

CÔNG TY CP ONE CAPITAL HOSPITALITY
ONE CAPITAL HOSPITALITY
JOINT STOCK COMPANY

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc
THE SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom – Happiness

Hà Nội, ngày 30 tháng 10 năm 2025/

Hanoi, 30 October 2025

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH/
PERIODIC INFORMATION DISCLOSURE OF
FINANCIAL STATEMENTS**

Kính gửi/To: Sở Giao dịch Chứng khoán Hà Nội/
Hanoi Stock Exchange

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty CP One Capital Hospitality (mã CK: OCH) thực hiện công bố thông tin báo cáo tài chính (BCTC) Quý III năm 2025 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Pursuant to the regulations at Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated 16 November 2020, issued by the Ministry of Finance, providing guidance on information disclosure in the securities market, One Capital Hospitality Joint Stock Company (Stock Code: OCH) discloses the financial statements for Quarter III, 2025 to the Hanoi Stock Exchange as follow:

1. Tên tổ chức: Công ty CP One Capital Hospitality/Name of organization: One Capital Hospitality Joint Stock Company

- Mã chứng khoán/Stock Code: OCH
- Địa chỉ/Address: Tầng 23, tòa nhà Leadvisors, 643 Phạm Văn Đồng, P. Nghĩa Đô, TP. Hà Nội/ 23rd floor, Leadvisors Tower, 643 Pham Van Dong, Nghia Do Ward, Hanoi.
- Điện thoại liên hệ/Tel: 0243 783 0101 Fax: 0243 783 0202
- Email: info@och.vn Website: <http://och.vn>

2. Nội dung thông tin công bố/Content of the Disclosure:

- BCTC Quý III năm 2025/Financial Statements

☐ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/Separate financial statements (Listed organizations without subsidiaries and superior accounting companies with affiliated companies);

☒ BCTC riêng và BCTC hợp nhất (TCNY có công ty con)/Separate financial statements and consolidated financial statements (Listed organizations with subsidiaries);

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/Consolidated financial statements (Listed organizations with accounting companies under the organization of private accounting system).

- Các trường hợp thuộc diện phải giải trình nguyên nhân:

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC/ The auditing organization issues not an unqualified opinion on the financial statements:

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ Explanation document in case of Yes:

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại/Profit after tax in this period changes by 5% or more before and after auditing, or from loss to profit or vice versa:

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/Explanation document in case of Yes:

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/Profit after corporate income tax in the income statement of this period changes by 10% or more compared to the same period of last year:

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/Explanation document in case of Yes:

☒ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/ Profit after tax in this period is a loss, changing from profit in the same period last year to loss in this period or vice versa:

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có/ Explanation document in case of Yes:

☐ Có/Yes

☐ Không/No



Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 30/10/2025 tại đường dẫn: <http://och.vn/cong-bo-thong-tin/> This information was published on the company's website on: 30 October 2025 at the link: <http://och.vn/cong-bo-thong-tin/>

3. Báo cáo về các giao dịch có giá trị từ 35% tổng tài sản trở lên trong kỳ/ Report on transactions with a value of 35% or more of total assets during this period.

Trường hợp TCNY có giao dịch đề nghị báo cáo đầy đủ các nội dung sau/In case the listed organizations has transactions above, please report the following contents in full:

- Nội dung giao dịch/transaction content:
- Tỷ trọng giá trị giao dịch/tổng giá trị tài sản của doanh nghiệp (%) (căn cứ trên báo cáo tài chính năm gần nhất)/ Ratio of transactions value/total assets of the company (%) (based on the most recent financial statements);.....
- Ngày hoàn thành giao dịch/ Transaction completed date:.....

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin công bố/ We commit that the disclosure information above is true and are fully responsible before the law for the content of the disclosure information.

Đại diện tổ chức

Người đại diện theo pháp luật/Người UQCBTT/
Legal representative/ Information Disclosure Officer

(Ký, ghi rõ họ tên, chức vụ, đóng dấu)

**Tài liệu đính kèm/
Attached file:** *Đính kèm*

- BCTC riêng, hợp nhất quý III năm 2025/ Separate and consolidated financial statements Quarter III, 2025;
- Văn bản giải trình thông tin BCTC Quý III/2025/ Explanation of financial statements Quarter III, 2025.



TỔNG GIÁM ĐỐC
Nguyễn Đức Minh

SEPARATE FINANCIAL STATEMENTS
ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY
Quarter III 2025



ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

23rd Floor, Leadvisors Tower, No. 643 Pham Van Dong Street, Nghia Do Ward, Hanoi City.

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SEPARATE STATEMENT OF BALANCE SHEET

As at 30 September 2025

Code	ASSETS	Note	30/09/2025	01/01/2025
100	A. SHORT-TERM ASSETS		379,716,008,086	268,778,693,214
110	I. Cash and cash equivalents		23,162,290,020	53,415,041,718
111	1. Cash		23,162,290,020	12,415,041,718
112	2. Cash equivalents		-	41,000,000,000
120	II. Short-term financial investments		38,000,000,000	26,600,000,000
123	1. Held-to-maturity investments		38,000,000,000	26,600,000,000
130	III. Short-term receivables		307,167,600,842	60,558,633,523
131	1. Short-term trade receivables		149,895,563,967	39,703,974,268
132	2. Short-term advances to suppliers		21,547,353,527	19,407,666,000
135	3. Short-term loan receivables		110,558,637,392	-
136	4. Other short-term receivables		25,166,045,956	1,446,993,255
140	IV. Inventories		4,631,965,063	120,655,722,041
141	1. Inventories		4,631,965,063	222,908,948,814
149	2. Allowances for decline in value of inventories		-	(102,253,226,773)
150	V. Other short-term assets		6,754,152,161	7,549,295,932
151	1. Short-term prepaid expenses		535,566,403	65,575,197
152	2. Deductible value-added tax		-	1,265,134,977
153	3. Taxes and other receivables from the government budget		6,218,585,758	6,218,585,758
200	B. LONG-TERM ASSETS		1,599,143,222,859	1,715,309,543,810
210	I. Long-term receivables		547,143,795,897	631,239,041,932
215	1. Long-term loan receivables		343,103,629,212	439,016,266,604
216	2. Other long-term receivables		204,040,166,685	192,222,775,328
220	II. Fixed assets		613,144,681	668,714,224
221	1. Tangible fixed assets		571,894,681	668,714,224
222	- Historical cost		3,103,204,265	3,103,204,265
223	- Accumulated depreciation		(2,531,309,584)	(2,434,490,041)
227	2. Intangible fixed assets		41,250,000	-
228	- Historical cost		446,708,682	397,208,682
229	- Accumulated amortization		(405,458,682)	(397,208,682)
250	V. Long-term financial investments		1,050,203,381,177	1,081,660,656,409
251	1. Investment in subsidiaries		1,782,883,733,518	1,790,147,890,818
253	2. Investments in joint ventures and associates		4,423,700,000	4,423,700,000
254	3. Allowances for long-term investments		(814,923,710,034)	(804,817,234,409)
255	4. Held to maturity investments		77,819,657,693	91,906,300,000
260	VI. Other long-term assets		1,182,901,104	1,741,131,245
261	1. Long-term prepaid expenses		1,126,007,412	1,684,237,553
262	2. Deferred income tax assets		56,893,692	56,893,692
270	TOTAL ASSETS		1,978,859,230,945	1,984,088,237,024

SEPARATE STATEMENT OF BALANCE SHEET

As at 30 September 2025

Code	RESOURCES	Note	30/09/2025	01/01/2025
			VND	VND
300	C. LIABILITIES		121,767,240,576	141,068,940,993
310	I. Short-term liabilities		121,767,240,576	141,068,940,993
311	1. Short-term trade payables		106,610,895,452	10,929,279,728
312	2. Short-term prepayments from customers		582,964,702	582,964,702
313	3. Taxes and amounts payables to the State budget		1,063,672,001	186,436,983
314	4. Payables to employees		520,932,985	1,203,917,135
315	5. Short-term accrued expenses		2,259,423,718	1,897,423,718
319	6. Other short-term payables		8,972,785,480	125,170,080,469
322	7. Bonus and welfare fund		1,756,566,238	1,098,838,258
400	D. OWNER'S EQUITY		1,857,091,990,369	1,843,019,296,031
410	I. Owner's equity		1,857,091,990,369	1,843,019,296,031
411	1. Owners' contributed capital		2,000,000,000,000	2,000,000,000,000
411a	Ordinary shares with voting rights		2,000,000,000,000	2,000,000,000,000
418	2. Development and investment funds		4,493,439,505	4,493,439,505
420	3. Other equity funds		6,329,814,592	6,329,814,592
421	4. Undistributed profit after tax		(153,731,263,728)	(167,803,958,066)
421a	Undistributed profit after tax brought forward		(168,740,419,346)	(318,705,146,180)
421b	Undistributed profit after tax for the current year		15,009,155,618	150,901,188,114
440	TOTAL LIABILITIES AND		1,978,859,230,945	1,984,088,237,024

