

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

CÔNG TY CỔ PHẦN ONE CAPITAL HOSPITALITY

Hà Nội, ngày 30 tháng 01 năm 2026/

Hanoi, 30th January 2026

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

Digitally signed by CÔNG TY CỔ PHẦN
ONE CAPITAL HOSPITALITY
DN: c=VN, st=HÀ NỘI, l=Quận Bắc Từ
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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 IV 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 IV, 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 IV 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: 30/01/2026 tại đường dẫn: <http://och.vn/cong-bo-thong-tin/> This information was published on the company's website on: 30th January 2026 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.

**Tài liệu đính kèm/
Attached file:**

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

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)



TỔNG GIÁM ĐỐC
Nguyễn Đức Minh



SEPARATE FINANCIAL STATEMENTS

ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

Quarter IV 2025

ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

23rd floor, Leadvisors Tower, 643 Pham Van Dong, Co Nhue 1 Ward, Bac Tu Liem District, Hanoi

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SEPARATE STATEMENT OF BALANCE SHEET

As at 31st December 2025

Code	ASSETS	Note	31/12/2025	01/01/2025
			VND	VND
100	A. SHORT-TERM-ASSETS		191,984,626,141	268,778,693,214
110	I. Cash and cash equivalents		7,746,557,384	53,415,041,718
111	1. Cash		7,746,557,384	12,415,041,718
112	2. Cash equivalents		-	41,000,000,000
120	II. Short-term financial investments		27,000,000,000	26,600,000,000
123	1. Held-to-maturity investments		27,000,000,000	26,600,000,000
130	III. Short-term receivables		146,158,206,522	60,558,633,523
131	1. Short-term trade receivables		47,679,813,636	39,703,974,268
132	2. Short-term advances to suppliers		450,000	19,407,666,000
135	3. Short-term loan receivables		95,646,000,000	-
136	4. Other short-term receivables		2,831,942,886	1,446,993,255
140	IV. Inventories		4,583,860,606	120,655,722,041
141	1. Inventories		4,583,860,606	222,908,948,814
149	2. Allowances for decline in value of inventories		-	(102,253,226,773)
150	V. Other short-term assets		6,496,001,629	7,549,295,932
151	1. Short-term prepaid expenses		97,078,846	65,575,197
152	2. Deductible value-added tax		180,337,025	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		1,704,947,285,798	1,715,309,543,810
210	I. Long-term receivables		650,152,917,763	631,239,041,932
215	1. Long-term loan receivables		472,516,266,604	439,016,266,604
216	2. Other long-term receivables		177,636,651,159	192,222,775,328
220	II. Fixed assets		1,475,071,001	668,714,224
221	1. Tangible fixed assets		1,437,946,001	668,714,224
222	- Historical cost		2,938,894,810	3,103,204,265
223	- Accumulated depreciation		(1,500,948,809)	(2,434,490,041)
227	2. Intangible fixed assets		37,125,000	-
228	- Historical cost		446,708,682	397,208,682
229	- Accumulated amortization		(409,583,682)	(397,208,682)
250	V. Long-term financial investments		1,052,359,052,693	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		(805,268,038,518)	(804,817,234,409)
255	4. Held to maturity investments		70,319,657,693	91,906,300,000
260	VI. Other long-term assets		960,244,341	1,741,131,245
261	1. Long-term prepaid expenses		903,350,649	1,684,237,553
262	2. Deferred income tax assets		56,893,692	56,893,692
270	TOTAL ASSETS		1,896,931,911,939	1,984,088,237,024

SEPARATE STATEMENT OF BALANCE SHEET

As at 31st December 2025

Cod	RESOURCES	Note	31/12/2025	01/01/2025
			VND	VND
300	C. LIABILITIES		25,104,975,291	141,068,940,993
310	I. Short-term liabilities		25,104,975,291	141,068,940,993
311	1. Short-term trade payables		11,768,874,242	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		162,107,736	186,436,983
314	4. Payables to employees		1,062,357,085	1,203,917,135
315	5. Short-term accrued expenses		1,912,423,718	1,897,423,718
319	6. Other short-term payables		7,862,681,570	125,170,080,469
322	7. Bonus and welfare fund		1,753,566,238	1,098,838,258
400	D. OWNER'S EQUITY		1,871,826,936,648	1,843,019,296,031
410	I. Owner's equity		1,871,826,936,648	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		4,493,439,505	4,493,439,505
420	4. Other equity funds		6,329,814,592	6,329,814,592
421	5. Undistributed profit after tax		(138,996,317,449)	(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		29,744,101,897	150,901,188,114
440	TOTAL LIABILITIES AND OWNER'S EQUITY		1,896,931,911,939	1,984,088,237,024

