25 financial statements, EVF had no exposure to the corporate bond market, which is a notable strength at a time when many banks are under pressure to restructure or reclassify troubled corporate bonds—particularly those tied to the real estate and construction sectors.

This clean balance sheet position places EVF in a favorable position to accelerate lending to these sectors, especially as market conditions have become more supportive in 2025. With no legacy bond risks to manage, EVF can deploy capital more efficiently and capitalize on opportunities arising from the sector's recovery.

As of 1Q25, Loans to real estate industry and construction accounts for 8.0% and 16.1% of Gross Loans – a big leap from the 7.5% and 12.2% contribution in 2024.

Overall, EVF's approach reflects a balanced growth strategy: pursuing rapid loan expansion while maintaining strong provisioning to preserve asset quality. Given Vietnam's ambitious target to achieve GDP growth above 8% in 2025 and to keep this high growth through 2030, this strategy appears well-aligned with macroeconomic priorities and positions EVF for long-term resilience.

Valuation and Peers Comparables

Peers Comparables

Based on the outlook and our expectation about Credit growth, NIM, provisions for NPL as mentioned above, we come up with the pro-forma P&L of EVF as follow:

Table 5: EVF's pro-forma P&L

(VNDbn)	2021	2022	2023	2024	2025F	2026F	2027F
Interest Income	1,772	2,667	3,994	4,277	5,600	6,694	7,857
Interest Expense	(985)	(1,748)	(3,285)	(2,832)	(3,566)	(4,376)	(5,081)
Net Interest Income	786	919	709	1,444	2,034	2,318	2,776
% Growth	10%	17%	-23%	104%	41%	14%	20%
Fee and commission income	138	130	53	75	82	90	99
Fee and commission expenses	(99)	(114)	(50)	(35)	(38)	(42)	(46)
Net fee and commission income	39	16	3	40	44	49	53
Income from foreign exchange activities	(2)	(39)	(87)	(43)	(56)	(68)	(79)
Income from trading securities	-	-	-	15	-	-	-
Income from securities investment	93	(79)	316	(50)	-	-	-
Net Other income	242	223	50	80	-	-	-
Equity Income	10	103	102	15	-	-	-
Total Operating Income	1,168	1,144	1,094	1,502	2,022	2,299	2,750
Total Operating Expenses	(249)	(327)	(297)	(153)	(288)	(295)	(303)
Pre-provisions Operating Profit	919	817	797	1,349	1,734	2,005	2,447
Provision expenses	(508)	(361)	(387)	(645)	(540)	(722)	(825)
Profit Before Tax	412	455	409	704	1,194	1,283	1,621
% Growth	44%	11%	-10%	72%	70%	7%	26%
Net Taxes	(81)	(90)	(81)	(143)	(239)	(257)	(324)
Net Profit	331	366	328	561	955	1,026	1,297
Minority interests	-	-	-	-	-	-	-
Net Profit Attributable to Parent	331	366	328	561	955	1,026	1,297
EPS (VND)	1,027	995	849	704	1,256	1,349	1,706

Source: EVF audited FS and PHS projections

Table 6: EVF's key profitability assumptions & summary

Profitability & Efficiency	2021	2022	2023	2024	2025F	2026F	2027F
ROA		0.98%	0.72%	1.03%	1.5%	1.4%	1.5%
ROE		8.79%	5.13%	6.42%	10.1%	9.8%	11.2%
Gross Loan Growth		44.5%	37.8%	39.5%	20.0%	15.0%	15.0%
Average funding cost		5.41%	8.62%	6.41%	6.74%	7.01%	6.99%
Average gross yield		8.24%	9.80%	8.64%	9.42%	9.58%	9.82%
Net yield		2.84%	1.19%	2.24%	2.68%	2.57%	2.83%
NIM		2.84%	1.74%	2.92%	3.42%	3.32%	3.47%
Operating Exp/ AEA		3.54%	2.68%	3.04%	3.40%	3.29%	3.44%
NII/ TOI		80.3%	64.8%	96.2%	100.6%	100.8%	100.9%
CIR		28.6%	27.2%	10.2%	14.2%	12.8%	11.0%
Provision expense/TOI		31.6%	35.4%	43.0%	26.7%	31.4%	30.0%

Source: EVF audited FS and PHS projections

Table 7: EVF's key financial numbers vs. banking sector (as of 2024)