Hanoi, October 30, 2025

Prepaper

Chief Accountant

General Director



Do Le Anh



Pham Tien Thanh



Nguyen Duc Minh

SEPARATE STATEMENT OF INCOME

Quarter III 2025

Code	Items	Note	Quarter III 2025	Quarter III 2024	From	From
					01/01/2025 to 30/09/2025	01/01/2024 to 30/09/2024
			VND	VND	VND	VND
01	1. Revenue from sales of goods and provision of services	20	195,173,750,622	166,535,925,710	257,868,366,206	221,370,997,964
02	2. Revenue deductions	21	-	-	2,148,931	-
10	3. Net revenues from sales of goods and provision of services		195,173,750,622	166,535,925,710	257,866,217,275	221,370,997,964
11	4. Cost of goods sold	22	181,099,932,320	154,370,857,809	237,149,005,621	204,135,207,793
20	5. Gross profits from sales of goods and provision of services		14,073,818,302	12,165,067,901	20,717,211,654	17,235,790,171
21	6. Financial income	23	8,516,973,044	10,542,009,178	29,698,118,724	40,985,818,086
22	7. Financial expenses	24	(852,558,849)	(77,686,854,144)	22,258,484,355	(26,378,296,299)
23	In which: Interest expenses		-	-	-	521,708,333
25	8. Selling expenses		12,000,000	-	31,206,604	-
26	9. General administrative expenses		4,012,763,425	5,978,947,427	12,676,515,715	19,071,783,553
30	10. Net profits from operating activities		19,418,586,770	94,414,983,796	15,449,123,704	65,528,121,003
31	11. Other income	25	294,451	10,000,000	1,150,094	10,000,000
32	12. Other expenses	26	178,988,344	36	441,118,180	11,495,181
40	13. Profits from other activities		(178,693,893)	9,999,964	(439,968,086)	(1,495,181)
50	14. Total net profit before tax		19,239,892,877	94,424,983,760	15,009,155,618	65,526,625,822
51	15. Current corporate income tax expenses	27	-	-	-	-
52	16. Deferred corporate income tax expenses		-	-	-	-
60	17. Profits after corporate income tax		19,239,892,877	94,424,983,760	15,009,155,618	65,526,625,822

Hanoi, October 30, 2025

Preparer



Do Le Anh

Chief Accountant



Pham Tien Thanh

General Director



 Nguyen Duc Minh

SEPARATE STATEMENT OF CASH FLOWS

Quarter III 2025
(Indirect Method)

Code	Items	Note	From 01/01/2025 to 30/09/2025 VND	From 01/01/2024 to 30/09/2024 VND
	I. Cash flows from operating activities			
01	1. Profit before tax		15,009,155,618	65,526,625,822
	2. Adjustments for items		(109,587,791,599)	(67,227,132,316)
02	- Depreciation of fixed assets and investment properties		105,069,543	136,982,069
03	- Allowances and provisions		(79,994,742,418)	(26,900,004,632)
05	- Gains (losses) from investment activities		(29,698,118,724)	(40,985,818,086)
06	- Interest expenses		-	521,708,333
08	3. Operating profit before changes in working capital		(94,578,635,981)	(1,700,506,494)
09	- Increase (Decrease) in receivables		(140,262,901,937)	(27,720,677,658)
10	- Increase (Decrease) in inventories		218,276,983,751	(93,976,812)
11	- Increase (Decrease) in payables (excluding interest payables and corporate income tax payables)		(19,959,428,397)	59,068,987,326
12	- Increase/(Decrease) in prepaid expenses		88,238,935	5,655,698,722
17	- Other cash outflows from operating activities		(278,733,300)	(311,504,240)
20	Net cash flows from operating activities		(36,714,476,929)	34,898,020,844
	II. Cash flows from investing activities		-	-
21	1. Purchase and construction of fixed assets and other long-term assets		(49,500,000)	-
23	2. Loans to other entities and payments for purchase of debt instruments of other entities		(60,113,357,693)	-
24	3. Collections from borrowers and proceeds from sale of debt instruments of other entities		48,154,000,000	-
25	4. Payments for investments in other entities		(310,291,670,000)	(26,018,066,426)
26	5. Proceeds from equity investment in other entities		310,290,670,000	149,800,000
27	6. Proceeds from interest, dividends and distributed profits		18,471,582,924	15,452,728,978
30	Net cash flows from investing activities		6,461,725,231	(10,415,537,448)
	III. Cash flows from financing activities		-	-
34	1. Repayment of principal		-	(45,000,000,000)
40	Net cash flows from financial activities		-	(45,000,000,000)
50	Net cash flows during period		(30,252,751,698)	(20,517,516,604)
60	Cash and cash equivalents at the beginning of the fiscal year		53,415,041,718	61,689,028,669
70	Cash and cash equivalents at the end of the period	03	23,162,290,020	41,171,512,065

Prepaper



Do Le Anh

Chief Accountant



Pham Tien Thanh



Hanoi, October 30, 2025

General Director



NOTES TO THE SEPARATE FINANCIAL STATEMENTS*Quarter III 2025***1. GENERAL INFORMATION****Form of equity ownership**

One Capital Hospitality Joint Stock Company was established and operated under the first Business Registration Certificate No. 0403000464 dated July 24, 2006 issued by the Department of Planning and Investment of Hai Duong province and the amended Business Registration Certificates issued by the Department of Planning and Investment of Hanoi city. The 17th most recent amended Business Registration Certificate No. 0800338870 issued by the Department of Planning and Investment of Hanoi city on 10/05/2022.

Foreign Name: One Capital Hospitality Joint Stock Company.

Abbreviations: OCH JSC.

Charter capital according to the Certificate of Business Registration changed for the 17th time on 10/05/2022 is: VND 2,000,000,000,000 (In words: Two trillion dong).

The Company's shares are listed on the HNX under the ticker symbol OCH. At the time of issuance of this Report, OCH shares are under the warning status according to Decision No. 296/QĐ-SGDHN and Notice No. 1406/TB-SGDHN dated 02/04/2025 of the Hanoi Stock Exchange.

Business Areas

The company's business areas are food business and hotel services.

Business Activities

The Company's main business activities are:

- Short-term accommodation activities;
- Other food service activities (excluding activities of bars, karaoke, and discotheques);
- Provision of food services under temporary contracts for clients (serving food for banquets, meetings, weddings,
- Restaurants and mobile food services (excluding activities of bars, karaoke, and discotheques);
- Beverage services (excluding activities of bars);
- Consulting, management, and advertising services for real estate;
- Real estate activities;
- Factory, office, housing, and warehousing leasing;
- Investment and construction of infrastructure, housing, offices, factories, and warehousing.

2. ACCOUNTING REGIME AND POLICIES APPLIED AT THE COMPANY**2.1. Accounting Period, Accounting Currency**

The financial year of the Company begins on January 1st and ends on December 31st annually.

The currency used in accounting records is the Vietnamese Dong (VND).

2.2. Accounting standards and applicable accounting regime

Applicable accounting regime

The Company applies the enterprise accounting regime guided by Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance, as amended and supplemented by Circular No. 75/2015/TT-BTC dated May 18, 2015 and Circular No. 53/2016/TT-BTC dated March 21, 2016.

Declaration on Compliance with Vietnamese Accounting Standards and Regime

The Company applies Vietnamese Accounting Standards and other guiding documents issued by the Government. The financial statements are prepared and presented in accordance with applicable accounting standards and the accounting regime currently in effect for Vietnamese enterprises.

2.3. Basis of preparation of

The Separate Financial Statements are prepared on a historical cost basis.

Users of these Separate Financial Statements should read them in conjunction with the Consolidated Financial Statements of the Company and its Subsidiaries (the Group) for the Quarter III 2025 to obtain sufficient information on the financial position, operating results, and cash flows of the entire Group.

2.4. Financial instruments

Initial recognition

Financial assets

Company's financial assets include cash and cash equivalents, accounts receivable and other receivables, loans, short-term and long-term investments. At the initial recognition date, financial assets are measured at cost, which is the purchase price plus other directly attributable transaction costs incurred in acquiring the financial asset.

Financial liabilities

Company's financial liabilities include borrowings, accounts payable and other payables, and accrued expenses. At the initial recognition date, financial liabilities are measured at fair value plus transaction costs incurred directly attributable to the issuance of the financial liability.

Subsequent measurement after initial recognition

Currently, there are no specific regulations on the revaluation of financial instruments after initial recognition.

2.5. Cash and cash equivalents

Cash includes cash on hand, demand deposits and term deposits, cash in transit, and monetary gold.

The cash equivalents are short-term investments with a maturity of three months or less at the time of purchase, are readily convertible to a definite amount of cash, and are subject to an insignificant risk of transformation into cash.

2.6. Financial investments

Investments held to maturity include: Deposits with banks with fixed terms, loans, etc., which are held until maturity with the aim of receiving periodic interest and other investments held to maturity.

Investments in subsidiaries, joint ventures, and associated companies are initially recognized in the accounting records at cost. After initial recognition, the value of these investments is determined at cost less any allowance for investment loss.

