Mẫu số: 01-B/No. 01-B

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

Digitally signed by CÔNG TY CỔ PHẦN ONE CAPITAL HOSPITALITY
DN: c=VN, st=HÀ NỘI, l=Quận Bắc Từ Liêm, cn=CÔNG TY CỔ PHẦN ONE CAPITAL HOSPITALITY, 0.9.2342.19200300.100.1.1=MST:0800338870
Date: 2026.02.02 16:17:27 +07'00'

Hà Nội, ngày 30 tháng 01 năm 2026/
Ha Noi, 30th January 2026

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 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);

[X] 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:

[X] Có/Yes [ ] Không/No

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

[X] 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:

[x] Có/Yes [ ] Không/No

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

[x] 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.

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)

M.S.D.N: 0860338870 - C.T.C.P ★ CÔNG TY CỔ PHẦN ONE CAPITAL HOSPITALITY ★ Q. BẮC TỪ LIÊM - T.P HÀ NỘI

TỔNG GIÁM ĐỐC

Nguyễn Đức Minh

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.

CONSOLIDATED FINANCIAL STATEMENTS

ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

Quarter IV 2025

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CONSOLIDATED BALANCE SHEET

As at 31 December 2025

Code	ASSETS	Notes	31/12/2025 VND	01/01/2025 VND
100	**A. CURRENT ASSETS**		**576,266,696,952**	**628,613,173,938**
110	**I. Cash and cash equivalents**	03	**91,805,095,404**	**169,749,007,919**
111	1. Cash		67,905,095,404	66,949,007,919
112	2. Cash equivalents		23,900,000,000	102,800,000,000
120	**II. Short-term investments**	04	**27,637,204,624**	**26,034,992,071**
121	1. Trading securities		-	172,559
122	2. Provision for diminution in value of trading securities (*)		-	(79,359)
123	3. Held-to-maturity investments		27,637,204,624	26,034,898,871
130	**III. Short-term accounts receivable**		**286,825,810,480**	**185,581,624,762**
131	1. Short-term trade receivables	05	24,295,536,444	21,691,223,141
132	2. Short-term prepayment to suppliers	06	51,580,287,494	66,637,766,798
135	3. Short-term loan receivables	07	40,633,693,072	10,400,000,000
136	4. Other short-term receivables	08	351,672,241,625	264,547,268,098
137	5. Provision for short-term doubtful debts		(183,331,177,345)	(179,687,028,788)
139	6. Shortage of assets awaiting for solution		1,975,229,190	1,992,395,513
140	**IV. Inventories**	09	**151,637,426,133**	**228,885,001,731**
141	1. Inventories		152,096,547,809	331,138,228,504
149	2. Provision for devaluation of inventories (*)		(459,121,676)	(102,253,226,773)
150	**V. Other short-term assets**		**18,361,160,311**	**18,362,547,455**
151	1. Short-term prepaid expenses	13	5,732,401,634	4,647,983,605
152	2. Deductible VAT		4,326,149,444	5,415,954,617
153	3. Taxes and other receivables from the State budget		8,302,609,233	8,298,609,233

CONSOLIDATED BALANCE SHEET
As at 31 December 2025
(continued)

Code	ASSETS	Notes	31/12/2025	01/01/2025
			VND	VND
200	**B. NON- CURRENT ASSETS**		**3,210,480,458,375**	**3,224,643,675,479**
210	**I. Long-term receivables**		**110,585,131,230**	**202,884,004,359**
215	1. Long-term loan receivables	07	-	30,227,733,073
216	2. Other long-term receivables	08	110,585,131,230	172,656,271,286
220	**II. Fixed assets**		**516,212,695,764**	**482,842,470,131**
221	1. Tangible fixed assets	12	412,341,723,575	427,179,420,965
222	*- Historial costs*		*845,973,241,010*	*829,407,529,197*
223	*- Accumulated depreciation*		*(433,631,517,435)*	*(402,228,108,232)*
227	2. Intangible fixed assets	11	103,870,972,189	55,663,049,166
228	*- Historial costs*		*127,076,488,188*	*75,202,950,065*
229	*- Accumulated amortization*		*(23,205,515,999)*	*(19,539,900,899)*
230	**III. Investment properties**		**19,973,518,869**	**21,178,712,553**
231	- Historical costs		36,155,810,460	36,155,810,460
232	- Accumulated amortization		(16,182,291,591)	(14,977,097,907)
240	**IV. Long-term assets in progress**		**182,206,743,707**	**181,946,261,390**
242	1. Construction in process	10	182,206,743,707	181,946,261,390
250	**V. Long-term investments**		**2,085,000,000,000**	**2,085,000,000,000**
253	1. Investments in equity of other entities	04	2,101,423,700,000	2,101,423,700,000
254	2. Allowances for dimunition in value of long-term investments		(16,423,700,000)	(16,423,700,000)
260	**VI. Other long-term assets**		**296,502,368,805**	**250,792,227,046**
261	1. Long-term prepaid expenses	13	214,642,429,205	218,416,769,457
262	2. Deferred tax assets	30	184,366,546	241,943,120
269	3. Goodwill	14	81,675,573,054	32,133,514,469
270	**TOTAL ASSETS**		**3,786,747,155,327**	**3,853,256,849,417**

CONSOLIDATED BALANCE SHEET

As at 31 December 2025

(continued)

Code	RESOURCES	Notes	31/12/2025	01/01/2025
			VND	VND
300	**C. LIABILITIES**		**1,731,178,721,630**	**1,938,771,943,991**
310	**I. Current liabilities**		**552,095,315,200**	**589,967,426,483**
311	1. Short-term trade payables	16	28,259,575,191	25,589,927,836
312	2. Short-term prepayments from customers	17	7,919,082,652	6,347,429,299
313	3. Taxes and payables to the State budget	18	235,465,518,595	229,110,392,979
314	4. Payables to employees		14,358,318,090	11,303,329,565
315	5. Short-term accrued expenses	19	13,149,355,082	13,117,056,461
318	6. Short-term unearned revenues	21	19,171,528	8,063,976
319	7. Other short-term payables	20	76,561,196,860	135,421,065,960
320	8. Short-term loans and finance lease liabilities	15	166,000,000,000	155,296,663,881
321	9. Provisions for short-term payables	22	-	3,386,672,199
322	10. Bonus and welfare fund		10,363,097,202	10,386,824,327
330	**II. Non-current liabilities**		**1,179,083,406,430**	**1,348,804,517,508**
331	1. Long-term trade payables	16	1,817,664,458	2,625,664,458
337	2. Other long-term payables	20	27,493,510,199	36,672,970,938
338	3. Long-term loans and finance lease liabilities	15	1,110,000,000,000	1,270,000,000,000
341	4. Deferred tax liabilities	30	39,772,231,773	39,505,882,112
400	**D. OWNER'S EQUITY**		**2,055,568,433,697**	**1,914,484,905,426**
410	**I. Owner's equity**	**23**	**2,055,568,433,697**	**1,914,484,905,426**
411	1. 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
414	2. Other capital of the owner		4,984,000,000	4,984,000,000
418	3. Investment and development fund		14,780,152,648	14,419,362,244
420	4. Other funds belong to owner's equity		6,329,814,592	6,329,814,592
421	5. Retained earnings		(432,919,316,293)	(484,413,899,284)
421a	*Retained earnings accumulated till the end of the previous year*		*(485,478,812,732)*	*(628,319,372,540)*
421b	*Retained earnings of the current period*		*52,559,496,439*	*143,905,473,256*
429	6. Non-controlling shareholder interests		462,393,782,750	373,165,627,874
430	**II. Other capital and funds**		-	-
440	**TOTAL RESOURCES**		**3,786,747,155,327**	**3,853,256,849,417**