Ticker	Mkt. Cap.	EPS LTM	LLR (%)	NPL	NIM	ROE	ROA	Leverage	P/B	P/E
SOCBs										
VCB	477,109	3,726	223.3	1.0	2.9	17.9	1.7	10.9	2.3	14.1
BID	254,173	3,204	131.0	1.4	2.3	18.3	1.0	19.7	1.7	10.0
CTG	212,115	4,720	171.7	1.2	2.8	18.3	1.1	16.2	1.4	8.2
Avg.		3,883	175.3	1.2	2.7	18.2	1.3	15.6	1.8	10.7
Top-tier										
TCB	218,657	3,049	113.9	1.1	3.9	14.8	2.3	6.6	1.4	10.3
MBB	151,641	3,709	92.2	1.6	4.4	22.9	2.4	10.1	1.3	6.1
VPB	144,397	1,989	56.2	4.2	5.9	11.3	1.8	6.3	1.0	9.0
ACB	114,346	3,669	77.9	1.5	3.5	20.5	2.0	10.3	1.3	6.9
HDB	77,940	3,671	68.7	1.9	5.4	26.1	2.1	13.1	1.3	5.6
STB	74,466	5,351	68.4	2.4	3.7	20.6	1.5	14.1	1.3	4.0
VIB	54,220	2,385	50.9	3.5	3.7	17.4	1.6	11.3	1.2	7.7
Avg.		3,403	75.5	2.3	4.4	19.1	2.0	10.3	1.3	7.1
Other Commercial Banks										
LPB	98,431	3,254	83.3	1.6	3.1	24.2	2.2	11.5	2.1	9.9
SHB	54,271	2,077	58.4	2.9	3.5	17.2	1.4	12.7	0.9	5.6
SSB	53,628	1,648	82.9	1.9	3.6	14.5	1.6	9.1	1.5	7.7
EIB	37,068	1,786	42.3	2.5	2.8	14.2	1.5	9.3	1.4	10.7
TPB	35,666	2,298	81.3	1.5	3.8	17.1	1.7	11.0	0.9	5.7
MSB	30,810	2,123	64.1	2.7	3.1	15.9	1.9	8.6	0.8	5.5
OCB	26,877	1,277	47.1	3.2	3.4	9.5	1.1	8.7	0.8	9.2
BAB	10,730	1,056	97.4	1.2	2.0	8.9	0.6	14.0	0.9	10.6
ABB	7,866	566	46.4	2.9	2.1	3.4	0.3	11.0	0.6	13.4
BVB	7,698	474	43.6	3.2	2.6	5.2	0.3	16.0	1.3	26.2
EVF	7,438	704	134.9	0.8	2.9	6.1	1.0	6.2	0.8	11.7
VBB	7,139	1,262	44.4	2.8	2.0	11.6	0.6	19.3	0.8	7.9
VAB	6,642	1,606	69.5	1.4	2.0	10.3	0.7	13.8	0.7	7.7
PGB	5,880	673	40.1	2.6	2.7	6.8	0.5	12.8	1.4	20.8
KLB	4,735	2,455	79.0	2.0	4.2	14.4	1.0	14.5	0.7	5.3
SGB	4,235	234	36.3	2.7	2.5	1.9	0.2	7.9	1.0	53.4
Avg.		1,468.3	65.7	2.2	2.9	11.3	1.0	11.7	1.1	13.2

Source: Bloomberg, PHS compiled at 05/20/2025

Valuation

We understand that EVF is not directly comparable to top-tier banks due to huge differences in scale – particularly in terms of loan book size, branch network, and workforce. Therefore, we believe EVF should be more appropriately benchmarked against small commercial banks.

With a current loan book of approximately VND45tn – roughly equivalent to Bao Viet Bank, higher than SGB, Indovina bank & PGB – EVF is supported by a strong track record of credit expansion and a favorable macroeconomic outlook – strongly focus on growth. Given this growth momentum,

EVF is increasingly positioned to be comparable with peers such as BAB, ABB, and BVB in the near future.

As such, we believe it is reasonable to apply the P/E and P/B valuation multiples of this peer group when assessing EVF's fair value.