Investments in other entities include investments in equity instruments of another entity that do not control, jointly control, or have significant influence over the investee. The initial carrying amount of these investments is measured at cost. After initial recognition, these investments are measured at cost less allowance for investment loss.

Provisions for impairment of investments are made as of the year-end as follows:

- For trading securities investments: The basis for provision recognition is the difference between the carrying amount of the investments recorded in the general ledger and their market value at the time of provision
- For long-term investments (not classified as trading securities) and with no significant influence on the investee: If the investment in listed shares or the fair value of the investment can be reliably determined, the provision is based on the market value of the shares; if the fair value of the investment cannot be determined at the reporting date, the provision is based on the financial statements of the investee at the time the provision is recognized.
- For held-to-maturity investments: The provision for doubtful receivables is based on the recoverability assessment in accordance with the legal regulations.

2.7. Receivables

Receivables are classified as receivables from customers, terms, currency and other receivables according to the company's management needs.

The allowances for doubtful debts are made for each doubtful debt based on the age of overdue debts or expected losses that may occur. Increasing or decreasing the balance of allowances for doubtful debts are recorded in the general and administrative expenses account.

2.8. Inventories

Inventories are reported at historical cost including: purchasing, processing, and other directly attributable costs incurred in bringing the inventories to their present location and condition. After initial recognition, at the time of preparation of the separate financial statements, if the net realizable value of inventories is lower than cost, the inventories are recognized at net realizable value.

The method of calculating the value of inventory is determined by the weighted average method.

The method of inventory accounting is the method of perpetual inventory count.

Method of determining the value of work in progress at the end of the : Work in progress is collected for each work that has not been completed or revenue has not been recorded, corresponding to the amount of work in progress at

The allowances for a devaluation of inventories are made at the end of based on the difference between the historical price of the inventory and the net realizable value.

2.9. Fixed assets

Tangible fixed assets, intangible fixed assets are stated at historical cost. During use, Tangible fixed assets, intangible fixed assets are stated at historical cost less accumulated depreciation

Depreciation are stated based on straight-line depreciation method with the estimated depreciation period as follows:

- Equipment	03 - 15 year
- Transportation	10 year
- Office Equipment	03 - 05 year
- Software Program	03 year
- Other intangible asset	10 year

2.10. Construction in progress

The assets under construction for the purpose of production, lease, administration, or any other purposes are stated at historical cost. Costs include construction costs, installation of machinery and equipment, other costs... and for qualifying assets, borrowing costs are recognized in accordance with the Company's accounting policies. Depreciation of these assets, like other fixed assets, will commence when the assets are ready for their intended use.

2.11. Operating Leases

Operating leases are a type of lease where substantially all the risks and rewards incidental to ownership of an asset remain with the lessor. Payments made under an operating lease are recognized as an expense in the statement of profit or loss on a straight-line basis over the lease term.

2.12. Prepaid expenses

Prepaid expenses are actual costs that arise as a result of production and business activities of the various accounting periods are accounted into prepaid expenses to gradually allocate to business results in the following accounting

The calculation and allocation of long-term prepaid expenses to production expenses of each accounting period is based on the nature and level of each type of expenses to choose a reasonable method and allocation criteria. Prepaid expenses are gradually allocated to production and business expenses according to the straight-line method.

2.13. Payables and accrued expenses

Liabilities are classified by payment term, payable suppliers, currency and other payables according to the Company's management needs.

2.14. Loans

Loans and finance lease debts are classified according to lender, loan contract and the repayment term of the loans and finance lease debts. In case of loans or debts in foreign currency, classification is done in the original currency.

2.15. Borrowing Expenses

Borrowing expenses are recorded in operating expenses in the year when incurred, except for borrowing expenses directly related to construction investment or production of unfinished assets which are included in the value of the asset. (capitalized) when all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs" are met. In addition, for separate loans to build fixed assets, invest real estate, loan interest is capitalized even if the construction period is less than 12 months

2.16. Accrued Expenses

Accrued expenses reflect the payables for goods and services which received from the seller or provided for the buyer during the reporting period but not actually paid are recorded in operating expenses of the reporting period.

The payable expenses into operating expenses during the year is recorded according to the principle of matching between revenue and expenses incurred during the year. The payable expenses will be settled with the actual expenses incurred. The difference between the pre-deducted amount and the actual cost is refunded.

2.17. Unearned Revenue

Unearned revenue is the amount of money received from customers in advance for one or more accounting periods

Unearned revenue is recognized in revenue from sales of goods and services according to the amount determined to be appropriate for each accounting period.

2.18. Owner's Equity

Owner's equity is recorded based on the actual contributed capital of the owner.

Retained earnings reflect the business results (profit or loss) after income tax and the distribution of profit or loss treatment of the company. Profit distribution is made when the Company has retained earnings that do not exceed the amount of retained earnings on the consolidated financial statements after excluding the effect of gains from bargain purchases. In case of paying dividends or profits to owners exceeding the amount of retained earnings recognized as a case of reducing capital contribution. Retained earnings can be distributed to investors based on their contribution ratio after being approved by the General Meeting of Shareholders and after setting up funds according to the Company's Charter and regulations of Vietnamese law.

2.19. Revenue And Earnings*Revenue from sales of finished goods and merchandise goods*

Revenue from sales of finished goods and merchandise goods are recorded when simultaneously satisfy the

- Most of the risks and rewards associated with ownership of the goods have been transferred to the customers;
- The Company no longer retains management of goods as cargo owners or control of goods;
- The revenue can be measured reliably;
- The Company has obtained or will obtain economic benefits from the sale transaction;
- It is probable to determine the costs related to sales transactions.

Revenues from provision of services

Revenue from provision of services is recorded when simultaneously satisfy the following conditions:

- The revenue can be measured reliably
- It is probable that there are economic benefits associated with the transaction of providing such services.
- It is probable to specify the portion of work at the date of the separate statement of financial position;
- The costs incurred for the transaction and the costs to complete the transaction that provides that service.

The portion of service completed is determined by the work done evaluation method.

Revenue from the sales of real estate and real estate business right

Revenue from real estate sales is recorded when simultaneously satisfy the following conditions:

- The real estate has been fully completed and provided to the buyer. The company has transferred risks and benefits associated with the ownership of real estate to the buyer;
- The company no longer retains control over the real estate as the owner of the real estate or control over the real
- Revenue is measured to be reasonably certain.
- The company has received or will receive economic benefits from the real estate sales transaction;
- Identifying costs associated with the real estate sales transaction.

Revenue from operating leases

Revenue from operating leases mainly includes revenue from the lease of assets recognized in the statement of income using the straight-line method throughout the lease term as prescribed by the lease agreement.

Revenue from financial activities

Revenue arising from interest, royalties, dividends, profit sharing, and other financial activity revenue is recognized when both of the following conditions are met:

- There is the possibility of obtaining economic benefits from that transaction;
- Revenue is measured to be reasonably certain.

2.20. Cost Of Goods Sold

Cost of goods sold in the year is recognized in accordance with revenue generated in the year and ensuring compliance with the principle of prudence. Cases of loss of materials, goods exceeding the standard, inventory loss after deducting the responsibility of the collective, individuals involved... are fully recognized and timely in the cost

2.210 Finance Costs

The expenses recognized as financial expenses include:

- Borrowing costs; Contribution costs to joint ventures and associates; and losses related to financial investment
- Provision for impairment losses on investments in other entities, losses incurred from foreign currency sales,

The above expenses are recognized based on the total amount incurred during the period, without offsetting against financial income.

2.21. Corporate income tax**a) Deferred Tax Assets and Deferred Tax Liabilities**

Deferred tax assets and deferred tax liabilities are recognized for the temporary differences between the carrying amount of an asset or liability and its tax base. Deferred tax assets are recognized for deductible temporary differences and carryforward of unused tax losses and tax incentives. Deferred tax liabilities are recognized for

b) Current Income Tax Expense and Deferred Income Tax Expense

Current income tax expense is determined based on the taxable income for the period and the current income tax rate. Deferred income tax expense is determined based on the temporary differences deductible, taxable temporary differences, and the income tax rate.

Current income tax expense is not offset against deferred income tax expense.

c) Current Income Tax Rate

The Company applies a 20% income tax rate for all income-generating activities subject to corporate income tax for the Quarter III 2025

2.22. Related parties

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. The related parties of the Company include:

- Enterprises directly or indirectly through one or more intermediaries, control the Company or under the control of the Company, or jointly control the Company, including its parent company, subsidiaries, and associated
- The individual directly or indirectly holds voting rights of the Company that have a significant impact on the Company, the key management personnel of the Company, the close members of the family of these individuals;
- Enterprises of the individuals above directly or indirectly hold an important part of the voting rights or have a significant influence on the Company.

In considering the relationship of the parties involved for the purpose of preparing and presenting the Separate Financial Statement. The nature of the relationship is more emphasized than the legal form of the relationship.