Hanoi, January 30, 2026

Preparer

Chief Accountant

General Director



Do Le Anh



Pham Tien Thanh



Nguyen Duc Minh

SEPARATE STATEMENT OF INCOME

Quarter IV 2025

Code	Items	Note	Quarter IV 2025	Quarter IV 2024	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
			VND	VND	VND	VND
01	1. Revenue from sales of goods and provision of services	20	32,983,811,992	30,367,023,516	290,852,178,198	251,738,021,480
02	2. Revenue deductions	21	664,848	2,391,574	2,813,779	2,391,574
10	3. Net revenues from sales of goods and provision of services		32,983,147,144	30,364,631,942	290,849,364,419	251,735,629,906
11	4. Cost of goods sold	22	29,950,528,600	27,211,458,503	267,099,534,221	231,346,666,296
20	5. Gross profits from sales of goods and provision of services		3,032,618,544	3,153,173,439	23,749,830,198	20,388,963,610
21	6. Financial income	23	9,462,889,249	10,584,329,224	39,161,007,973	51,570,147,310
22	7. Financial expenses	24	(9,655,671,516)	19,959,253,320	12,602,812,839	(6,419,042,979)
23	In which: Interest expenses		-	1,922,352,799	-	2,444,061,132
25	8. Selling expenses		-	-	31,206,604	-
26	9. General administrative expenses		7,982,043,246	8,407,114,915	20,658,558,961	27,478,898,468
30	10. Net profits from operating activities		14,169,136,063	(14,628,865,572)	29,618,259,767	50,899,255,431
31	11. Other income	25	297,717,350	100,003,427,864	298,867,444	100,013,427,864
32	12. Other expenses	26	(268,092,866)	-	173,025,314	11,495,181
40	13. Profits from other activities		565,810,216	100,003,427,864	125,842,130	100,001,932,683
50	14. Total net profit before tax		14,734,946,279	85,374,562,292	29,744,101,897	150,901,188,114
51	15. Current corporate income tax expenses	27	-	-	-	-
52	16. Deferred corporate income tax expenses		-	-	-	-
60	17. Profits after corporate income tax		14,734,946,279	85,374,562,292	29,744,101,897	150,901,188,114

Preparer



Do Le Anh

Chief Accountant



Pham Tien Thanh

General Director



 Nguyen Duc Minh

Hanoi, January 30, 2026

SEPARATE STATEMENT OF CASH FLOWS

Quarter IV 2025
(Indirect Method)

Code	Items	Note	From 01/01/2025 to	From 01/01/2024 to
			31/12/2025	31/12/2024
			VND	VND
	I. Cash flows from operating activities:			
01	1. Profit before tax		29,744,101,897	150,901,188,114
	2. Adjustments for		(128,953,968,684)	(157,813,615,706)
02	- Depreciation of fixed assets and investment properties		148,362,314	175,574,583
03	- Allowances and provisions		(89,650,413,934)	(18,775,342,749)
04	- Unrealized foreign exchange gains or losses		(165,995)	(231,869)
05	- Gains (losses) from investment activities		(39,451,751,069)	(141,657,676,803)
06	- Interest expenses		-	2,444,061,132
08	3. Operating profit before changes in working capital		(99,209,866,787)	(6,912,427,592)
09	- Increase (Decrease) in receivables		47,077,777,771	268,481,268,643
10	- Increase (Decrease) in inventories		218,325,088,208	(60,596,812)
11	- Increase (Decrease) in payables (excluding interest payables and corporate income tax payables)		(115,637,377,656)	2,791,276,455
12	- Increase/(Decrease) in prepaid expenses		749,383,255	5,295,564,020
14	- Interest paid		-	(1,922,352,799)
17	- Other cash outflows from operating activities		(281,733,300)	(315,504,240)
20	Net cash flows from operating activities		51,023,271,491	267,357,227,675
	II. Cash flows from investing activities		-	-
21	1. Purchase and construction of fixed assets and other long-term assets		(1,043,810,000)	-
22	2. Proceeds from disposals of fixed assets and other long-term assets		320,000,000	-
23	3. Loans to other entities and payments for purchase of debt instruments of other entities		(179,800,000,000)	(75,000,000,000)
24	4. Collections from borrowers and proceeds from sale of debt instruments of other entities		71,154,000,000	7,020,000,000
25	5. Payments for investments in other entities		(310,291,670,000)	(200,138,972,800)
26	6. Proceeds from equity investment in other entities		310,290,670,000	1,054,800,000
27	7. Proceeds from interest, dividends and distributed profits		12,678,888,180	36,432,726,305
30	Net cash flows from investing activities		(96,691,921,820)	(230,631,446,495)
	III. Cash flows from financing activities		-	-
33	1. Proceed from borrowing		-	307,000,000,000
34	2. Repayment of principal		-	(352,000,000,000)
40	Net cash flows from financial activities		-	(45,000,000,000)
50	Net cash flows during period		(45,668,650,329)	(8,274,218,820)
60	Cash and cash equivalents at the beginning of the fiscal year		53,415,041,718	61,689,028,669
61	Impact of exchange rate fluctuation		165,995	231,869
70	Cash and cash equivalents at the end of the period	03	7,746,557,384	53,415,041,718