Table 8: EVF's and other peers historical credit growth

Ticker	Mkt. Cap. VNDbn	EPS LTM VND	2024				Credit Growth			
			LLR (%)	NPL	NIM	ROE	2021	2022	2023	2024
SOCBs										
VCB	477,109	3,726	223.3	1.0	2.9	17.9	14.0%	19.8%	10.8%	14.2%
BID	254,173	3,204	131.0	1.4	2.3	18.3	10.9%	12.0%	17.1%	16.2%
CTG	212,115	4,720	171.7	1.2	2.8	18.3	10.2%	12.7%	16.1%	16.6%
Avg.		3,883	175.3	1.2	2.7	18.2	11.7%	14.8%	14.7%	15.7%
Top-tier										
TCB	218,657	3,049	113.9	1.1	3.9	14.8	24.8%	21.0%	23.3%	21.7%
MBB	151,641	3,709	92.2	1.6	4.4	22.9	20.7%	26.4%	33.7%	27.6%
VPB	144,397	1,989	56.2	4.2	5.9	11.3	20.6%	23.0%	29.9%	22.7%
ACB	114,346	3,669	77.9	1.5	3.5	20.5	15.4%	14.8%	18.0%	19.0%
HDB	77,940	3,671	68.7	1.9	5.4	26.1	13.8%	29.9%	30.1%	28.7%
STB	74,466	5,351	68.4	2.4	3.7	20.6	13.8%	13.6%	9.7%	11.6%
VIB	54,220	2,385	50.9	3.5	3.7	17.4	18.7%	15.0%	14.5%	21.5%
Avg.		3,403	75.5	2.3	4.4	19.1	18.3%	20.5%	22.7%	21.8%
Other Commercial Banks										
LPB	98,431	3,254	83.3	1.6	3.1	24.2	18.0%	12.1%	17.9%	20.3%
SHB	54,271	2,077	58.4	2.9	3.5	17.2	18.4%	5.8%	13.4%	19.1%
SSB	53,628	1,648	82.9	1.9	3.6	14.5	16.8%	20.4%	16.7%	16.6%
EIB	37,068	1,786	42.3	2.5	2.8	14.2	13.9%	14.0%	7.5%	17.6%
TPB	35,666	2,298	81.3	1.5	3.8	17.1	18.1%	14.1%	27.3%	22.0%
MSB	30,810	2,123	64.1	2.7	3.1	15.9	27.2%	19.4%	23.1%	18.2%
OCB	26,877	1,277	47.1	3.2	3.4	9.5	14.3%	17.1%	22.4%	16.3%
BAB	10,730	1,056	97.4	1.2	2.0	8.9	6.3%	11.4%	6.0%	9.7%
ABB	7,866	566	46.4	2.9	2.1	3.4	8.9%	18.8%	19.5%	0.3%
BVB	7,698	474	43.6	3.2	2.6	5.2	16.4%	9.7%	13.7%	18.0%
EVF	7,438	704	134.9	0.8	2.8	6.1	39.9%	44.1%	38.1%	39.9%
VBB	7,139	1,262	44.4	2.8	2.0	11.6	11.9%	27.0%	26.9%	15.7%
VAB	6,642	1,606	69.5	1.4	2.0	10.3	12.7%	14.8%	10.5%	15.9%
PGB	5,880	673	40.1	2.6	2.7	6.8	7.1%	5.6%	21.6%	16.7%
KLB	4,735	2,455	79.0	2.0	4.2	14.4	10.5%	16.1%	16.0%	18.2%
SGB	4,235	234	36.3	2.7	2.5	1.9	6.6%	13.4%	6.8%	9.3%
Avg.		1,468.3	65.7	2.2	2.9	11.3	15.4%	16.5%	18.0%	17.1%

Source: Bloomberg, PHS compiled at 05/20/2025

Moreover, while EVF's ROE in 2024 remained modest, largely due to proactive provisioning efforts to reduce NPLs, the outlook for 2025 appears more

promising. We forecast that EVF is well-positioned to achieve an ROE of approximately 10.1%, in line with peer averages, while maintaining a much more prudent and resilient balance sheet.