3. CASH AND CASH EQUIVALENTS

	30/09/2025	01/01/2025
	VND	VND
Cash	76,882,828	5,053,866,809
Demand deposits in banks	23,085,407,192	7,361,174,909
Cash equivalents	-	41,000,000,000
	23,162,290,020	53,415,041,718

4. FINANCIAL INVESTMENT**a) Held to maturity investments**

	30/09/2025		01/01/2025	
	Histotical cost	Provision	Histotical cost	Provision
	VND	VND	VND	VND
Short-term investments	38,000,000,000	-	26,600,000,000	-
- <i>Term deposits</i>	-	-	600,000,000	-
- <i>Other investments</i>	38,000,000,000	-	26,000,000,000	-
	-	-	-	-
Long-term investments	77,819,657,693	-	91,906,300,000	-
- <i>Other investments</i>	77,819,657,693	-	91,906,300,000	-
	115,819,657,693	-	118,506,300,000	-

b) Equity investments in other entities

	30/09/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Investments in subsidiaries	1,782,883,733,518	(810,500,010,034)	1,790,147,890,818	(800,393,534,409)
- Tan Viet Joint Stock Company	109,493,338,104	(22,323,193,444)	109,493,338,104	(27,127,055,675)
- Givral Bakery Joint Stock Company	-	-	337,264,960,000	-
- Viptour - Togi Joint Stock Company	347,294,600,000	(262,790,118,994)	347,294,600,000	(256,744,377,916)
- Evening Star Nha Trang Joint Stock Company	790,804,325,414	(525,386,697,596)	790,804,325,414	(516,322,100,818)
- Leadvisors Special Opportunity Fund	99,000,000,000	-	99,000,000,000	-
- Trang Tien Icecream Joint Stock Company	-	-	106,090,667,300	-
- JP Good Food Limited Company	-	-	200,000,000	(200,000,000)
- One Capital Consumer Joint Stock Company	436,291,470,000	-	-	-
Other investments	4,423,700,000	(4,423,700,000)	4,423,700,000	(4,423,700,000)
- Technical Construction And Building Materials Joint Stock	4,423,700,000	(4,423,700,000)	4,423,700,000	(4,423,700,000)
	1,787,307,433,518	(814,923,710,034)	1,794,571,590,818	(804,817,234,409)

Investment in Subsidiaries

Details of the Company's subsidiaries as of 30/09/2025, are as follows:

Company name	Location	Benefit rate	Voting rate	Main activities
- One Capital Consumer Joint Stock Company	Ha Noi	62.67%	62.72%	Manufacturing of bakery products from flour, and processing and preservation of meat and seafood
- Tan Viet Joint Stock Company	Nha Trang	51.42%	51.42%	Accommodation and restaurant services
- Viptour - Togi Joint Stock Company	Ha Noi	86.13%	86.13%	Accommodation services
- Evening Star Nha Trang Joint Stock Company	Nha Trang	99.9997%	99.9997%	Accommodation and restaurant services
- Leadvisors Special Opportunity Fund	Ha Noi	99.63%	100.00%	Investment fund management
Investment in associate company				
Company name	Location	Shareholding	Main activities	
- Technical Construction and Building Materials Joint Stock	Ho Chi Minh	442,370	Design and construction consulting	

5. SHORT-TERM TRADE RECEIVABLES

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Receivables from customers with significant balances				
- Givral Bakery Joint Stock Company	35,481,107,687	-	38,220,587,663	-
- Trang Tien Icecream Joint Stock Company	113,226,153,250	-	561,387,176	-
- Others	1,188,303,030	-	921,999,429	-
	149,895,563,967	-	39,703,974,268	-
b) Receivable from related parties	148,973,564,538	-	38,781,974,839	-

(See detailed information at Note 30)

6. SHORT-TERM ADVANCES TO SUPPLIERS

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Ngắn hạn				
- Investment and Tourism One Member Limited Liability Company is now Viet Nam Investment Promotion And Tourism Joint Stock Company (Viptour) (*)	18,267,900,000	-	18,267,900,000	-
- Ha Noi Buffaloes Joint Stock Company	2,500,000,000	-	-	-
- Others	779,453,527	-	1,139,766,000	-
	21,547,353,527	-	19,407,666,000	-
c) Advances to related parties	453,662,266,604	-		-

(See detailed information at Note 30)

(*) A deposit for the acquisition of 3,853,010 shares of Viptour - Togi Joint Stock Company (a subsidiary), of which VND 18,267,900,000 is currently frozen in a co-owned account between One Capital Hospitality Joint Stock Company (OCH) and Vietnam Investment Promotion and Tourism Joint Stock Company (formerly Vietnam Investment Promotion and Tourism One-Member Company Limited, abbreviated as Viptour) opened at Modern Bank of Vietnam Limited (formerly Ocean Commercial One-Member Limited Liability Bank). According to Appellate Judgment No. 10/2025/KDTM-PT dated 10/04/2025 of the High People's Court in Hanoi, Viptour is required to cooperate with OCH to complete the procedures for releasing the frozen amount of VND 18,267,900,000 and the interest accrued in the blocked account No. 00080048588100064 at Modern Bank of Vietnam Limited co-owned by the two companies, and return it to OCH. In addition, Viptour must refund to OCH VND 20,300,000,000 already received and compensate OCH for damages in the amount of VND 15,259,760,274.

7. LOANS RECEIVABLE

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term loan receivable				
- Givral Bakery Joint Stock Company (2)	55,800,000,000	-	-	-
- Viptour – Togi Joint Stock Company (4)	2,000,000,000	-	-	-
- Evening Star Nha Trang Joint Stock Company (1)	52,758,637,392	-	-	-
	110,558,637,392	-	-	-
b) Long-term loan receivable				
- Evening Star Nha Trang Joint Stock Company (1)	37,257,629,212	-	90,016,266,604	-
- Givral Bakery Joint Stock Company (2)	280,000,000,000	-	280,000,000,000	-
- Trang Tien Icecream Joint Stock Company (3)	25,846,000,000	-	69,000,000,000	-
	343,103,629,212	-	439,016,266,604	-
c) Receivable from related parties	453,662,266,604	-	439,016,266,604	-

(See detailed information at Note 30)

Detailed information about loans is as follows:

(1) Loan to Evening Star Nha Trang Joint Stock Company:

- + Capital Support Agreements No. 05/2016/TTHTV/OCH-SHNT dated March 31, 2016, No. 07/2016/TTHTV/OCH-SHNT dated June 1, 2016, No. 08/2016/TTHTV/OCH-SHNT dated June 30, 2016, and No. 09/2016/TTHTV/OCH-SHNT dated July 28, 2016, together with annexes amending the interest rates. The loan term is 10 years, with an interest rate of 7.5% per annum. The outstanding principal balance as at the reporting date was VND 21,187,637,392.
- + Capital Support Agreements No. 15A/2016/TTHTV/OCH-SHNT dated November 8, 2016, No. 15B/2016/TTHTV/OCH-SHNT dated November 14, 2016, and No. 15C/2016/TTHTV/OCH-SHNT dated November 29, 2016, together with annexes amending the interest rates. The capital support term is valid until January 15, 2026, with an interest rate of 7.5% per annum. The outstanding principal balance as at the reporting date was VND 8,473,000,000.
- + Capital Support Agreements No. 01-1/2017/TTHTV/OCH-SHNT dated January 4, 2017, and No. 02/2017/TTHTV/OCH-SHNT dated November 16, 2017, together with annexes amending the interest rates. The capital support term is valid until January 15, 2026, with an interest rate of 7.5% per annum. The outstanding principal balance as at the reporting date was VND 7,098,000,000.
- + Capital Support Agreement No. 01/2018/TTHTV/OCH-SHNT dated March 20, 2018, together with an annex amending the interest rate. The capital support term is valid until January 15, 2026, with an interest rate of 7.5% per annum. The outstanding principal balance as at the reporting date was VND 11,500,000,000.
- + Capital Support Agreement No. 02/2018/TTHTV/OCH-SHNT dated May 30, 2018, together with an annex amending the interest rate. The capital support term is valid until January 15, 2026, with an interest rate of 7.5% per annum. The outstanding principal balance as at the reporting date was VND 2,500,000,000.

- + Capital Support Agreement No. 01/2019/TTHTV/OCH-SHNT dated April 1, 2019, together with an annex amending the interest rate. The capital support term is valid until January 15, 2026, with an interest rate of 7.5% per annum. The outstanding principal balance as at the reporting date was VND 2,000,000,000.
- + Capital Support Agreement No. 02/2020/TTHTV/OCH-SHNT dated June 30, 2020, together with an annex amending the interest rate. The capital support term is valid until December 31, 2026, with an interest rate of 7.5% per annum. The outstanding principal balance as at the reporting date was VND 22,431,929,608.
- + Minutes of Adjustment to the Tripartite Agreement among IOC, OCH and SHNT dated March 07, 2022, with an amount of VND 1,110,708,665.
- + Capital Support Agreement No. 01/2022/TTHTV/OCH-SHNT dated March 30, 2022, together with the Appendix on interest rate adjustment. The support term is until December 31, 2026, with a support interest rate of 7.5% per annum. The outstanding principal as of the reporting date is VND 2,740,000,000.
- + Capital Support Agreement No. 02/2022/TTHTV/OCH-SHNT dated September 08, 2022. The support term is until December 31, 2026, with a support interest rate of 7.5% per annum. The outstanding principal as of the reporting date is VND 4,600,000,000.
- + Capital Support Agreement No. 03/2022/TTHTV/OCH-SHNT dated November 30, 2022. The support term is until December 31, 2026, with a support interest rate of 7.5% per annum. The outstanding principal as of the reporting date is VND 6,400,000,000.
- + Capital Support Agreement No. 3105/2023/TTHTV/OCH-SHNT dated May 31, 2023. The support term is until December 31, 2026, with a support interest rate of 7.5% per annum. The outstanding principal as of the reporting date is VND 1,085,699,604.