Hanoi, 30 January 2026

Preparer	Chief Accountant	General Director
Pham Thi Thanh Huyen	Pham Tien Thanh	Nguyen Duc Minh

CONSOLIDATED INCOME STATEMENT

Quarter IV 2025

Code	ITEMS	Notes	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 sale of goods and rendering of services**	25	**166,037,569,727**	**141,945,935,212**	**1,188,256,903,211**	**1,018,575,978,807**
02	2. Revenue deductions	26	5,517,461,167	4,243,702,296	58,323,446,296	34,838,638,846
10	**3. Net revenue from sale of goods and rendering of services**		**160,520,108,560**	**137,702,232,916**	**1,129,933,456,915**	**983,737,339,961**
11	**4. Cost of goods sold and service rendered**	27	**107,817,194,429**	**95,314,944,509**	**581,767,657,390**	**513,925,928,945**
20	**5. Gross profit from sale of goods and rendering of services**		**52,702,914,131**	**42,387,288,407**	**548,165,799,525**	**469,811,411,016**
21	6. Financial Income	28	5,010,920,928	5,758,408,244	13,657,016,671	24,828,175,340
22	7. Financial Expenses	29	25,996,268,708	27,964,576,641	108,078,759,430	117,971,026,571
23	*In which: Interest expenses*		*25,993,042,332*	*27,970,218,562*	*108,068,012,232*	*107,769,515,970*
24	8. Profit or loss in associate, joint-venture		-	2,254,259,103	-	-
25	9. Selling expenses		29,104,005,060	27,132,836,182	208,904,503,469	180,844,467,757
26	10. General and administrative expenses		25,431,908,891	40,501,979,072	109,154,467,504	130,209,016,383
30	**11. Operating profit**		**(22,818,347,600)**	**(45,199,436,141)**	**135,685,085,793**	**65,615,075,645**
31	12. Other income		11,978,137,023	100,158,317,790	12,086,891,782	158,444,867,165
32	13. Other expenses		3,339,955,596	6,007,253,603	12,135,948,978	15,140,345,865
40	**14. Other profit**		**8,638,181,427**	**94,151,064,187**	**(49,057,196)**	**143,304,521,300**
50	**15. Profit before tax**		**(14,180,166,173)**	**48,951,628,046**	**135,636,028,597**	**208,919,596,945**
51	16. Current Corporate income tax expenses		798,511,021	7,959,404,709	34,974,550,002	32,363,265,663
52	17. Deferred Tax expense (income)	30	(22,686,929)	(108,380,258)	323,926,238	(179,258,287)
60	**18. Net profit/(loss) after tax**		**(14,955,990,265)**	**41,100,603,595**	**100,337,552,357**	**176,735,589,569**
61	**19. Net profit (loss) after tax of parent entity**		**(6,748,695,141)**	**63,609,564,002**	**77,075,313,680**	**177,788,446,056**
62	**20. Net profit (loss) after tax of non-controlling share holder**		**(8,207,295,124)**	**(22,508,960,407)**	**23,262,238,677**	**(1,052,856,487)**

Hanoi, 30 January 2026

Preparer	Chief Accountant	General Director
Pham Thi Thanh Huyen	Pham Tien Thanh	Nguyen Duc Minh

CONSOLIDATED CASH FLOW STATEMENT

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

(Indirect method)

Code	ITEMS	Notes	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
			VND	VND
	I. Cash flows from operating activities			
01	*1. Profit before tax*		*135,636,028,597*	*208,919,596,945*
	2. Adjustments for		*142,085,653,334*	*145,680,512,010*
02	- Depreciation and amortization		46,905,831,878	47,709,569,719
03	- Allowances and provisions		257,396,999	5,020,252,671
04	- Gains, losses from exchange rate differences due to the revaluation of monetary items dominated in foreign currencies		(21,512,217)	(8,586,053)
05	- Gains, losses from investment activities		(13,124,075,558)	(14,810,240,297)
06	- Interest expenses		108,068,012,232	107,769,515,970
08	*3. Operating profit before changes in working capital*		*277,721,681,931*	*354,600,108,955*
09	- Increase/decrease in receivables		(11,151,545,357)	202,030,429,492
10	- Increase/decrease in inventories		77,247,575,598	(2,892,889,071)
11	- Increase/decrease in payables (excluding interest payables, enterprise income tax payables)		(126,733,840,670)	(145,395,230,571)
12	- Increase/decrease in prepaid expenses		(55,678,909,681)	11,676,379,023
13	- Increase/decrease in trading securities		172,559	-
14	- Interest paid		(108,527,902,645)	(108,743,378,982)
15	- Corporate income tax paid		(33,690,405,175)	(46,271,537,511)
17	- Other cash outflows from operating activities		(1,088,640,572)	(1,027,988,066)
20	*Net cash flows from operating activities*		*18,098,185,988*	*263,975,893,269*
	II. Cash flows from investing activities			
21	1. Purchase and construction of fixed assets and other long-term assets		(68,353,615,122)	(10,117,789,351)
22	2. Proceeds from disposals of fixed assets and other long-term assets		442,014,790	208,767,675
23	3. Loans to other entities and payments for purchase of debt instruments of other entities		(17,314,905,753)	(21,771,886,841)
24	4. Collections from borrowers and proceeds from sale of debt instruments of other entities		16,389,280,002	40,170,000,000
25	5. Payments for investments in other entities		(1,000,000,000)	(200,138,972,800)
26	6. Proceeds from sale of investments in other entities		-	905,000,000
27	7. Interest and dividends received		11,710,846,724	24,107,812,735
30	*Net cash flows from investing activities*		*(58,126,379,359)*	*(166,637,068,582)*
	III. Cash flows from financing activities			
31	1. Receipts from stocks issuing and capital contribution from equity owners		111,359,432,520	2,007,386
33	2. Long-term and short-term borrowings received		126,573,158,851	375,730,636,096
34	3. Repayment of borrowing		(275,869,822,732)	(471,822,000,994)
40	*Net cash flows from (used in) financing activities*		*(37,937,231,361)*	*(96,089,357,512)*

CONSOLIDATED CASH FLOW STATEMENT

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

(Indirect method)

Code	ITEMS	Notes	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
			VND	VND
50	Net cash flows during the period		(77,965,424,732)	1,249,467,175
60	Cash and cash equivalents at beginning of period		169,749,007,919	168,490,954,691
61	Impact of exchange rate fluctuation		21,512,217	8,586,053
70	Cash and cash equivalents at the end of period	03	91,805,095,404	169,749,007,919

Hanoi, 30 January 2026

Preparer	Chief Accountant	General Director
Pham Thi Thanh Huyen	Pham Tien Thanh	Nguyen Duc Minh

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV 2025

1. OPERATIONAL CHARACTERISTICS OF ENTERPRISE

Ownership form

One Capital Hospitality Joint Stock Company was established under the Certificate of Business Registration No. 0403000464 issued by Hai Duong Province Authority for Planning and Investment for the first time on 24 July 2006, the seventeenth change of Certificate of Business Registration No. 0800338870 issued by Hanoi Authority for Planning and Investment on 10 May 2022.