Preparer

Do Le Anh

Chief Accountant

Pham Tien Thanh

General Director

Nguyen Duc Minh



NOTES TO THE SEPARATE FINANCIAL STATEMENTS*Quarter IV 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 IV 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 estate;
- 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 of goods sold in the year.

2.21 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.

2.22. 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 taxable temporary differences.

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 Fourth Quarter 2025.

2.23. 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 companies;
- 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

	31/12/2025	01/01/2025
	VND	VND
Cash	2,533,882,828	5,053,866,809
Demand deposits in banks	5,212,674,556	7,361,174,909
Cash equivalents	-	41,000,000,000
	7,746,557,384	53,415,041,718

4. FINANCIAL INVESTMENT

a) Held to maturity investments

	31/12/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Short-term investments	27,000,000,000	-	26,600,000,000	-
- <i>Term deposits</i>	-	-	600,000,000	-
- <i>Other investments</i>	27,000,000,000	-	26,000,000,000	-
	-	-	-	-
Long-term investments	70,319,657,693	-	91,906,300,000	-
- <i>Other investments</i>	70,319,657,693	-	91,906,300,000	-
	97,319,657,693	-	118,506,300,000	-

b) Equity investments in other entities

	31/12/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Investments in subsidiaries	1,782,883,733,518	(800,844,338,518)	1,790,147,890,818	(800,393,534,409)
- Tan Viet Joint Stock Company	109,493,338,104	(20,343,307,523)	109,493,338,104	(27,127,055,675)
- Givral Bakery Joint Stock Company	-	-	337,264,960,000	-
- Viptour - Togi Joint Stock	347,294,600,000	(264,606,959,792)	347,294,600,000	(256,744,377,916)
- Evening Star Nha Trang Joint Stock Company (Formerly:	790,804,325,414	(515,894,071,203)	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	-	-	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 Company	4,423,700,000	(4,423,700,000)	4,423,700,000	(4,423,700,000)
	1,787,307,433,518	(805,268,038,518)	1,794,571,590,818	(804,817,234,409)

Investment in Subsidiaries

Details of the Company's subsidiaries as of 31/12/2025, are as follows:

Company name	Location	Benefit rate	Voting rate	Main activities
- One Capital Consumer Joint Stock Company	Ha Noi	62.53%	62.57%	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

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Receivables from customers with significant balances				
- Givral Bakery Joint Stock Company	42,748,229,132	-	38,220,587,663	-
- Trang Tien Icecream Joint Stock Company	3,656,540,157	-	561,387,176	-
- Others	1,275,044,347	-	921,999,429	-
	47,679,813,636	-	39,703,974,268	-
b) Receivable from related parties	46,757,814,207	-	38,781,974,839	-

(See detailed information at Note 30)

6. SHORT-TERM ADVANCES TO SUPPLIERS

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
- Investment and Tourism One Member Limited Liability Company is now Viet Nam Investment Promotion And Tourism Joint Stock Company	-	-	18,267,900,000	-
- Others	450,000	-	1,139,766,000	-
	450,000	-	19,407,666,000	-

(*) The deposit for the acquisition of 3,853,010 shares of Viptour – Togi Joint Stock Company (a subsidiary), placed in the jointly held bank account between the Company and Tourism and Investment Promotion Joint Stock Company (formerly Tourism and Investment Promotion One Member Limited Liability Company, abbreviated as Viptour) opened at Ocean Commercial One Member Limited Liability Bank (now Vietnam Modern Bank One Member Limited Liability Bank), has been released, and the principal amount of VND 18,267,900,000 together with accrued deposit interest has been refunded to the Company. In addition, pursuant to Appellate Judgment No. 10/2025/KDTM-PT dated 10 April 2025 issued by the High People's Court in Hanoi, Viptour is required to refund to the Company an amount of VND 20,300,000,000 previously received and to compensate for damages amounting to VND 15,259,760,274.