(2) Loan to Givral Joint Stock Company:

- + Capital Support Agreement No. 3107/HĐHTV/OCH-GIVRAL dated July 31, 2023, together with Appendix No. 03/2023/PLHTV/OCH-GIVRAL dated December 05, 2023. The capital support term is until December 05, 2033, with a support interest rate of 4.75% per annum. The outstanding principal as of the reporting date is VND 280,000,000,000.
- + Capital Support Appendices No. 05/2025/PLHTV/OCH-GIVRAL dated April 02, 2025, No. 06/2025/PLHTV/OCH-GIVRAL dated May 22, 2025, No. 07/2025/PLHTV/OCH-GIVRAL dated May 26, 2025, and No. 08/2025/PLHTV/OCH-GIVRAL dated September 03, 2025, with interest rates ranging from 4.75% to 5% per annum. The outstanding principal as of the reporting date is VND 55,800,000,000.

(3) Loan to Trang Tien Ice Cream Joint Stock Company:

- + Capital Support Agreement No. 01/2023/HTV/OCH-KTT dated February 21, 2023, together with Appendix No. 04.01/2023/PLHTV/OCH-KTT dated October 22, 2024. The capital support term is until October 22, 2026, with a support interest rate of 5% per annum. The outstanding principal as of the reporting date is VND 25,846,000,000.

(4) Loan to Viptour-Togi Joint Stock Company is as follows:

- + Capital Support Agreement No. 06/2025/TTHTV/OCH-VTTG dated June 09, 2025 between OCH and Viptour-Togi Joint Stock Company, with a support amount of VND 2,000,000,000, a support term of six (06) months, and a capital usage fee of 5.5% per annum.

8. OTHER RECEIVABLES

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Other short-term receivables				
- Advances	4,202,778,586	-	178,939,522	-
- Short-term Deposits and Collaterals	5,000,000	-	5,000,000	-
- Other receivables	20,958,267,370	-	1,263,053,733	-
+ VietinBank – Ba Dinh Branch	5,730,463,559	-	570,824,657	-
+ Receivables of interest on loans to Sao Hom Nha Trang Joint Stock Company	13,271,033,808	-	-	-
+ Receivables of interest on loans to Trang Tien Ice Cream Joint Stock Company	640,532,222	-	-	-
+ Receivables of interest on loans to Givral Bakery Joint Stock Company	1,013,375,000	-	-	-
+ Receivables of interest on loans to Tin Phat Icecream Joint Stock Company	201,076,799	-	202,535,132	-
+ Others	101,785,982	-	489,693,944	-
	25,166,045,956	-	1,446,993,255	-
b) Other Long-term receivables				
- Long-term deposits	166,520,318,890	-	140,920,318,890	-
+ VietinBank – Ba Dinh Branch	165,400,000,000	-	140,400,000,000	-
+ Others	1,120,318,890	-	520,318,890	-
- Receivables of interest on loans to Givral Bakery Joint Stock Company	24,604,999,999	-	14,519,166,666	-
- Receivables of interest on loans to Evening Star Nha Trang Joint Stock Company	12,914,847,796	-	36,066,206,439	-
- Receivables of interest on loans to Trang Tien Ice Cream Joint Stock Company	-	-	717,083,333	-
	204,040,166,685	-	192,222,775,328	-
c) Receivable from related parties	52,680,698,957	-	51,504,991,570	-

(See detailed information at Note 30)

9. INVENTORIES

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
- Tools and equipment	23,579,640	-	-	-
- Saigon Airport Plaza Project (1)	-	-	218,295,997,573	(102,253,226,773)
- Real estate inventory	4,519,394,429	-	4,519,394,429	-
- Other inventories	88,990,994	-	93,556,812	-
	4,631,965,063	-	222,908,948,814	(102,253,226,773)

(1) At January 1, 2025, the accumulated work-in-progress cost of the project was VND 218,295,997,573, of which the Company had received a cooperative capital contribution from Pegasus Thang Long Co., Ltd. amounting to VND 116,042,770,800. The Company made a provision for impairment of VND 102,253,226,773, representing the loss after offsetting the cooperative capital received from Pegasus Thang Long. All incurred costs (including the value of land use rights and construction in progress) have been mortgaged to a bank as collateral for Pegasus Thang Long's loan. Regarding this collateral, the Civil Judgment Enforcement Sub-department of Tan Binh District issued Decision No. 02/QĐ-CCTHADS dated October 10, 2024, on the enforcement of the transfer of land use rights, and Decision No. 63/QĐ-CCTHADS dated November 5, 2024, on the termination of the temporary suspension of registration, transfer of ownership, use rights, and alteration of the asset's status. On March 25, 2025, the Company and Pegasus Thang Long Co., Ltd. signed a debt confirmation record, under which the Company no longer has any payable obligations to Pegasus Thang Long Co., Ltd. related to the project. Accordingly, the Company has adjusted the relevant accounting figures during the period. Both parties continue to cooperate in resolving the remaining matters of the project.

10. TANGIBLE FIXED ASSET

	Machinery or equipment	Transportation and transmit	Instruments and tools for	Total
	VND	VND	VND	VND
Historical cost				
Beginning balance	586,593,900	2,360,455,819	156,154,546	3,103,204,265
Ending balance	586,593,900	2,360,455,819	156,154,546	3,103,204,265
Accumulated depreciation				
Opening balance	586,593,900	1,691,741,595	156,154,546	2,434,490,041
- Depreciation in the period	-	96,819,543	-	96,819,543
Closing balance	586,593,900	1,788,561,138	156,154,546	2,531,309,584
Residual value				
Opening balance	-	668,714,224	-	668,714,224
Closing balance	-	571,894,681	-	571,894,681

- As at September 30, 2025, the historical cost of fully depreciated fixed assets that are still in use amounted to VND 1,812,276,992

11. INTANGIBLE FIXED ASSETS

	Software Programs	Other intangible fixed assets	Total
	VND	VND	VND
Historical cost			
Beginning balance	161,280,000	235,928,682	397,208,682
Increases	-	-	-
- Purchases	-	-	-
Ending balance	<u>161,280,000</u>	<u>235,928,682</u>	<u>397,208,682</u>
Accumulated amortization			
Opening balance	161,280,000	235,928,682	397,208,682
- Amortization in the period	8,250,000	-	8,250,000
Closing balance	<u>169,530,000</u>	<u>235,928,682</u>	<u>405,458,682</u>
Residual value			
Opening balance	-	-	-
Closing balance	<u>(8,250,000)</u>	<u>-</u>	<u>(8,250,000)</u>

As at September 30, 2025, the historical cost of fully amortized intangible fixed assets that are still in use amounted to VND 397,208,682.

12. PREPAID EXPENSES

	30/09/2025	01/01/2025
	VND	VND
a) Short-term prepaid expenses		
- Prepaid operating lease expenses	520,318,890	-
- Others	15,247,513	65,575,197
	<u>535,566,403</u>	<u>65,575,197</u>
b) Long-term prepaid expenses		
- Expenses for consulting	962,500,000	1,581,250,000
- Others	163,507,412	102,987,553
	<u>1,126,007,412</u>	<u>1,684,237,553</u>

13. SHORT-TERM PAYABLE TO SUPPLIERS

	31/12/2024		01/01/2024	
	Value	Amounts can be	Value	Amounts can be
		paid		paid
	VND	VND	VND	VND
a) Trade payables to major suppliers				
- Vinh Nghiep Company Limited	18,563,807,740	18,563,807,740	-	-
- C&C High Class Packaging Co., Ltd.	14,429,581,518	14,429,581,518	227,418,800	227,418,800
- PHP Packaging Company Limited	13,941,237,200	13,941,237,200	-	-
- Nguyen Sang	12,147,500,000	12,147,500,000	-	-
- Hoang An Trading Printing Co., Ltd.	5,855,858,040	5,855,858,040	1,083,966,840	1,083,966,840
- TB Co., Ltd.	5,005,180,008	5,005,180,008	579,615,696	579,615,696
- Lai Hoai Company Limited	3,328,500,000	3,328,500,000	-	-
- Lan Chinh Service Trading Company Limited	1,074,729,600	1,074,729,600	1,929,960,000	1,929,960,000
- Others	32,264,501,346	32,264,501,346	7,108,318,392	7,108,318,392
	106,610,895,452	106,610,895,452	10,929,279,728	10,929,279,728
b) Trade payables to related parties	94,045,902	94,045,902	17,237,578	17,237,578