The headquarters of the Company is located on the 23rd floor, Leadvisors Tower, 643 Pham Van Dong, Nghia Do Ward, Hanoi.

Charter capital: VND 2,000,000,000,000; equivalent to 200,000,000 shares; Par value VND 10,000.

Business areas: The company's business areas are investment activities, food business, hotel services and real estate business.

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, etc.);
- Restaurants and mobile food services (excluding activities of bars, karaoke, and discotheques);
- Beverage services (excluding activities of bars);
- Consulting, land use rights management for owners or leases;
- Real estate business;
- Investment and construction of infrastructure, housing, offices, factories, and warehousing;
- Construction of building civil works;
- Trading of foods...

Company structure

Details of Subsidiaries which are consolidated into these Consolidated Financial Statements at 31 December 2025 are given as follows:

Subsidiaries	Head quarter	The Parent Company's benefit rate (%)		The Parent Company's voting right rate (%)		Main operating activities
		31/12/2025	01/01/2025	31/12/2025	01/01/2025	
Tan Viet Joint Stock Company	Nha Trang	51.42%	51.42%	51.42%	51.42%	Hotel business
Evening Star Nha Trang Joint Stock Company	Nha Trang	99.99%	99.99%	99.99%	99.99%	Hotel business
Viptour - Togi Joint Stock Company	Ha Noi	86.13%	86.13%	86.13%	86.13%	Hotel business
Leadvisors Special Opportunity Fund	Ha Noi	99.63%	99.51%	100%	100%	Investment funds in stocks and
One Capital Consumer Joint Stock Company	Ha Noi	62.53%	-	62.57%	-	Manufacturing of food and flour-based cakes; Processing and preservation of meat and meat
Givral Bakery Joint Stock Company (Subsidiary of One Capital Consumer Joint Stock Company)	Ho Chi Minh	62.53%	50.77%	99.99%	50.77%	Manufacturing and trading all kinds of cakes, ice creams
Binh Hung Manufacturing Company Limited (Subsidiary of Givral Bakery Joint Stock Company)	Bac Ninh	62.53%	50.77%	100%	100%	Industrial park factories for rent
Trang Tien Icecream Joint Stock Company (Subsidiary of One Capital Consumer Joint Stock Company)	Ha Noi	62.51%	99.81%	99.98%	99.98%	Manufacturing and trading all kinds of cakes, ice creams
Tin Phat Ice Cream Joint Stock Company (Subsidiary of Trang Tien Icecream Joint Stock Company)	Ha Noi	62.43%	99.68%	99.87%	99.87%	Processing milk and dairy products from milk
Fuji Food Joint Stock Company (Subsidiary of Trang Tien Icecream Joint Stock Company)	Hà Nội	31.88%	-	51%	-	Processing and preservation of meat and meat products and seafood
JP Good Food Company Limited (Subsidiary of One Capital Consumer Joint Stock Company)	Son La	62.53%	100%	100%	100%	Processing, preserving meat products, seafoods

2. APPLIED ACCOUNTING POLICIES AND REGIME

2.1. ACCOUNTING PERIOD, ACCOUNTING CURRENCY

The Company's accounting period begins on 01/01 and ends on 31/12 every year.

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

2.2. ACCOUNTING STANDARDS AND APPLICABLE ACCOUNTING REGIME

Applicable accounting regime

The Company applied the accounting regime issued by Circular No.200/2014/TT-BTC guiding the Enterprise Accounting System issued on December 22nd, 2014, amended and supplemented by Circular No. 75/2015/TT-BTC on 18 May 2015, and Circular No. 53/2016/TT-BTC on March 21st, 2016 of the Ministry of Finance.

The Company consolidates the Financial Statements in accordance with Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding the method of preparing and presenting the consolidated financial statements.

Declaration on complying with accounting standards and accounting regimes

The Company applied Vietnamese Accounting Standards and supplement documents issued by the State. Consolidated financial statements are prepared and presented in accordance with the regulations of each standard, circular guiding the implementation of standards and current accounting regimes which are being applied.

2.3. Basis of Preparation of Consolidated financial statements

The Company's consolidated financial statements are prepared on the basis of the consolidated financial statements of the Company and the financial statements of the Subsidiaries are prepared for the fiscal year ended on 31 March 2025. Control is achieved when the Company has the power to govern the financial and operating policies of investee companies so as to obtain benefits from their activities.

The financial statements of subsidiaries are applied with accounting policies that are consistent with the Company's accounting policies. In case of necessity, the financial statements of subsidiaries are adjusted to ensure the consistency of accounting policies applied at the Company and its subsidiaries.

Balances between companies within the same group, internal transactions, and unrealized gains/losses arising from this transaction are excluded when the financial statements are consolidated.

Non-controlling shareholders

Non-controlling interests represent profits or losses and net assets not held by the Company's shareholders.

2.4. Financial instruments

Initial recognition

Financial assets

Financial assets of the Company comprise cash, cash equivalents, trade receivables, other receivables, loan receivables, long-term financial investments. At the date of initial recognition, financial assets are recognized as their historical costs plus transaction costs directly related to procurement of these financial assets.

Financial liabilities

The Company's financial liabilities include loans, trade payables, other payables, payables. At the date of initial recognition, financial liabilities are recognized at their historical costs plus transaction costs directly related to the issuance of these financial liabilities.

Subsequent measurement after initial recognition

Currently, there is no requirement for the subsequent measurement of the financial instrument after initial

2.5. Types of foreign exchange rates applied in accounting

Foreign currency transactions during the period are converted into VND at the actual exchange rate on the transaction date.

The actual exchange rate for transactions in foreign currency occurring during the period:

- The exchange rate used to record accounts receivable is the buying rate of the designated commercial bank where the company's customers settle at the time of transaction occurrence;
- The exchange rate used to record accounts payable is the selling rate of the commercial bank where the company intends to transact at the time of transaction occurrence;

The actual exchange rate when revaluing monetary items denominated in foreign currency at the reporting date of the consolidated financial statements:

- For items classified as assets, the buying rate of the commercial bank where the company regularly conducts transactions is applied.
- For foreign currency deposits, the buying rate of the bank where the company holds the foreign currency account is applied;
- For items classified as accounts payable, the selling rate of the commercial bank where the company regularly conducts transactions is applied.