7. LOANS RECEIVABLE

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term loan receivable				
- Givral Bakery JSC (2)	67,800,000,000	-	-	-
- Viptour – Togi JSC (4)	2,000,000,000	-	-	-
- Trang Tien Icecream JSC (3)	25,846,000,000	-	-	-
	95,646,000,000	-	-	-
b) Long-term loan receivable				
- Evening Star Nha Trang JSC (1)	90,016,266,604	-	90,016,266,604	-
- Givral Bakery JSC (2)	280,000,000,000	-	280,000,000,000	-
- Trang Tien Icecream JSC (3)	-	-	69,000,000,000	-
- One Capital Consumer JSC (5)	102,500,000,000	-	-	-
	472,516,266,604	-	439,016,266,604	-
c) Receivable from related parties	568,162,266,604	-	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 agreement No. 05/2016/TTHTV/OCH-SHNT dated 31 March 2016, together with the amended appendices. The capital support term expires on 31 March 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 2,987,637,392.

Capital support agreement No. 07/2016/TTHTV/OCH-SHNT dated 1 June 2016, together with the amended appendices. The capital support term expires on 1 June 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 9,900,000,000.

Capital support agreement No. 08/2016/TTHTV/OCH-SHNT dated 30 June 2016, together with the amended appendices. The capital support term expires on 30 June 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 3,000,000,000.

Capital support agreement No. 09/2016/TTHTV/OCH-SHNT dated 28 July 2016, together with the amended appendices. The capital support term expires on 28 July 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 5,300,000,000.

+ Capital support agreements No. 15A/2016 dated 8 November 2016, No. 15B/2016 dated 14 November 2016 and No. 15C/2016 dated 29 November 2016, together with the interest rate amendment appendices. The capital support term expires on 15 January 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 8,473,000,000.

+ Capital support agreements No. 01/2017 dated 4 January 2017 and No. 02/2017 dated 16 November 2017, together with the interest rate amendment appendices. The capital support term expires on 15 January 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 7,098,000,000.

+ Capital support agreement No. 01/2018 dated 20 March 2018, together with the interest rate amendment appendix. The capital support term expires on 15 January 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 11,500,000,000.

- + Capital support agreement No. 02/2018 dated 30 May 2018, together with the interest rate amendment appendix. The capital support term expires on 15 January 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 2,500,000,000.
- + Capital support agreement No. 01/2019 dated 1 April 2019, together with the interest rate amendment appendix. The capital support term expires on 15 January 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 2,000,000,000.
- + Capital support agreement No. 02/2020 dated 30 June 2020, together with the interest rate amendment appendix. The capital support term expires on 31 December 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to 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 dated 30 March 2022, together with the interest rate amendment appendix. The capital support term expires on 31 December 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 2,740,000,000.
- + Capital support agreement No. 02/2022 dated 8 September 2022. The capital support term expires on 31 December 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 4,600,000,000.
- + Capital support agreement No. 03/2022 dated 30 November 2022. The capital support term expires on 31 December 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 6,400,000,000.
- + Capital support agreement No. 3105/2023 dated 31 May 2023. The capital support term expires on 31 December 2029, with an interest rate of 7.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 1,085,699,604.

(2) Loan to Givral Joint Stock Company:

- + Capital support contract No. 3107/HDHTV/OCH-GIVRAL dated 31 July 2023, together with Appendix No. 03/2023/PLHTV/OCH-GIVRAL dated 5 December 2023. The capital support term expires on 5 December 2033, with an interest rate of 4.75% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 280,000,000,000.
- + Appendices No. 05/2025/PLHTV/OCH-GIVRAL dated 2 April 2025, No. 06/2025/PLHTV/OCH-GIVRAL dated 22 May 2025, No. 07/2025/PLHTV/OCH-GIVRAL dated 26 May 2025, No. 08/2025/PLHTV/OCH-GIVRAL dated 3 September 2025 and No. 11/2025/PLHTV/OCH-GIVRAL dated 26 December 2025 to the capital support agreement, amending the interest rate from 4.75% per annum to 5.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 67,800,000,000.

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

- + Capital support contract No. 01/2023/HTV/OCH-KTT dated 21 February 2023, together with Appendix No. 04/01/2023/PLHTV/OCH-KTT dated 22 October 2024. The capital support term expires on 22 October 2026, with an interest rate of 5% per annum. Outstanding principal balance as at 31 December 2025 amounted to 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 9 June 2025 between OCH and Viptour – Togi Joint Stock Company. The capital support term expires on 31 December 2026, with a capital usage fee of 5.5% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 2,000,000,000.