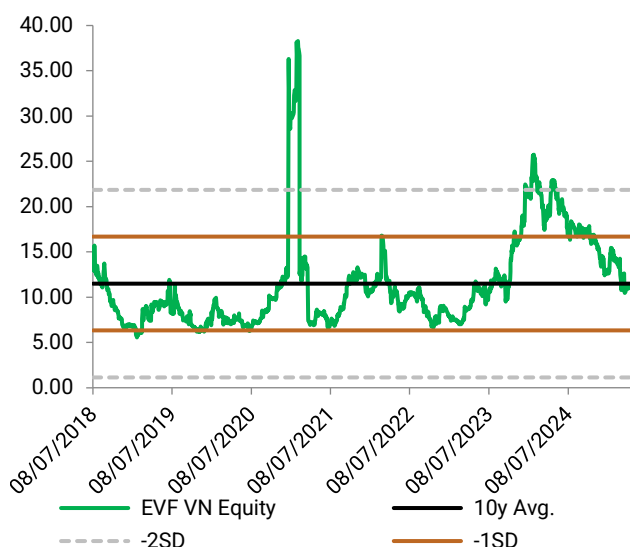
As shown in the table above, **EVF reported the lowest NPL ratio at 0.8%, compared to the top-tier bank average of 2.3% and 2.2% among other commercial banks. At the same time, EVF maintained the highest loan loss coverage ratio (LLR) across both peer groups.**

Thus, PHS believe there is a market mispricing of EVF's stock, as its current valuation does not fully reflect the company's improving fundamentals, robust asset quality, and strong growth potential.

After excluding outliers from the peer group and applying 2025F ROE of 10.1%, we derive a **preferred valuation benchmark of 1.1x P/B and 10.3x P/E to apply in EVF's valuation**, reflecting a more appropriate comparison based on operating scale, profitability, and asset quality.

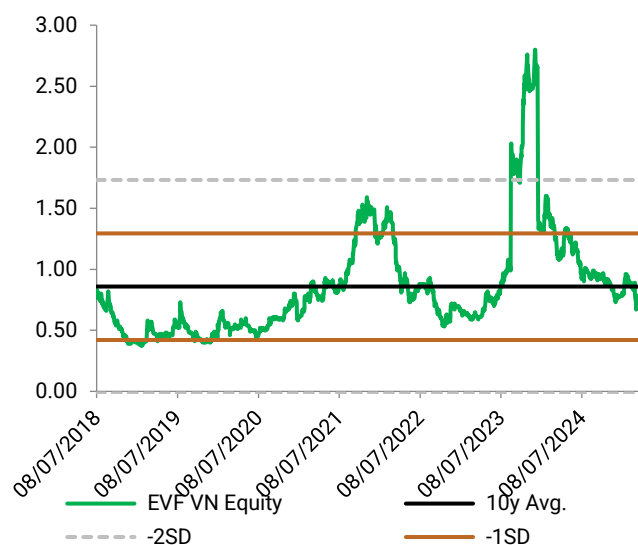
For financial stocks valuation, PHS prefer to use P/B w ROE methodology more than the P/E ones. Thus, with the projected 2025F book value of VND13,098 per share and ROE 2025F of 10.1%, we come up with the fair valuation of EVF at the end of 2025 is VND14,400 per share (implying 11.46x 2025F PE), indicating a (+49.2%) potential upside. **Thus, we recommend BUY.**

Fig. 14: EVF's historical PE valuation



Source: Bloomberg, PHS compiled

Fig. 15: EVF's historical PB valuation



Source: Bloomberg, PHS compiled

Risk: 1) Concentration risk: as of 4Q24, EVF's loan book totaled VND46.8tn, with a high concentration in business lending (94.4%) and only 5.6% allocated to consumer loans. In terms of structure, short-term loans made up 45%, while medium- and long-term loans accounted for 40% and 15%, respectively. This suggests that EVF's collateral base is likely tied to working capital assets or liquid financial instruments, which could raise asset quality concerns. **2) Management risk:** EVF's senior leadership includes key figures from the Amber Holdings ecosystem, which play a significant role in the company's strategic direction.