All actual exchange rate differences arising during the period and differences due to revaluation of year-end balances of monetary items denominated in foreign currency are recognized in the operating results of the accounting period. In which, gain from the exchange rate differences resulting from revaluation of the year-end balance of monetary items dominated in foreign currencies is not used to distribute profits or pay dividends.

2.6. Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

Cash equivalents are short-term investments of no more than 03 months that can be easily converted into cash and do not have much risk of conversion into cash from the date of purchase of that investment.

2.7. Financial investments

Trading securities: are initially recorded in the accounting books at cost, including purchase price plus purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees, and banking fees After initial recognition, trading securities are measured at historical cost less allowance for decline in value of trading securities. When liquidating or selling, the cost of trading securities is determined according to the FIFO method.

Held to maturity investments: include Term deposits in the bank (including bills, promissory notes), bonds, preferred shares that the issuer is obligated to repurchase, at a certain point in the future, loans... held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Investments in subsidiaries, associates and other investments: Investments in subsidiaries, joint ventures, and associates purchased during the period are determined at the purchase date, the cost of the investment, and the accounting procedures carried out in accordance with the provisions of Accounting Standard "Consolidation business" and "Investment in associates".

Investments in equity instruments of 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 are measured at cost. After initial recognition, these investments are measured at cost less allowance for investment loss.

Dividends received in shares are only recorded as the number of shares received, not as an increase in investment value and financial income.

Allowances for losses on investments in equity instruments of other entities are made as follows:

- For trading securities investments: The basis for making allowances is the difference between the historical cost of the investments recorded in the accounting books and their market value at the time of making the allowances.
- For investments that are held for a long time (not classified as trading security) and have no significant influence on the company: If the investment in listed shares or the fair value of the investment can be determined reliably, the allowances are based on the market value of shares; if the investment cannot determine their fair value at the time of the statement, the allowances are made based on the financial statements at the time of making allowances of the company.
- For investments held to maturity: Based on recoverability to make provision for doubtful debts as prescribed by law.

2.8. Receivables

Receivables are recorded in detail by term, entity, original currency and other factors according to the company's management.

Provisions for doubtful debts are made from the following items: overdue receivables recorded in sales contracts, loan agreements, contractual commitments, debt and receivables commitments that have not yet due for payment but are difficultly to be recovered. The provisions for doubtful debts are made for each doubtful debt based on the age of overdue debts or expected losses that may occur. In which, the provisions for overdue receivables are based on the principal repayment period according to the original sales contract and receivables that have not yet due for payment but the customers've gone bankrupt or is in the process of dissolution, missing or absconding.

2.9. Inventories

Inventories are reported at historical cost include: 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 consolidated 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 monthly weighted average method.

Inventory is accounted for using the periodic inventory system.

Method of determining the value of work in progress at the end of the year: 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 end of the period.

The allowances for a devaluation of inventories are made for each item of inventories with a historical cost greater than the net realizable value

2.10. Fixed assets

Tangible fixed assets, intangible fixed assets are stated at the historical cost. During the using time, tangible fixed assets, intangible fixed are recorded at cost, accumulated depreciation and residual value.

Depreciation is provided on a straight-line basis, based on each asset's expected useful life. Detailed as follows:

- Buildings and structures	04 - 45 year
- Machinery and equipment	03 - 25 year
- Means of transportation	06 - 15 year
- Office equipment	03 - 10 year
- Other tangible fixed assets	04 - 08 year
- Land use right, project investment right	30 - 40 year
- Management software	03 year
- Other intangible fixed assets	03 - 10 year

2.11. Prepaid expenses

Expenses incurred related to production and business results of many accounting periods are accounted into prepaid expenses to gradually allocate to business results in the following accounting periods.

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

2.12. Payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

2.13. Loans

Loans are tracked according to each loan object, each loan contract and the loan repayment term. In which loans in foreign currency, follow up in detail according to the original currency.

2.14. Borrowing costs

Borrowing costs are recognized in production and business expenses in the year when they are incurred, except for borrowing costs directly related to investment in construction or production in progress which are included in the value of assets such assets (capitalized) when all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs". For a separate loan for the construction of fixed assets and investment property, borrowing cost is capitalized even if the construction period is less than 12 months.

2.15. Accrued expenses

Accounts payable reflect amounts owed for goods, services received from suppliers, or provided to customers but not yet paid, which are recognized as operating expenses in the reporting period's operating results.

Accounting for accrued expenses into production and business expenses in the period is carried out according to matching concept between revenue and expenses during the period. Accrued expenses will be settled with the actual expenses incurred. The large difference between the provision and actual expenses will be reversed.

2.16. Unearned revenue

Unearned revenue include prepayments from customers for one or multiple accounting periods related to asset leasing, interest received in advance when lending equity or purchasing debt instruments and other unearned revenue.

Unearned revenue is carried forward to Revenue from sales of goods and provision of services according to the amount determined in accordance with each accounting period.

2.17. Owner's equity

Contributed capital of the owner is recorded according to the actually contributed capital of the owner.

Other capital is formed by supplementing the results of business operations, revaluation of assets and the remaining value between the fair value of donated, presented, and sponsored assets after deducting taxes payable (if any) related to these assets (if allowed to record an increase or decrease in owner's capital).

Undistributed profits are determined on the basis of business results (profits or losses) after corporate income tax and the company's situation of profit distribution or loss handling. The distribution of profits to owner is determined when the company has undistributed profit after corporate income tax that does not exceed the undistributed profit after corporate income tax on the consolidated Financial Statements after excluding unrealised exchange gains as at the balance sheet date. In case of paying dividends, profits to owners exceeding the undistributed profit after corporate income tax are recorded as a decrease in capital contribution. Undistributed after-tax profits can be divided among investors based on the capital contribution ratio after approval by the General Meeting of Shareholders/Board of Directors and after funds have been appropriated according to the Company's Charter and regulations of Vietnamese law.

Dividends payable to shareholders are recorded as payables on the company's consolidated Balance Sheet after the dividend payment notice of the company's Board of Directors and the announcement of dividend payment deadline of Viet Nam Securities Depository and Clearing Corporation (VSDC).

2.18. Revenue

Revenue from sales of finished goods and merchandise goods

Revenue from sales are recorded when simultaneously satisfy the following conditions:

- 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;
- Costs related to the transaction of selling goods can be determined.

Revenue from rendering of services

Revenue from rendering of services is determined when all four (4) of the following conditions are satisfied:

- The revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the company;
- The stage of completion of the transaction at the Consolidated Balance Sheet date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

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

Revenue from sales of real estate, real estate business rights

Revenue from selling properties invested by the company is recognized upon simultaneously meeting the following

- Real estates were fully completed and the risks and benefits associated with the right to own the real estates were transferred to the buyer;
- The company no longer holds the right to manage the properties as property owner, or the right to control the
- The revenue can be measured reliably;
- The company gained or will gain economic benefits from the property sale transaction;
- It is possible to determine the costs related to the property sale transaction.