(5) Loans to One Capital Consumer Joint Stock Company are as follows:

- + Capital support agreements No. 01/2025/PLHTV/OCH-OCC, No. 02/2025/PLHTV/OCH-OCC and No. 03/2025/PLHTV/OCH-OCC dated 19 December 2025 between OCH and One Capital Consumer Joint Stock Company. The capital support term expires on 22 December 2027, with a capital usage fee of 7% per annum. Outstanding principal balance as at 31 December 2025 amounted to VND 102,500,000,000.

8. OTHER RECEIVABLES

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Other short-term receivables				
- Advances	378,772,389	-	178,939,522	-
- Short-term Deposits and Collaterals	5,000,000	-	5,000,000	-
- Other receivables	2,448,170,497	-	1,263,053,733	-
+ VietinBank - Ba Dinh Branch	299,793,972	-	570,824,657	-
+ Interest receivable on loans to Trang Tien Ice Cream JSC	330,254,444	-	-	-
+ Interest receivable on loans to Givral Bakery JSC	656,516,667	-	-	-
+ Interest receivable on loans to Tin Phat Icecream JSC	137,118,466	-	202,535,132	-
+ Others	1,024,486,948	-	489,693,944	-
	2,831,942,886	-	1,446,993,255	-
b) Other Long-term receivables				
- Long-term deposits and Collaterals	106,520,318,890	-	140,920,318,890	-
+ VietinBank - Ba Dinh Branch	105,400,000,000	-	140,400,000,000	-
+ Others	1,120,318,890	-	520,318,890	-
- Interest receivable on loans to Givral Bakery JSC	28,003,888,888	-	14,519,166,666	-
- Interest receivable on loans to Evening Star Nha Trang JSC	42,911,193,381	-	36,066,206,439	-
- Interest receivable on loans to Trang Tien Ice Cream JSC	-	-	717,083,333	-
- Interest receivable on loans to One Capital Consumer JSC	201,250,000	-	-	-
	177,636,651,159	-	192,222,775,328	-
c) Receivable from related parties	72,197,513,587	-	51,504,991,570	-

(See detailed information at Note 30)

9. INVENTORIES

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
- Tools and equipment	14,063,420	-	-	-
- Saigon Airport Plaza Project (I)	-	-	218,295,997,573	(102,253,226,773)
- Real estate inventory	4,519,394,429	-	4,519,394,429	-
- Other inventories	50,402,757	-	93,556,812	-
	4,583,860,606	-	222,908,948,814	(102,253,226,773)

(I) 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
Increase in the period	-	905,219,091	-	905,219,091
- <i>Purchases in the period</i>	-	905,219,091	-	905,219,091
Decrease in the period	-	1,069,528,546	-	1,069,528,546
- <i>Liquidation, disposal</i>	-	1,069,528,546	-	1,069,528,546
Ending balance	586,593,900	2,196,146,364	156,154,546	2,938,894,810
Accumulated depreciation				
Opening balance	586,593,900	1,691,741,595	156,154,546	2,434,490,041
Increase in the period	-	135,987,314	-	135,987,314
- <i>Depreciation in the period</i>	-	135,987,314	-	135,987,314
- <i>Decrease in the period</i>	-	1,069,528,546	-	1,069,528,546
- Decrease due to liquidation,	-	1,069,528,546	-	1,069,528,546
Closing balance	586,593,900	758,200,363	156,154,546	1,500,948,809
Residual value				
Opening balance	-	668,714,224	-	668,714,224
Closing balance	-	1,437,946,001	-	1,437,946,001

- As at December 31, 2025, the cost of fully depreciated tangible fixed assets still in use was VND 742,748,446

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	49,500,000	-	49,500,000
- Purchases	49,500,000	-	49,500,000
Ending balance	210,780,000	235,928,682	446,708,682
Accumulated amortization			
Opening balance	161,280,000	235,928,682	397,208,682
- Amortization in the period	12,375,000	-	12,375,000
Closing balance	173,655,000	235,928,682	409,583,682
Residual value			
Opening balance	-	-	-
Closing balance	37,125,000	-	37,125,000

As at December 31, 2025, the historical cost of fully amortized intangible fixed assets that are still in use amounted to VND 397,208,682

12. PREPAID EXPENSES

	31/12/2025	01/01/2025
	VND	VND
a) Short-term prepaid expenses		
- Others	97,078,846	65,575,197
	97,078,846	65,575,197
b) Long-term prepaid expenses		
- Expenses for consulting	756,250,000	1,581,250,000
- Others	147,100,649	102,987,553
	903,350,649	1,684,237,553