Financial statements

VND billion

Income statement	2022A	2023A	2024A	2025F	2026F	2027F
Interest income	2,667	3,994	4,277	5,600	6,694	7,857
Interest expenses	(1,748)	(3,285)	(2,832)	(3,566)	(4,376)	(5,081)
Net interest income	919	709	1,444	2,034	2,318	2,776
Net fees and commission income	16	3	40	44	49	53
Total operating income	1,144	1,094	1,502	2,022	2,299	2,750
Operating expense	(327)	(297)	(153)	(288)	(295)	(303)
Net operating income before provision	817	797	1,349	1,734	2,005	2,447
Provision for credit losses expense	(361)	(387)	(645)	(540)	(722)	(825)
Profit before tax	455	409	704	1,194	1,283	1,621
Taxes expense	(90)	(81)	(143)	(239)	(257)	(324)
Net Income	366	328	561	955	1,026	1,297
Balance sheet	2022A	2023A	2024A	2025F	2026F	2027F
Cash and cash equivalent	3	2	4	8	10	10
Balance with State bank	1,178	1,305	497	1,558	1,947	1,958
Balance with other credit institutions	9,884	9,956	4,892	5,577	6,078	6,626
Trading securities	0	117	714	0	0	0
Loans to customers	24,353	33,553	46,803	55,689	64,037	73,643
Allowance for loans to customers	-396	-461	-496	-475	-551	-634
Investment securities	2,005	1,560	1,902	3,169	3,789	4,290
Capital contribution, long-term	450	998	1,826	1,826	1,826	1,826
Fixed assets	82	76	65	76	84	90
Other assets	4,639	2,115	3,390	115	2,875	2,804
Total Assets	42,198	49,221	59,599	68,018	80,646	91,247
Total Liabilities	37,863	40,765	50,591	58,056	69,667	78,980
Due to Government and State	0	0	0	0	0	0
Deposits and borrowings from others credit institution	15,063	10,912	11,734	13,095	15,714	17,815
Deposits from customers	4,136	3,002	10,211	12,253	14,703	17,644
Valuable papers issued	10,254	17,421	18,556	24,123	28,947	31,842
Other liabilities	8,410	9,431	10,090	8,585	10,302	11,679
Shareholder's equity	4,335	8,456	9,007	9,962	10,979	12,267
Total Liabilities & Owners' Equity	42,198	49,221	59,599	68,018	80,646	91,247

Growth indicators	2022A	2023A	2024A	2025F	2026F	2027F
Credit growth	44.06%	38.14%	39.93%	20.00%	15.0%	15.0%
Deposits from customers	-8.85%	-27.43%	240.18%	20.0%	20.0%	20.0%
Net Interest income growth	16.93%	-22.87%	103.71%	40.8%	14.0%	19.7%
Net Fee & Commission income	-58.4%	-80.0%	1149.1%	9.9%	9.9%	9.9%
Total operating income	-2.1%	-4.4%	37.3%	34.6%	13.7%	19.6%
Profit before tax	10.6%	-10.1%	71.9%	69.6%	7.4%	26.4%
Total asset	30.3%	16.6%	21.1%	14.1%	18.6%	13.1%
Interest-Earning Assets	27.78%	24.45%	19.04%	21.03%	14.67%	14.39%
Interest-Bearing Liabilities	32.80%	6.72%	24.75%	15.60%	20.00%	13.37%
Financial indicators	2022A	2023A	2024A	2025F	2026F	2027F
Profitability						
NII to TOI	80.3%	64.8%	96.2%	100.6%	100.8%	100.9%
NNII to TOI	1.4%	0.3%	2.7%	2.2%	2.1%	1.9%
ROAA	0.98%	0.72%	1.03%	1.5%	1.4%	1.5%
ROAE	8.79%	5.13%	6.42%	10.1%	9.8%	11.2%
Asset quality						
(3-5) NPL	2.22%	1.30%	0.79%	1.21%	1.19%	1.20%
(2-5) NPL	3.42%	2.14%	2.56%	2.22%	2.19%	2.19%
LLR	73.08%	105.84%	134.90%	70.46%	71.12%	71.10%
Liquidity						
Liquid assets to customer deposit ratio	316.0%	427.2%	78.4%	84.2%	80.4%	73.0%
Loans to customer deposit ratio	588.7%	1117.9%	458.4%	458.4%	439.3%	421.0%
Loans to total funding source (LDR)	82.7%	107.1%	115.6%	113.5%	108.8%	110.4%
Interbank borrowing to total deposits	21.4%	20.1%	19.4%	10.6%	10.6%	10.6%

Source: PHS projection

Analyst Certification

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BUY: Stock has potential upside of more than 20%.

OVERWEIGHT: Stock has potential upside between 10% and 20%.

HOLD: Stock with limited potential upside of less than 10%.

UNDERWEIGHT: Stock has downside potential of 0% to -10%.

SELL: Stock has potential downside of below -10%.

NON-RATED: Stock is not rated under PHS's coverage or have not yet been listed.

Performance is defined as total return over 12 months (including dividends).

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