Financial income

Income arising from interest, royalties, dividends, distributed profits and other financial activities are recorded when they simultaneously satisfy the two (2) conditions:

- There is a potential economic benefit from that transaction;
- The revenue can be measured reliably.

2.19. Revenue deductions

Revenue deductions from sale of goods and rendering of services during the period include: Trade discounts, sales allowances and sales returns.

Trade discounts, sales allowances, sales returns arising in the same period of consumption of products, goods and services are adjusted to reduce the revenue of this period. In case products, goods and services have been consumed in the previous periods, and revenue deductions will be arised in the next following period, the company shall record a reduction in revenue according to the following principle: if they have been arised before the issuance of the Financial Statements, the company shall record a reduction in revenue on the Financial Statements of the reporting period (previous period) and if they will be arised after the issuance of the Financial Statements, the company shall record a reduction in revenue of the arising period (next period).

2.20. Cost of goods sold

The cost of goods sold is recorded in accordance with the revenue generated and guaranteed compliance with the conservatism principle.

2.21. Financial Expenses

Expenses recorded in financial expenses are:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Losses from liquidation, transfer of trading securities, transaction costs of selling securities;
- Provision for devaluation of trading securities, provision for loss on investment in other entities, losses arising from selling foreign currencies, exchange rate losses...

The above amounts are recorded according to the total amount incurred during this period, not offset against financial income.

2.22. Corporate income tax

a) Deferred tax assets and deferred tax liabilities

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses. Deferred tax liabilities are recognised for all taxable temporary differences.

Deferred tax assets and deferred tax liabilities are determined according to the current corporate income tax rate.

b) Current corporate income tax expense và deferred corporate income tax expense

Current corporate income tax expense is calculated basing on taxable profit and income tax rate applied in the current period.

Deferred corporate income tax expense is determined based on the deductible temporary differences, taxable temporary differences and corporate income tax rate.

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

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
- 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 Consolidated Financial Statements, 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 on hand	6,504,580,825	8,247,593,000
Cash at bank	61,304,324,400	58,659,769,242
Cash in transit	96,190,179	41,645,677
Cash equivalents	23,900,000,000	102,800,000,000
	91,805,095,404	**169,749,007,919**

4. FINANCIAL INVESTMENTS

a) Held to maturity investments

	31/12/2025		01/01/2025	
	Historical Cost	Book value	Historical Cost	Book value
	VND	VND	VND	VND
Short-term	27,637,204,624	27,637,204,624	26,034,898,871	26,034,898,871
- Term Deposit	17,637,204,624	17,637,204,624	16,034,898,871	16,034,898,871
- Other investments	10,000,000,000	10,000,000,000	10,000,000,000	10,000,000,000
	27,637,204,624	**27,637,204,624**	**26,034,898,871**	**26,034,898,871**

b) Trading securities

	31/12/2025		01/01/2025	
	Historical Cost	Provision	Historical Cost	Provision
	VND	VND	VND	VND
Total investment value				
+ Hung Vuong Corporation	-	-	172,559	(79,359)
	-	**-**	**172,559**	**(79,359)**

c) Equity investments in other entities

	31/12/2025	01/01/2025
	VND	VND
- Technical Construction and Building Materials Joint Stock Company	4,423,700,000	4,423,700,000
- Vneco Hanoi Trading and Investment Joint Stock Company	12,000,000,000	12,000,000,000
- IDS Equity Holdings Joint Stock Company.	2,085,000,000,000	2,085,000,000,000
	2,101,423,700,000	**2,101,423,700,000**

5. TRADE RECEIVABLES

	31/12/2025	01/01/2025
	VND	VND
a) Trade receivables detailed by customers with large balances		
- Mika Trading Joint Stock Company	6,647,496,885	6,647,496,885
- Store 24 Nguyen Van Nghi	1,581,677,593	3,140,633,016
- Others	16,066,361,966	11,903,093,240
	24,295,536,444	**21,691,223,141**

6. SHORT-TERM PREPAYMENT TO SUPPLIERS

	31/12/2025	01/01/2025
	VND	VND
Short-term		
- Viet Nam Investment Promotion and Tourism Joint Stock Company (1)	-	18,267,900,000
- Song Da Construction and Investment Joint Stock Company (at Viptour-Togi Joint Stock Company) (2)	43,284,161,557	43,284,161,557
- Short - term prepayment to other suppliers	8,296,125,937	5,085,705,241
	51,580,287,494	**66,637,766,798**

(1) The deposit for the transfer of 3,853,010 shares of Viptour – Togi Joint Stock Company (a subsidiary), held in the joint account between the Company and Vietnam Investment and Tourism Promotion Joint Stock Company (formerly Vietnam Investment and Tourism Promotion One Member Limited Liability Company, abbreviated as Viptour) opened at Ocean Commercial One Member Limited Liability Bank (now Modern Bank of Vietnam Limited), has been released, with principal amounting to VND 18,267,900,000 and accrued deposit interest returned to the Company.

At the same time, pursuant to Appellate Judgment No. 10/2025/KDTM-PT dated April 10, 2025 issued by the High People's Court in Hanoi, Viptour is also required to refund to the Company VND 20,300,000,000 already received and to compensate for damages in the amount of VND 15,259,760,274.

(2) A prepayment was recorded at a value of VND 43,284,161,557 for the implementation of the pinciple contract signed 22 October 2020 for the StarCity Westlake Hanoi hotel project at Viptour - Togi Joint Stock Company (Viptour-Togi) - a subsidiary.

7. LOAN RECEIVABLES

	31/12/2025	01/01/2025
	VND	VND
a) Short-term		
- Tosy Robotics Joint Stock	5,786,659,999	5,900,000,000
- Ocean Group Joint Stock Company (1)	34,277,733,073	4,500,000,000
- Other	569,300,000	-
	40,633,693,072	**10,858,959,999**
b) Long-term		
- Ocean Group Joint Stock Company (1)	-	30,227,733,073
	-	**30,227,733,073**

(1) The loan from Viptour - Togi Joint Stock Company to Ocean Group Joint Stock Company under Loan Agreement No. 2708/2013/HDV/VT-OGC dated 27 August 2013 to increase working capital. The loan amount is VND 46,380,000,000, the loan term is 06 months from loan transfer date and can be extended according to the agreement of the two parties. According to Resolution No. 02/2022/NQ-HDQT-VTG dated 22 February 2022, the loan term is extended to 31 December 2026, the loan interest rate is 7.5%/year from 1 January 2022 to 31 December 2026.