(See detailed information at Note 30)

14. Short-term Advance Payments

	30/09/2025	01/01/2025
	VND	VND
- Nguyen Thi Thanh Loan – Apartment number 2105 Starcity Nha Trang	216,976,363	216,976,363
- Nguyen Viet Tuan – Apartment number 2002 Starcity Nha Trang	364,016,364	364,016,364
- Others	1,971,975	1,971,975
	582,964,702	582,964,702

15. TAXES AND AMOUNTS PAYABLES TO THE STATE BUDGET

	Opening Balance	Opening Balance Payable	Amount Payable During the Period	Amount Paid During the Period	Closing Balance Receivable	Closing Balance Payable
	VND	VND	VND	VND	VND	VND
- Corporate income tax						
+ Corporate income tax from operating activities	4,760,610,671	-	-	-	4,760,610,671	-
+ Corporate income tax from real estate activities	1,457,975,087	-	-	-	1,457,975,087	-
- Value Added Tax	-	-	18,757,161,743	17,808,787,378	-	948,374,365
- Personal income tax	-	186,436,983	526,863,587	598,002,934	-	115,297,636
- Other tax	-	-	4,000,000	4,000,000	-	-
	<u>6,218,585,758</u>	<u>186,436,983</u>	<u>19,288,025,330</u>	<u>18,410,790,312</u>	<u>6,218,585,758</u>	<u>1,063,672,001</u>

16. SHORT-TERM ACCRUED EXPENSES

	30/09/2025	01/01/2025
	VND	VND
- Utilities expense	1,686,060,082	1,686,060,082
- Others	573,363,636	211,363,636
	2,259,423,718	1,897,423,718
Accrued expenses with related parties	117,828,434	117,828,434

(See detailed information at Note 30)

17. OTHER PAYABLES

	30/09/2025	01/01/2025
	VND	VND
a) Other short-term payables		
- Labor union fundings	11,205,500	29,521,800
- Unemployment Insurance	54,000	54,000
- Short-term deposits and collaterals received	5,273,628,372	5,273,628,372
- Others	119,866,876,297	119,866,876,297
Thang Long Pegasus Company Limited (*)	-	116,042,770,800
Others	3,687,897,608	3,824,105,497
	8,972,785,480	125,170,080,469
b) Other payables to related parties	1,871,494,188	1,871,494,188

(See detailed information at Note 30)

(*) Detailed in Note 9

18. OWNER'S EQUITY**a) Statement of changes in shareholder's equity**

	Contributed capital	Investment in development	Other equity funds	Undistributed profit	Total
	VND	VND	VND	VND	VND
As at 01/01/2024	2,000,000,000,000	4,493,439,505	6,329,814,592	(318,705,146,180)	1,692,118,107,917
Profit for the previous year	-	-	-	150,901,188,114	150,901,188,114
As at 31/12/2024	2,000,000,000,000	4,493,439,505	6,329,814,592	(167,803,958,066)	1,843,019,296,031
As at 01/01/2025	2,000,000,000,000	4,493,439,505	6,329,814,592	(167,803,958,066)	1,843,019,296,031
Profit for the current period	-	-	-	15,009,155,618	15,009,155,618
Appropriation to bonus and welfare fund	-	-	-	(936,461,280)	(936,461,280)
As at 30/09/2025	2,000,000,000,000	4,493,439,505	6,329,814,592	(153,731,263,728)	1,857,091,990,369

b) Details of owner's investment capital

	Closing balance	Ratio	Opening balance	Ratio
	VND	%	VND	%
Ocean Group Joint Stock Company	1,111,945,520,000	55.60%	1,111,945,520,000	55.60%
Others	888,054,480,000	44.40%	888,054,480,000	44.40%
	2,000,000,000,000	100%	2,000,000,000,000	100%

c) Capital transactions with owners and dividend distribution, profit sharing

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Contributed capital		
- Opening balance	2,000,000,000,000	2,000,000,000,000
- Closing balance	2,000,000,000,000	2,000,000,000,000

d) Shares

	30/09/2025	01/01/2025
Quantity of authorized issuing stocks	200,000,000	200,000,000
Quantity of issued stocks	200,000,000	200,000,000
- Common stocks	200,000,000	200,000,000
Quantity of outstanding stocks	200,000,000	200,000,000
- Common stocks	200,000,000	200,000,000
Par value per share (VND)	10,000	10,000

e) The corporation's funds

	30/09/2025	01/01/2025
	VND	VND
- Investment and development fund	4,493,439,505	4,493,439,505
	4,493,439,505	4,493,439,505

19. OFF-STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE AGREEMENT**a) Operating lease assets**

The Company currently leases its office space on the 8th floor of the Leadvisors Tower, No. 643 Pham Van Dong

b) Treatment for doubtful debts

In 2022, the Company carried out financial treatment for doubtful debts that were fully allowed according to Resolution No. 01/2022/NQ-ĐHĐCĐ-BVB dated November 23rd, 2022, of the General Meeting of Shareholders, approving Proposal No. 03/2022/TT-LYKVB-OCH dated October 20th, 2022, by the Board of Directors. Details of

Object name	Handling Year	30/09/2025	01/01/2025
		VND	VND
Short-term trade receivables		2,047,273,687	2,047,273,687
Viet Nam Info Commodity Exchange Joint Stock Company	2022	471,500,857	471,500,857
TVshopping Media Joint Stock Company	2022	557,377,711	557,377,711
Others	2022	1,018,395,119	1,018,395,119
Other short-term receivables		844,370,612,374	844,370,612,374
Mr. Ha Trong Nam	2022	586,131,347,928	586,131,347,928
VNT Company Limited	2022	201,200,820,000	201,200,820,000
Others	2022	57,038,444,446	57,038,444,446
Other long-term receivables		6,255,083,564	6,255,083,564
Ms. Dang Minh Le	2022	196,828,000	196,828,000
Ms. Dinh Thi Chang Nhung	2022	2,868,400,000	2,868,400,000
Mr. Nguyen Khoa Dien	2022	3,189,855,564	3,189,855,564
Short-term advances to suppliers	2022	86,000,000	86,000,000
Total		852,758,969,625	852,758,969,625

The company is undertaking necessary procedures to recover these outstanding debts

b) Various foreign currencies

	Unit	30/09/2025	01/01/2025
- United States Dollar (USD)	USD	201.45	201.45

20. REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Revenue from sales of goods	257,281,349,985	221,299,955,920
Revenue from provision of services	502,094,183	71,042,044
Other revenue	84,922,038	-
	257,868,366,206	221,370,997,964
Revenue from sales to related parties	254,075,696,861	221,330,997,964
<i>(See detailed information at Note)</i>		

21. SALE DEDUCTION

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Sales Discounts	1,048,000	-
Sales returns	1,100,931	-
	2,148,931	-
Sales deductions from related parties	2,148,931	-
<i>(See detailed information at Note)</i>		

22. COST OF GOODS SOLD

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Cost of goods sold	237,027,109,945	204,123,697,648
Cost of Services Provided	36,973,638	11,510,145
Cost of other operations	84,922,038	-
	237,149,005,621	204,135,207,793
Cost of goods sold to related parties	2,525,239,340	-
<i>(See detailed information at Note)</i>		

23. FINANCIAL INCOME

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Interest on deposits, loan receivables	24,811,267,294	31,687,282,686
Dividends and distributed profits	-	9,298,535,400
Others	4,886,851,430	-
	29,698,118,724	40,985,818,086
Financial income from related parties	19,143,672,545	25,221,169,190
<i>(See detailed information at Note 30)</i>		

24. FINANCIAL EXPENSES

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Provision for (Reversal of) financial investment losses	22,258,484,355	(26,750,204,632)
Reversal of provision for the liquidation of investments	-	(149,800,000)
Interest Expense	-	521,708,333
	22,258,484,355	(26,378,296,299)
Financial expenses with related parties	-	521,708,333

(See detailed information at Note 30)

25. OTHER INCOME

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Others income	1,150,094	10,000,000
	1,150,094	10,000,000

26. OTHER EXPENSES

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Other expenses	441,118,180	11,495,181
	441,118,180	11,495,181

27. CURRENT CORPORATE INCOME TAX EXPENSES

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Corporate income tax on primary business operations		
Accounting profit before tax	15,009,155,618	65,526,625,822
Adjustments increase	307,200,103	11,495,181
- Non - deductible expenses	307,200,103	11,495,181
Adjustments decrease	-	-
Taxable Income	15,316,355,721	65,538,121,003
Corporate income tax rate	20%	20%
Corporate income tax payable at the beginning of the period from operating	(4,760,610,671)	(4,760,610,671)
Corporate income tax payable at the end of the period from primary business	(4,760,610,671)	(4,760,610,671)
Corporate Income Tax from real estate business activities		
Corporation income tax payable at the beginning of the year of real estate business activities	(1,457,975,087)	(1,457,975,087)
Total accounting profit from real estate business activities	-	-
Income subject to corporate income tax	-	-
Corporate income tax rate	20%	20%
Corporate income tax expense payable at the end of the period of real estate business activities	(1,457,975,087)	(1,457,975,087)
Total current corporate income tax expenses	-	-
Total corporate income tax payable at the end of the period	(6,218,585,758)	(6,218,585,758)