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) Payable by suppliers with significant balances				
- Hoang An Trading Printing Co., Ltd.	1,279,126,134	1,279,126,134	1,083,966,840	1,083,966,840
- TB Co., Ltd.	513,941,372	513,941,372	579,615,696	579,615,696
- Lan Chinh Service Trading Company Limited	2,489,022,000	2,489,022,000	1,929,960,000	1,929,960,000
- Others	7,486,784,736	7,486,784,736	7,335,737,192	7,335,737,192
	11,768,874,242	11,768,874,242	10,929,279,728	10,929,279,728
b) Payable to suppliers are related parties				
	887,500	887,500	17,237,578	17,237,578

(See detailed information at Note 30)

14. Short-term prepayments from customers

	31/12/2025	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

	Receivable at the beginning of	Amount payable at the beginning	Amount payable in	Paid during	Receivable at the end of	Amount payable at the end of
	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	-	-	21,395,994,656	21,395,994,656	-	-
- Personal income tax	-	186,436,983	734,659,318	758,988,565	-	162,107,736
- Other tax	-	-	4,000,000	4,000,000	-	-
	<u>6,218,585,758</u>	<u>186,436,983</u>	<u>22,134,653,974</u>	<u>22,158,983,221</u>	<u>6,218,585,758</u>	<u>162,107,736</u>

16. SHORT-TERM ACCRUED EXPENSES

	31/12/2025	01/01/2025
	VND	VND
- Expenses for electricity and water	1,686,060,082	1,686,060,082
- Others	226,363,636	211,363,636
	1,912,423,718	1,897,423,718
Payables to related parties	117,828,434	117,828,434

(See detailed information at Note 30)

17. OTHER PAYABLES

	31/12/2025	01/01/2025
	VND	VND
a) Other short-term payables		
- Labor union fundings	10,928,000	29,521,800
- Unemployment Insurance	54,000	54,000
- Short-term deposits and collaterals received	5,273,628,372	5,273,628,372
- Others	2,578,071,198	119,866,876,297
<i>Thang Long Pegasus Company Limited (*)</i>	-	116,042,770,800
<i>Others</i>	2,578,071,198	3,824,105,497
	7,862,681,570	125,170,080,469
b) Other payables to related parties	803,535,855	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 Welfare and reward fund	-	-	-	29,744,101,897	29,744,101,897
	-	-	-	(936,461,280)	(936,461,280)
As at 31/12/2025	2,000,000,000,000	4,493,439,505	6,329,814,592	(138,996,317,449)	1,871,826,936,648

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 31/12/2025	From 01/01/2024 to 31/12/2024
	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

	31/12/2025	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

	31/12/2025	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 Street, Nghia Do Ward, Hanoi City.

b) Treatment for doubtful debts

In 2022, the Company wrote off certain bad debts which had been fully provisioned, in accordance with Resolution No. 01/2022/NQ-DHDCD-BVB dated November 23, 2022 of the General Meeting of Shareholders, approving Proposal No. 03/2022/TT-LYKVB-OCH of the Board of Directors.

In 2025, the Company recovered a portion of the aforementioned written-off debts amounting to VND 6,808,256. Movements and balances of bad debts monitored off-balance sheet are as follows:

Object name	Handling Year	31/12/2025	01/01/2025
		VND	VND
Short-term trade receivables		2,040,465,431	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	1,011,586,863	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		852,752,161,369	852,758,969,625

The company is undertaking necessary procedures to recover these outstanding debts

b) Various foreign currencies

	Unit	31/12/2025	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 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Revenue from sales of goods	289,268,792,160	251,299,975,367
Revenue from provision of services	613,915,665	127,907,224
Other revenue	969,470,373	310,138,889
	290,852,178,198	251,738,021,480
Revenue from sales to related parties (See detailed information at Note)	286,240,476,534	251,357,882,591

21. REVENUE DEDUCTIONS

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Sales Discounts	1,048,000	-
Sales returns	1,765,779	2,391,574
	2,813,779	2,391,574
Sales deductions from related parties (See detailed information at Note)	2,813,779	2,391,574

22. COST OF GOODS SOLD

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Cost of goods sold	266,073,776,464	231,013,862,716
Cost of Services Provided	58,658,184	22,664,691
Cost of other operations	967,099,573	310,138,889
	267,099,534,221	231,346,666,296

23. FINANCIAL INCOME

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Interest on deposits, loan receivables	34,273,990,548	42,271,380,041
Dividends and distributed profits	-	9,298,535,400
Others	4,887,017,425	231,869
	39,161,007,973	51,570,147,310
Financial income from related parties (See detailed information at Note 30)	25,675,707,232	31,284,325,821