8. OTHER RECEIVABLES

	31/12/2025	01/01/2025
	VND	VND
a) Short-term		
- Receivable advances for individuals at Viptour - Togi Joint Stock Company	46,240,000,000	46,240,000,000
- Ms. Nguyen Thi Dung	53,200,000,000	53,200,000,000
- Investment Organization Corporation - IOC	14,663,642,060	14,663,642,060
- Collaterals, deposits	432,918,800	7,841,918,800
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Khanh Hoa Branch	*-*	*7,500,000,000*
Others	*432,918,800*	*341,918,800*
- Receivable for capital support interest from Ocean Group Joint Stock Company at Viptour-Togi Joint Stock Company	30,059,053,888	-
- Other receivables	207,076,626,877	142,601,707,238
	351,672,241,625	**264,547,268,098**

b) Long-term

- Receivable for capital support interest from Ocean Group Joint Stock Company at Viptour-Togi Joint Stock Company	-	28,295,867,512
- Collaterals, deposits	110,585,131,230	144,360,403,774
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch	*105,000,000,000*	*140,400,000,000*
Others	*5,585,131,230*	*3,960,403,774*
	110,585,131,230	**172,656,271,286**

9. INVENTORIES

	31/12/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
- Raw materials	54,915,604,587	-	24,933,391,662	-
- Tool and supplies	2,156,893,145	-	1,464,041,433	-
- Work in progress	75,230,479,120	-	293,409,731,339	(102,253,226,773)
Saigon Airport Plaza Project (1)	-	-	*218,295,997,573*	*(102,253,226,773)*
Tan Phu Trung Factory Project	*75,030,827,113*	-	*74,764,242,374*	-
Others	*199,652,007*	-	*349,491,392*	-
- Finished goods	13,896,035,185	(459,121,676)	5,419,083,016	-
- Real estate products (2)	5,897,535,772	-	5,911,981,054	-
	152,096,547,809	**(459,121,676)**	**331,138,228,504**	**(102,253,226,773)**

(1) As at January 1, 2025, the accumulated construction-in-progress costs of the project amounted to VND 218,295,997,573, of which the Company had received cooperative capital contributions from Pegasus Thang Long Co., Ltd. amounting to VND 116,042,770,800. The Company had recognized a provision for losses of VND 102,253,226,773 (equivalent to the loss amount after offsetting against the cooperative capital received from Pegasus Thang Long). All incurred costs (including the value of land use rights and construction in progress) were mortgaged to the Bank as collateral for Pegasus Thang Long's loan. For this collateral, the Tan Binh District Civil Judgment Enforcement Sub-department issued Decision No. 02/QD-CCTHADS dated October 10, 2024 on the enforcement of the transfer of land use rights, and Decision No. 63/QD-CCTHADS dated November 5, 2024 on the termination of the suspension of registration, transfer of ownership, use rights, and changes in the status of the assets. On March 25, 2025, the Company and Pegasus Thang Long signed a debt confirmation minute, under which the Company no longer has any obligation to pay Pegasus Thang Long Co., Ltd. in relation to the project. Accordingly, during the period, the Company adjusted the related accounting figures. The two parties will continue to coordinate in resolving the remaining issues

(2) The balance as at 31 December 2025 including merchandise goods at subsidiaries and the right to trade, exploit, and use 05 rooms of StarCity Nha Trang Hotel at the Company is valued at VND 4,519,394,429. The hotel was completed and put into business on 15 January 2016. The company is continuing to look for customers to transfer the above apartments in the near future.

10. Construction in progress

	31/12/2025	01/01/2025
	VND	VND
- Property procurement	2,135,148,305	313,245,455
- Construction in progress	179,076,211,469	178,659,544,802
StarCity Westlake Hanoi Project (1)	*179,076,211,469*	*178,659,544,802*
- Fixed asset repairs	995,383,933	2,973,471,133
	182,206,743,707	**181,946,261,390**

(1) StarCity Westlake Hanoi project is implemented by Viptour – Togi Joint Stock Company at 10 Tran Vu, Ba Dinh District, Hanoi City with a total investment: VND 230,000,000,000. Project scale: The hotel meets 5-star standard, including 03 basements and 09 floors equivalent to 20,940 m2 of construction floor. Estimated implementation time: 24 months from the date of handover of the eligible construction site and the general contractor receives sufficient design documents, advance and payment in accordance with the contract.

Currently, Viptour-Togi Joint Stock Company has extended the deadline for land use commencement and is carrying out procedures for project implementation.

11. INTANGIBLE FIXED ASSETS

	Land use right, project investment right	Software Program	Other intangible fixed assets	Cộng
	VND	VND	VND	VND
Historical cost				
Opening balance	70,000,000,000	4,967,021,383	235,928,682	75,202,950,065
Increase in the year	51,084,638,123	589,400,000	199,500,000	51,873,538,123
- *Purchase in the year*	*51,084,638,123*	*131,400,000*	*199,500,000*	*51,415,538,123*
- *Increase due to the acquisition of a subsidiary during the year*	-	*458,000,000*	-	*458,000,000*
Closing balance	**121,084,638,123**	**5,556,421,383**	**435,428,682**	**127,076,488,188**
Accumulated amortization				
Opening balance	15,949,367,099	3,354,605,118	235,928,682	19,539,900,899
Increase in the year	2,763,670,197	876,919,901	25,025,002	3,665,615,100
- *Amortization in the year*	*2,763,670,197*	*700,091,284*	*25,025,002*	*3,488,786,483*
- *Increase due to the acquisition of a subsidiary during the year*	-	*176,828,617*	-	176,828,617
Closing balance	**18,713,037,296**	**4,231,525,019**	**260,953,684**	**23,205,515,999**
Residual value				
Opening balance	54,050,632,901	1,612,416,265	-	55,663,049,166
Closing balance	**102,371,600,827**	**1,324,896,364**	**174,474,998**	**103,870,972,189**

12 . TANGIBLE FIXED ASSETS

	Building and structures	Machinery, equipment	Transportation means	Management equipment and tools	Other assets	Total
	VND	VND	VND	VND	VND	VND
Historical cost						
Opening balance (01/01/2025)	528,853,520,770	253,187,935,190	35,088,634,007	1,668,297,082	10,609,142,148	829,407,529,197
Increase in the year	9,043,996,177	10,451,748,255	1,143,423,191	56,310,000	658,428,182	21,353,905,805
- Purchase in the year	*7,425,267,981*	*6,416,243,232*	*905,219,091*	*56,310,000*	*658,428,182*	*15,461,468,486*
- Completed construction investment	*1,216,126,196*	-	-	-	-	1,216,126,196
- Increase due to the acquisition of a subsidiary during the year	*402,602,000*	*4,035,505,023*	*238,204,100*	-	-	4,676,311,123
Decrease in the year	(137,862,752)	(2,672,543,877)	(1,912,287,363)	(33,990,000)	(31,510,000)	(4,788,193,992)
- Liquidation,transfer	-	*(2,072,849,937)*	*(1,069,528,546)*	-	-	*(3,142,378,483)*
- Other reductions	*(137,862,752)*	*(599,693,940)*	*(842,758,817)*	*(33,990,000)*	*(31,510,000)*	*(1,645,815,509)*
Closing balance (31/12/2025)	**537,759,654,195**	**260,967,139,568**	**34,319,769,835**	**1,690,617,082**	**11,236,060,330**	**845,973,241,010**
Accumulated depreciation						
Opening balance (01/01/2025)	212,247,139,268	153,973,384,083	25,409,237,942	1,219,216,600	9,379,130,339	402,228,108,232
Increase in the year	16,754,678,891	15,031,892,672	3,096,906,000	200,759,636	524,730,366	35,608,967,565
- Depreciation in the year	*16,583,593,459*	*13,159,373,645*	*2,916,621,286*	*200,759,636*	*524,730,366*	*33,385,078,392*
- Increase due to the acquisition of a subsidiary during the year	*171,085,432*	*1,872,519,027*	*180,284,714*	-	-	*2,223,889,173*
Decrease in the year	(60,251,129)	(2,167,519,870)	(1,912,287,363)	(33,990,000)	(31,510,000)	(4,205,558,362)
- Liquidation,transfer	-	*(1,567,825,930)*	-	-	-	*(1,567,825,930)*
- Other reductions	*(60,251,129)*	*(599,693,940)*	*(1,912,287,363)*	*(33,990,000)*	*(31,510,000)*	*(2,637,732,432)*
Closing balance (31/12/2025)	**228,941,567,030**	**166,837,756,885**	**26,593,856,579**	**1,385,986,236**	**9,872,350,705**	**433,631,517,435**
Carrying amount						
As at opening balance (01/01/2025)	316,606,381,502	99,214,551,107	9,679,396,065	449,080,482	1,230,011,809	427,179,420,965
As at closing balance (31/12/2025)	**308,818,087,165**	**94,129,382,683**	**7,725,913,256**	**304,630,846**	**1,363,709,625**	**412,341,723,575**