28. DEFERRED INCOME TAX**a) Deferred tax assets**

	30/09/2025	01/01/2025
	VND	VND
- Deferred tax assets related to deductible temporary differences	56,893,692	56,893,692
Deferred tax asset	56,893,692	56,893,692

29. FINANCIAL INSTRUMENTS

Types of financial instruments of the Company include:

	30/09/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Financial Asset				
Cash and cash equivalents	23,162,290,020	-	53,415,041,718	-
Trade receivables and other	379,101,776,608	-	233,373,742,851	-
Loans	453,662,266,604	-	439,016,266,604	-
Short-term investments	38,000,000,000	-	26,600,000,000	-
Long-term investments	4,423,700,000	(4,423,700,000)	4,423,700,000	(4,423,700,000)
	898,350,033,232	(4,423,700,000)	756,828,751,173	(4,423,700,000)
Financial liabilities				
Accounts payable, other payables			115,583,680,932	20,056,589,397
Accrued expenses			2,259,423,718	1,897,423,718
			117,843,104,650	21,954,013,115

Financial assets and financial liabilities are not fair valued at the end of the reporting period according to Circular 210/2009/TT-BTC and other current regulations, which require the presentation of Financial Statements and Notes to the Financial Statements for financial instruments but do not provide equivalent guidance for the valuation and recognition of fair value of financial assets and financial liabilities, except for provisions for doubtful receivables as detailed in the relevant Notes.

Financial risk management

Company's financial risks include market risk, credit risk, and liquidity risk. Company has established a control system to ensure a reasonable balance between the cost of risk incurred and the cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure a reasonable balance between risk and risk control.

Market Risk

Company's business operations will be mainly affected by changes in interest rates.

Interest Rate Risk

Company is exposed to interest rate risk due to the fact that the fair value of future cash flows of a financial instrument will fluctuate with changes in market interest rates when Company incurs deposits with or without a fixed term, loans and borrowings with floating interest rates. Company manages interest rate risk by analyzing market competition to obtain interest rates that are beneficial for Company's objectives.

Credit Risk

Credit risk is the risk that a party to a contract will be unable to fulfill its obligations, resulting in financial losses for the Company.

Accounts Receivable

The Company minimizes credit risk by only transacting with financially sound entities and the accounts receivable staff regularly monitors receivables to expedite collection. Based on this and the fact that the Company's receivables are related to many different customers, credit risk is not concentrated on any particular customer.

Bank deposits

A significant portion of the Company's bank deposits are held with large, reputable Vietnamese banks. The Company considers the credit risk concentration on bank deposits to be low.

Liquidity Risk

Liquidity risk is the risk that the Company will face difficulties in meeting its financial obligations due to a lack of funds. Liquidity risk of the Company mainly arises from the fact that financial assets and financial liabilities have different maturity dates.

The maturity of financial liabilities is based on the expected payment schedule according to the contract (based on the cash flow of the principal) as follows:

	Less than 1 year	From 1 years to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 31/12/2024				
Accounts payable, other payables	115,583,680,932	-	-	115,583,680,932
Accrued expenses	2,259,423,718	-	-	2,259,423,718
	117,843,104,650	-	-	117,843,104,650
As at 01/01/2024				
Accounts payable, other payables	20,056,589,397	-	-	20,056,589,397
Accrued expenses	1,897,423,718	-	-	1,897,423,718
	21,954,013,115	-	-	21,954,013,115

The company believes that the risk concentration for debt repayment is manageable. The company has the ability to pay due debts from cash flow from business activities and proceeds from maturing financial assets.

30. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

During the period, the Company has entered into its significant transactions and balances with related parties as

Transactions arising during the period

	Relationship	Từ 01/01/2025 – 30/09/2025	Từ 01/01/2024– 30/09/2024
		VND	VND
Revenue from sales of goods and rendering of services		254,075,696,861	221,330,997,964
Givral Bakery Joint Stock Company	Indirect subsidiary	56,091,557,938	53,581,237,485
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	197,742,044,740	167,718,718,435
Evening Star Nha Trang Joint Stock Company	Subsidiaries	242,094,183	31,042,044
Revenue deductions		2,148,931	-
Givral Bakery Joint Stock Company	Indirect subsidiary	1,100,931	-
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	1,048,000	-
Cost of Goods Sold		2,525,239,340	-
Givral Bakery Joint Stock Company	Indirect subsidiary	554,660,146	-
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	1,933,605,556	-
Evening Star Nha Trang Joint Stock Company	Subsidiaries	36,973,638	-
Purchases of goods and services		467,570,747	242,918,787
Givral Bakery Joint Stock Company	Indirect subsidiary	140,304,846	134,127,564
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	121,847,304	53,172,203
Evening Star Nha Trang Joint Stock Company	Subsidiaries	172,912,311	55,619,020
Fuji Food Joint Stock Company	Indirect subsidiary	32,506,286	(*)
Interest income		19,143,672,545	15,922,633,790
Evening Star Nha Trang Joint Stock Company	Subsidiaries	5,119,675,165	5,138,428,553
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	2,290,413,056	-
Givral Bakery Joint Stock Company	Indirect subsidiary	11,099,208,333	10,122,777,777
Viptour – Togi Joint Stock Company	Subsidiaries	34,833,333	-
Tin Phat Icecream Joint Stock Company	Indirect subsidiary	599,542,658	661,427,460
Dividend		-	9,298,535,400
Leadvisors Special Opportunity Fund	Subsidiaries	-	9,298,535,400
Interest Expense		-	521,708,333
Givral Bakery Joint Stock Company	Indirect subsidiary	-	521,708,333
Balance as of the end of the reporting period:			
	Relationship	30/09/2025	01/01/2025
		VND	VND
Short-term receivables from related parties		148,707,260,937	561,387,176
Givral Bakery Joint Stock Company	Indirect subsidiary	35,481,107,687	38,220,587,663
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	113,226,153,250	561,387,176
Evening Star Nha Trang Joint Stock Company	Subsidiaries	266,303,601	-
Prepayments to suppliers		207,742,527	-
Evening Star Nha Trang Joint Stock Company	Subsidiaries		-
		207,742,527	

Receivables on loans		453,662,266,604	439,016,266,604
Evening Star Nha Trang Joint Stock Company	Subsidiaries	90,016,266,604	90,016,266,604
Givral Bakery Joint Stock Company	Indirect subsidiary	335,800,000,000	280,000,000,000
Viptour – Togi Joint Stock Company	Subsidiaries	2,000,000,000	-
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	25,846,000,000	69,000,000,000
Held-to-maturity short-term investments		105,819,657,693	107,906,300,000
Evening Star Nha Trang Joint Stock Company	Subsidiaries	100,000,000,000	100,000,000,000
Tin Phat Icecream Joint Stock Company	Indirect subsidiary	5,819,657,693	7,906,300,000
Other receivables		52,680,698,957	51,504,991,570
Givral Bakery Joint Stock Company	Indirect subsidiary	25,618,374,999	14,519,166,666
Evening Star Nha Trang Joint Stock Company	Subsidiaries	26,185,881,604	36,066,206,439
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	640,532,222	717,083,333
Tin Phat Icecream Joint Stock Company	Indirect subsidiary	201,076,799	202,535,132
Viptour – Togi Joint Stock Company	Subsidiaries	34,833,333	-
Short-term trade payables		94,045,902	17,237,578
Givral Bakery Joint Stock Company	Indirect subsidiary	86,460,200	3,160,050
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	7,585,702	9,345,335
Evening Star Nha Trang Joint Stock Company	Subsidiaries	-	4,732,193
Other payable expenses		117,828,434	117,828,434
Dai Duong Group Joint Stock Company	Parent company	117,828,434	117,828,434
Other payables		1,871,494,188	1,871,494,188
Givral Bakery Joint Stock Company	Indirect subsidiary	1,067,958,333	1,067,958,333
Dai Duong Group Joint Stock Company	Parent company	803,535,855	803,535,855

(*) Not considered a related party from January 01, 2024, to September 30, 2024.