24. FINANCIAL EXPENSES

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Provision for (Reversal of) financial investment losses	12,602,812,839	(8,707,260,432)
Loss on disposal of investments	-	(155,843,679)
Interest Expense	-	2,444,061,132
	12,602,812,839	(6,419,042,979)
Financial expenses with related parties	-	605,041,666

(See detailed information at Note 30)

25. OTHER INCOME

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Others income	298,867,444	100,013,427,864
	298,867,444	100,013,427,864

26. OTHER EXPENSES

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Other expenses	173,025,314	11,495,181
	173,025,314	11,495,181

27. CURRENT CORPORATE INCOME TAX EXPENSES

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Corporate income tax on primary business operations		
Accounting profit before tax	29,744,101,897	150,901,188,114
Adjustments increase	34,483,237	9,747,441
- Non - deductible expenses	34,483,237	9,747,441
Adjustments decrease	29,778,585,134	150,910,935,555
- Foreign exchange gain arising from revaluation of monetary items at period-end	165,995	231,869
- Tax losses carried forward	29,778,419,139	150,910,703,686
Taxable Income	-	-
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 activities	(4,760,610,671)	(4,760,610,671)
Corporate Income Tax from real estate business activities		
Corporate income tax payable at the beginning of the period for real estate	(1,457,975,087)	(1,457,975,087)
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**

	31/12/2025	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:

	31/12/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Financial Asset				
Cash and cash equivalents	7,746,557,384	-	53,415,041,718	-
Trade receivables and other	228,148,407,681	-	233,373,742,851	-
Loans	568,162,266,604	-	439,016,266,604	-
Short-term investments	27,000,000,000	-	26,600,000,000	-
Long-term investments	4,423,700,000	(4,423,700,000)	4,423,700,000	(4,423,700,000)
	835,480,931,669	(4,423,700,000)	756,828,751,173	(4,423,700,000)
			31/12/2025	01/01/2025
Financial liabilities			VND	VND
Accounts payable, other payables			19,631,555,812	20,056,589,397
Accrued expenses			1,912,423,718	1,897,423,718
			21,543,979,530	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
As at 31/12/2025	VND	VND	VND	VND
Accounts payable, other payables	19,631,555,812	-	-	19,631,555,812
Accrued expenses	1,912,423,718	-	-	1,912,423,718
	21,543,979,530	-	-	21,543,979,530
As at 01/01/2025				
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 follows:

Transactions arising during the period

	Relationship	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
		VND	VND
Revenue from sales of goods and rendering of services		286,240,476,534	251,357,882,591
Givral Bakery Joint Stock Company	Indirect subsidiary	81,373,286,457	76,063,779,652
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	204,533,274,412	175,236,195,715
Evening Star Nha Trang Joint Stock Company	Subsidiaries	333,915,665	57,907,224
Revenue deductions		2,813,779	2,391,574
Givral Bakery Joint Stock Company	Indirect subsidiary	1,100,931	2,391,574
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	1,712,848	-
Purchases of goods and services		3,308,833,940	289,697,110
Givral Bakery Joint Stock Company	Indirect subsidiary	705,732,815	146,500,527
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	2,071,753,042	76,394,771
Evening Star Nha Trang Joint Stock Company	Subsidiaries	531,348,083	66,801,812
Interest income		25,675,707,232	21,985,790,421
Evening Star Nha Trang Joint Stock Company	Subsidiaries	6,844,986,942	6,863,740,330
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	2,620,667,500	717,083,333
Givral Bakery Joint Stock Company	Indirect subsidiary	15,209,197,222	13,521,666,666
Viptour – Togi Joint Stock Company	Subsidiaries	62,944,444	-
Tin Phat Icecream Joint Stock Company	Indirect subsidiary	736,661,124	883,300,092
One Capital Consumer Joint Stock Company	Subsidiaries	201,250,000	-
Dividend		-	9,298,535,400
Leadvisors Special Opportunity Fund	Subsidiaries	-	9,298,535,400
Interest Expense		-	605,041,666
Givral Bakery Joint Stock Company	Indirect subsidiary	-	521,708,333
Trang Tien Icecream Joint Stock Company	Subsidiaries	-	83,333,333

Balance as of the end of the reporting period:

	Relationship	31/12/2025	01/01/2025
		VND	VND
Short-term receivables from related parties		46,757,814,207	38,781,974,839
Givral Bakery Joint Stock Company	Indirect subsidiary	42,748,229,132	38,220,587,663
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	3,656,540,157	561,387,176
Evening Star Nha Trang Joint Stock Company	Subsidiaries	313,495,038	-
One Capital Consumer Joint Stock Company	Subsidiaries	39,549,880	-
Receivables on loans		568,162,266,604	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	347,800,000,000	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
One Capital Consumer Joint Stock Company	Subsidiaries	102,500,000,000	-