13. PREPAID EXPENSES

	31/12/2025	01/01/2025
	VND	VND
a) Short-term		
- Cost of insurance	150,319,673	85,781,157
- Dispatched tools and supplies	1,360,613,773	677,636,320
- Office, factory rental cost	368,685,227	356,809,959
- Repaired costs	234,718,401	49,484,974
- Others	3,618,064,560	3,478,271,195
	5,732,401,634	**4,647,983,605**
b) Long-term		
- Dispatched tools and supplies	6,457,302,114	7,020,457,198
- Repairing and renovation costs	3,464,372,802	2,674,887,904
- Cost of renting land in VSIP Bac Ninh Industrial Park	13,250,910,929	13,677,007,697
- Cost of renting land in Tan Binh Industrial Park	3,495,336,293	3,657,910,073
- Cost of renting land in VNT Tower 19 Nguyen Trai (1)	50,440,329,134	51,888,376,862
- Consulting expenses	756,250,000	1,581,250,000
- Exploitation right of 12 villas in Hội An (2)	129,999,482,721	134,560,868,085
- Others	6,778,445,212	3,356,011,638
	214,642,429,205	**218,416,769,457**

(1)) Expenses for leasing the commercial floor from the 2nd floor to the 4th floor of VNT Tower at 19 Nguyen Trai, Khuong Trung Ward, Thanh Xuan District, Hanoi according to Contract No. 2512/HDTVP/OGC-GIVRAL dated 25 December 2019 signed between Ocean Group Joint Stock Company and Givral Bakery Joint Stock Company (Subsidiary) with a total leased area of 3,000 m2, the lease term is until the end of the operation term of the project "Mixed-use housing, cinemas, offices, and apartments construction project" according to the investment certificate issued by the People's Committee of Hanoi.

(2) This is the cost that Evening Star Nha Trang Joint Stock Company (Evening Star Nha Trang) - a subsidiary indirectly acquired the right to operate 12 villas at Sunrise Hoi An resort, the allocation period is until 22/06/2054.

14. GOODWILL

	31/12/2025	01/01/2025
	VND	VND
- Tin Phat Ice-cream Joint Stock Company	302,382,308	340,180,097
- Viptour - Togi Joint Stock Company	188,307,370	230,153,453
- Fuji Food Joint Stock Company	54,477,576,443	-
- Binh Hung Manufacturing Co., Ltd	26,707,306,932	31,563,180,919
	81,675,573,054	**32,133,514,469**

15. LOANS

	31/12/2025	01/01/2025
	VND	VND
a) Short-term	**166,000,000,000**	**155,296,663,881**
- Short-term loans	***6,000,000,000***	***25,296,663,881***
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam - Khanh Hoa Branch (1)	-	25,296,663,881
+ Others	6,000,000,000	-
- Long-term loans are due	***160,000,000,000***	***130,000,000,000***
+ Vietnam Joint Stock Commercial Bank for Industry and Trade (2)	160,000,000,000	130,000,000,000
b) Long-term	**1,110,000,000,000**	**1,270,000,000,000**
+ Vietnam Joint Stock Commercial Bank for Industry and Trade (2)	1,110,000,000,000	1,270,000,000,000
	1,276,000,000,000	**1,425,296,663,881**

Detail information regarding loans:

(1) Loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam – Khanh Hoa Branch of Tan Viet Corporation (subsidiary) under the Loan Limit Agreement No. 2024/TV dated 03 July 2024. Credit limit: VND 30,000,000,000; loan term is 12 months. The purpose of borrowing is to pay short-term capital needs reasonably and lawfully for business activities. Loan interest rates are determined at the time of loan disbursement, recorded on each debt receipt. The loan was fully settled during the year.

(2) Long-term loan of Givral Bakery Joint Stock Company (subsidiary) with Vietnam Joint Stock Commercial Bank for Industry and Trade under Credit Contract No. 460/2023-HDCVDADT/NHCT124-GIVRAL dated 13 December 2023. Loan term is 84 months from the next day of the first disbursement date. The purpose of the loan is for investment and working capital purposes.

16. TRADE PAYABLES

	31/12/2025	01/01/2025
	VND	VND
a) Classify by supplier balance		
- Hoang An Trading Service Production Printing Company Limited	1,279,126,134	1,083,966,840
- Lan Chinh Service Trading Company Limited	2,489,022,000	1,929,960,000
- Mr Phan Dao Son	1,817,664,458	2,625,664,458
- Others	24,491,427,057	22,576,000,996
	30,077,239,649	**28,215,592,294**
b) Classify by payment terms		
- Short-term trade payables	28,259,575,191	25,589,927,836
- Long-term trade payables	1,817,664,458	2,625,664,458
	30,077,239,649	**28,215,592,294**

17. PREPAYMENT FROM CUSTOMERS

	31/12/2025	01/01/2025
	VND	VND
Short-term		
- Prepayment from customers purchase apartments	582,964,702	582,964,702
- Others	7,336,117,950	5,764,464,597
	7,919,082,652	**6,347,429,299**

18. TAXES AND PAYABLES TO THE STATE BUDGET

	31/12/2025	01/01/2025
	VND	VND
- Value-added tax	1,772,478,481	948,218,031
- Excise tax	168,914,303	118,865,753
- Corporate income tax	28,517,096,417	26,655,620,373
- Personal income tax	1,140,781,880	1,066,471,267
- Property tax, land rent	94,552,601,445	100,461,578,805
- Other taxes	109,313,646,069	99,859,638,750
	235,465,518,595	**229,110,392,979**

As at 31 December 2025, Viptour - Togi Joint Stock Company (Subsidiary) is reflecting a land rent and costs related to land rent in the amount of VND 203,7 billions.