The income of members of the Board of Directors, the Board of Supervisors, and the Board of General Management

	Position	Remunerations	Bonuses	Total income
		VND	VND	VND
Remunerations of Board of Directors				
Nguyen Thu Hang	Chairman	180,000,000	4,500,000	184,500,000
Huynh Minh Viet	Member	90,000,000	4,000,000	94,000,000
Hoang Thuy Van	Member	90,000,000	4,500,000	94,500,000
Nguyen Dung Minh	Member	90,000,000	4,000,000	94,000,000
Dinh Hoai Nam	Member	90,000,000	4,000,000	94,000,000
Total		540,000,000	21,000,000	561,000,000
Remunerations of the Supervisory Board				
Duong Thi Mai Huong	Head of the	90,000,000	4,500,000	94,500,000
Le Thi Bich Hanh	Member	45,000,000	4,500,000	49,500,000
Tran Thi Kim Oanh	Member	30,000,000	2,500,000	32,500,000
	(Dismissed on June			
Trinh Thi Hang	Member	15,000,000	2,000,000	17,000,000
	(Appointed on June			
Total		180,000,000	13,500,000	193,500,000

Salaries and bonuses of the Board of Management

	Position	Salaries	Bonuses	Total income
		VND	VND	VND
Le Dinh Quang	Deputy General Director (Appointed on January 15, 2025)	900,143,700	5,000,000	905,143,700
Total		900,143,700	5,000,000	905,143,700

31 COMPARATIVE FIGURES

The figures presented in the Balance Sheet are compared with those in the separate financial statements for the fiscal year ended December 31, 2024, which were audited by CPA Vietnam Auditing Co., Ltd. The comparative figures in the Statement of Comprehensive Income and the Statement of Cash Flows are compared with those in the third quarter financial statements of 2024 that were previously disclosed.

32. EXPLANATION OF CHANGES IN FIGURES PRESENTED IN THE STATEMENT OF COMPREHENSIVE INCOME

(This explanation is provided pursuant to the provisions of Circular No. 96/2020/TT-BTC dated November 16, 2020, guiding the disclosure of information on the securities market.)

Profit after tax for the third quarter of 2025 recorded a profit of VND 19.2 billion, which was VND 75 billion lower than that of the third quarter of 2024. Details are as follows:

1. Net revenue for the third quarter of 2025 reached VND 195.1 billion, an increase of VND 28.6 billion, equivalent to a 17% rise compared to the same period last year.
2. Cost of goods sold: In the third quarter of 2025, the cost of goods sold was VND 181 billion, an increase of VND 26.7 billion compared to the third quarter of 2024, equivalent to a 17% increase year-on-year. The increase in cost of goods sold was in line with the increase in revenue.
3. Financial income: For the third quarter of 2025, financial income was VND 8.5 billion, a decrease of VND 2 billion, equivalent to a 19% decline compared to the same period in 2024, mainly due to a decrease in interest income from bank deposits.
4. Financial expenses: For the third quarter of 2025, financial expenses amounted to a negative VND 0.852 billion, compared to a negative VND 77.686 billion in the same period of 2024, as the Company reversed provisions for financial investments in previous years.
5. General and administrative expenses: For the third quarter of 2025, general and administrative expenses were VND 4 billion, a decrease of nearly VND 2 billion compared to the same period last year, equivalent to a 33% reduction. The decrease was mainly due to the completion of certain expense allocations in the previous year and the Company's efforts to streamline operating and administrative costs.

Hanoi, October 30, 2025

Preparer



Do Le Anh

Chief Accountant



Pham Tien Thanh

General Director



Nguyen Duc Minh

Số: 01 /2025/UQ – OCH

Hà Nội, ngày 15 tháng 01 năm 2025

GIẤY ỦY QUYỀN

- Căn cứ Bộ Luật dân sự năm 2015;
- Căn cứ Điều lệ hoạt động Công ty Cổ phần One Capital Hospitality,

Bên ủy quyền:

Bà : **NGUYỄN THU HẰNG**

Chức vụ: Chủ tịch Hội đồng Quản trị - Người đại diện theo pháp luật

CÔNG TY CỔ PHẦN ONE CAPITAL HOSPITALITY

Giấy chứng nhận ĐKDN số: 0800338870 do Sở kế hoạch và đầu tư TP Hà Nội đăng ký lần đầu ngày 24/7/2006, Đăng ký thay đổi lần thứ 17 ngày 10/5/2022.

Địa chỉ trụ sở: Tầng 23, Tòa nhà Leadvisors Tower, số 643 Phạm Văn Đồng, phường Cổ Nhuế 1, quận Bắc Từ Liêm, TP Hà Nội.

Bên được ủy quyền:

Ông: NGUYỄN ĐỨC MINH

Chức vụ: Tổng giám đốc Công ty cổ phần One Capital Hospitality

Điều 1: Nội dung ủy quyền:

Bằng giấy ủy quyền này, ông Nguyễn Đức Minh được thay mặt chủ tịch Hội đồng Quản trị, Người đại diện theo pháp luật của Công ty quyết định toàn bộ các nội dung và ký kết các văn bản, tài liệu liên quan đến hoạt động kinh doanh của Công ty, bao gồm và không giới hạn:

1. Văn bản liên quan đến vấn đề lao động bao gồm: Văn bản liên quan đến tuyển dụng (gửi đến các cơ quan tổ chức liên quan: trường đại học, cao đẳng, hội chợ việc làm) hoặc thực tập tại doanh nghiệp, thư mời làm việc, văn bản đăng ký nội quy lao động, thông báo Thỏa ước lao động tập thể, thang bảng lương, báo cáo về lao động, nhân sự gửi các cơ quan chức năng và tất cả các vấn đề khác liên quan đến vấn đề lao động của Công ty; ngoại trừ: hợp đồng thử việc, hợp đồng lao động, các quyết định tiền lương, phụ cấp, bảo hiểm, giới thiệu, bổ nhiệm, miễn nhiệm, điều động, xử lý kỷ luật, thôi việc;



2. Văn bản liên quan đến thuế bao gồm: Hồ sơ khai thuế, quyết toán, bao gồm cả bảng biểu, mẫu biểu kèm theo hồ sơ thuế gửi tới cơ quan thuế và tất cả các hồ sơ và/hoặc văn bản giao dịch khác có liên quan đến quyền và nghĩa vụ thuế của Công ty theo đúng quy định về Luật quản lý thuế và các văn bản quy phạm pháp luật có liên quan;

3. Hóa đơn Giá trị gia tăng và các văn bản, tài liệu khác có liên quan;

4. Các hợp đồng, thỏa thuận dân sự, thương mại của Công ty, các văn bản tài liệu, hợp đồng khác liên quan đến các giao dịch, hoạt động kinh doanh của Công ty thuộc thẩm quyền của Người đại diện pháp luật của Công ty theo quy định tại Điều lệ Công ty. Đối với các hợp đồng, giao dịch vượt quá thẩm quyền thì Bên được ủy quyền chỉ thực hiện sau khi có văn bản phê duyệt theo thẩm quyền của Hội đồng quản trị hoặc Đại hội đồng cổ đông theo quy định của Điều lệ và các Quy chế nội bộ khác của Công ty;

5. Văn bản, công văn giao dịch, biên bản làm việc với cơ quan chức năng, đối tác, khách hàng, nhà cung cấp, nhà thầu hoặc bất cứ bên thứ ba nào liên quan đến hoạt động của Công ty theo thẩm quyền của Tổng Giám đốc, trong trường hợp vượt quá thẩm quyền thì Bên được ủy quyền chỉ thực hiện sau khi có văn bản phê duyệt theo thẩm quyền của Hội đồng quản trị hoặc Đại hội đồng cổ đông;

6. Báo cáo tài chính; các hồ sơ, văn bản giữa Công ty với các đơn vị kiểm toán, cơ quan nhà nước, đối tác liên quan tới sổ sách kế toán, báo cáo tài chính.

7. Quyết định và ký các báo cáo theo quy định của cơ quan chức năng liên quan đến hoạt động của Công ty (bao gồm cả định kỳ và đột xuất);

8. Sao y tất cả các bản chính các văn bản, tài liệu của Công ty ngoại trừ văn bản, tài liệu đó có quy định khác.

Điều 2: Trách nhiệm của bên được ủy quyền

1. Thực hiện đúng nội dung và phạm vi được ủy quyền.

2. Chịu trách nhiệm trước bên ủy quyền, Công ty và pháp luật về các quyết định của mình liên quan đến nội dung được ủy quyền.

3. Không được phép ủy quyền lại cho bên thứ ba trừ khi có sự đồng ý bằng văn bản của Bên ủy quyền. *for*

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Điều 3: Điều khoản thực hiện:

1. Giấy ủy quyền này có hiệu lực kể từ ngày ký và chấm dứt khi xảy ra một trong các trường hợp sau (tùy thời điểm nào đến trước):

- Có văn bản khác thay thế/hủy bỏ ủy quyền này; hoặc
- Khi Bên ủy quyền/Bên được ủy quyền bị miễn nhiệm và/hoặc chấm dứt quan hệ lao động với Công ty Cổ phần One Capital Hospitality; hoặc
- Trong các trường hợp chấm dứt ủy quyền theo quy định pháp luật.

2. Việc sửa đổi, bổ sung, thay thế, chấm dứt nội dung/ hiệu lực thi hành văn bản ủy quyền này do Bên ủy quyền quyết định.

Giấy Ủy quyền này được lập thành 03 (ba) bản gốc, có giá trị pháp lý như nhau, mỗi bên giữ 01 (một) bản và 01 (một) bản lưu tại văn phòng Công ty Cổ phần One Capital Hospitality. *for*

BÊN ĐƯỢC ỦY QUYỀN
Tổng giám đốc



NGUYỄN ĐỨC MINH

BÊN ỦY QUYỀN
Chủ tịch HĐQT



NGUYỄN THU HẰNG