Held-to-maturity short-term investments		87,319,657,693	107,906,300,000
Evening Star Nha Trang Joint Stock Company	Subsidiaries	85,000,000,000	100,000,000,000
Tin Phat Icecream Joint Stock Company	Indirect subsidiary	2,319,657,693	7,906,300,000
Other receivables		72,197,513,587	51,504,991,570
Givral Bakery Joint Stock Company	Indirect subsidiary	28,660,405,555	14,519,166,666
Evening Star Nha Trang Joint Stock Company	Subsidiaries	42,911,193,381	36,066,206,439
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	425,851,741	717,083,333
Tin Phat Icecream Joint Stock Company	Indirect subsidiary	137,118,466	202,535,132
Viptour – Togi Joint Stock Company	Subsidiaries	62,944,444	-
One Capital Consumer Joint Stock Company	Subsidiaries	215,371,122	-
Short-term trade payables		887,500	17,237,578
Givral Bakery Joint Stock Company	Indirect subsidiary	-	3,160,050
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	887,500	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		803,535,855	1,871,494,188
Givral Bakery Joint Stock Company	Indirect subsidiary	-	1,067,958,333
Dai Duong Group Joint Stock Company	Parent company	803,535,855	803,535,855

Income of members of the Board of Directors, the Board of Supervisors, and the Board of Management from January 1, 2025 to December 31, 2025

	Position	Remunerations	Bonuses	Total income
		VND	VND	VND
Remunerations of Board of Directors				
Nguyen Thu Hang	Chairman	240,000,000	7,500,000	247,500,000
Huynh Minh Viet	Member	120,000,000	6,500,000	126,500,000
Nguyen Dung Minh	Member	120,000,000	6,500,000	126,500,000
Dinh Hoai Nam	Member	120,000,000	6,500,000	126,500,000
Hoang Thi Thuy Van	Member	120,000,000	7,500,000	127,500,000
Total		720,000,000	34,500,000	754,500,000
Remunerations of the Supervisory Board				
Duong Thi Mai Huong	Head of the	120,000,000	7,500,000	127,500,000
Le Thi Bich Hanh	Member	60,000,000	7,500,000	67,500,000
Tran Thi Kim Oanh	Member (Dismissed on June 26, 2025)	30,000,000	4,500,000	34,500,000
Trinh Thi Hang	Member (Appointed on June 26, 2025)	30,000,000	3,000,000	33,000,000
Total		240,000,000	22,500,000	262,500,000
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)	1,200,143,700	7,500,000	1,207,643,700
Total		1,200,143,700	7,500,000	1,207,643,700

31 COMPARATIVE FIGURES

The figures in the Statement of Financial Position (Balance Sheet) are compared with the figures from 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 Income (Income Statement) and the Statement of Cash Flows are compared with the Q3 2024 financial statements, which have been publicly disclosed.

32. EXPLANATION OF DIFFERENCES IN FIGURES IN THE INCOME STATEMENT

(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 fourth quarter of 2025 amounted to VND 14.7 billion, equivalent to 17.3% of the figure recorded in the same period of 2024. The primary factors contributing to this variance are detailed as follows:

1. Net revenue from sales of goods and provision of services in Quarter IV 2025 reached VND 33 billion, recording an increase of VND 2.6 billion, equivalent to 8.6% compared to the same period last year, due to the expansion and enhancement of commercial activities.
2. Cost of goods sold in Quarter IV 2025 reached VND 30 billion, an increase of VND 2.7 billion, corresponding to a 10.1% increase compared to the same period last year.
3. Financial income in Quarter IV 2025 reached VND 9.5 billion, a decrease of VND 1.1 billion, equivalent to a 10.6% decline compared to the same period in 2024, mainly due to a decrease in deposit interest income.
4. Financial expenses in Quarter IV 2025 were negative VND 9.7 billion, mainly due to the reversal of provisions for financial investments following improved business performance of subsidiaries, whereas in the same period last year, the Company recognized provision expenses of VND 20 billion.
5. General and administrative expenses in Quarter IV 2025 amounted to nearly VND 8 billion, a decrease of nearly 5.1% compared to the same period last year. This was due to the Company's implementation of measures to optimize the organizational structure and strictly control regular operating expenses.
6. Other income in Quarter IV 2025 amounted to VND 297 million, representing a decrease compared to the same period in 2024, as the Company recognized income from debt settlement activities in the prior period.

Hanoi, January 30, 2026

Preparer



Do Le Anh

Chief Accountant



Pham Tien Thanh

General Director



Nguyen Duc Minh