19. ACCRUED EXPENSES

	31/12/2025	01/01/2025
Short-term	VND	VND
- Interest accrual expenses	1,607,506,849	2,067,397,262
- Salary accrual expenses	5,827,609,744	6,030,303,485
- Others	5,714,238,489	5,019,355,714
	13,149,355,082	**13,117,056,461**

20. OTHER PAYABLES

	31/12/2025	01/01/2025
	VND	VND
a) Short-term		
- Pending surplus assets	108,790,486	76,724,123
- Union funding	485,283,152	608,284,928
- Social insurance	7,889,451	37,970,420
- Health insurance	1,469,699	6,660,342
- Unemployment insurance	919,197	46,598,485
- Short-term deposits, collateral received	12,839,257,323	11,534,727,323
- Other payables	63,117,587,552	123,110,100,339

+ *The capital contribution value of Pegasus Thang Long Company Limited corresponds to 60% of the profit from Saigon Airport Plaza Project according to business cooperation agreement (i)*	-	*116,042,770,800*
+ *Interest payables to individuals purchasing debts (ii)*	-	*275,000,000*
+ *Others*	*63,117,587,552*	*6,792,329,539*
	76,561,196,860	**135,421,065,960**

b) Long-term

- Long-term deposits, collateral received	3,768,510,199	3,153,794,199
- Other payables	23,725,000,000	33,519,176,739
+ *Interest payables to individuals purchasing debts (ii)*	*20,000,000,000*	*29,794,176,739*
+ *MGM Nha Trang Joint Stock Company*	*3,725,000,000*	*3,725,000,000*
	27,493,510,199	**36,672,970,938**

(i) Details are presented in Note 9

(ii) The outstanding personal interest balance related to the sale of the Company's debt by Ocean Commercial One Member Limited Liability Bank (now Modern Bank of Vietnam Limited) under Contract No. 0047/2011/HDTD1-OCEANBANK01 with the appendix amending and supplementing the medium and long-term contract No. 12-0047/2011/PLHDTD-OCEANBANK01 dated May 29, 2020 between Ocean Commercial One Member Limited Liability Bank (now Modern Bank of Vietnam Limited) and the Company to individuals.

21. UNEARNED REVENUE

	31/12/2025	01/01/2025
	VND	VND
- Unearned revenue from leasing premises and assets	19,171,528	8,063,976
	19,171,528	**8,063,976**

22. PROVISION FOR PAYABLES

	31/12/2025	01/01/2025
	VND	VND
Short-term		
- Payroll fund provision	-	3,386,672,199
	-	**3,386,672,199**

23 OWNER'S EQUITY

a) Changes in owner's equity

Unit: VND

	Contributed capital	Other capital of the owner	Other funds belong to owner's equity	Investment and development fund	Retained earnings	Non-controlling shareholder interests	Total
Opening balance of previous year (01/01/2024)	**2,000,000,000,000**	**4,983,002,620**	**6,329,814,592**	**14,414,221,829**	**(626,910,505,151)**	**375,588,790,890**	**1,774,405,324,780**
Capital increase in subsidiary	-	-	-	-	-	2,007,386	2,007,386
Profit/(loss) for previous year	-	-	-	-	177,788,446,056	(1,052,856,487)	176,735,589,569
Additional purchase of shares in subsidiary	-	-	-	-	(33,882,972,800)	-	(33,882,972,800)
Deduction from welfare reward fund at subsidiary	-	-	-	-	(1,408,867,389)	(1,366,176,120)	(2,775,043,509)
Other increases/decreases	-	997,380	-	5,140,415	-	(6,137,795)	-
Closing balance of previous year (31/12/2024)	**2,000,000,000,000**	**4,984,000,000**	**6,329,814,592**	**14,419,362,244**	**(484,413,899,284)**	**373,165,627,874**	**1,914,484,905,426**
Opening balance of current year (01/01/2025)	**2,000,000,000,000**	**4,984,000,000**	**6,329,814,592**	**14,419,362,244**	**(484,413,899,284)**	**373,165,627,874**	**1,914,484,905,426**
Profit for this year	-	-	-	-	77,075,313,680	23,262,238,677	100,337,552,357
Adjustment due to change in interest rate at subsidiaries	-	-	-	360,790,404	(24,515,817,242)	24,155,026,838	-
Increase capital in a subsidiary	-	-	-	-	-	55,679,716,260	55,679,716,260
Bonus and welfare fund	-	-	-	-	(1,064,913,447)	(76,506,721)	(1,141,420,168)
Impact of the acquisition of a subsidiary during the period	-	-	-	-	-	(13,792,319,288)	(13,792,319,288)
Other decreases	-	-	-	-		(890)	(890)
Closing balance of this period (31/12/2025)	**2,000,000,000,000**	**4,984,000,000**	**6,329,814,592**	**14,780,152,648**	**(432,919,316,293)**	**462,393,782,750**	**2,055,568,433,697**

b) Detailed of owner's contributed 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	14,780,152,648	14,419,362,244
- Other funds belong to owner's equity	6,329,814,592	6,329,814,592
	21,109,967,240	**20,749,176,836**

24. OFF CONSOLIDATED BALANCE SHEET ITEMS

a) Operating lease assets

The Company is renting an office at 8th Floor, Leadvisors Tower, No. 643 Pham Van Dong, Nghia Do Ward, Hanoi City.

b) Treatment for doubtful debts

	Handling Year	31/12/2025	01/01/2025
		VND	VND
Short-term trade receivables		**2,054,865,431**	**2,061,673,687**
Info Commodity Exchange., Joint Stock Company	2022	471,500,857	471,500,857

TV Shopping Media., Joint Stock Company	2022	557,377,711	557,377,711
Viet Nam Royal Co., Ltd	2023	14,400,000	14,400,000
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 Co., Ltd	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 prepayment to suppliers	2022	**86,000,000**	**86,000,000**
Total		**852,766,561,369**	**852,773,369,625**

The company is still carrying out procedures to recover these receivables.

25. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Revenue from finished goods	1,016,822,291,816	883,710,271,919
Revenue from merchandise goods	10,629,369,973	12,705,184,246
Revenue from rendering of services	159,888,771,049	121,747,546,530
Other revenue	916,470,373	412,976,112
	1,188,256,903,211	**1,018,575,978,807**

26. REVENUE DEDUCTIONS

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
- Trade discount	54,825,615,807	34,836,247,272
- Sales returns	3,121,008,967	-
- Sales allowances	376,821,522	2,391,574
	58,323,446,296	**34,838,638,846**

27. COST OF GOODS SOLD AND SERVICE RENDED

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Cost of finished goods sold	458,242,704,786	412,488,346,422
Cost of merchandise sold	8,178,314,092	7,136,252,544
Cost of services rendered	114,714,353,308	93,991,191,090
Cost of other operations	632,285,204	310,138,889
	581,767,657,390	**513,925,928,945**

28. 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	13,124,075,558	24,663,511,260
Foreign exchange gains	532,941,113	164,664,080
	13,657,016,671	**24,828,175,340**

29. FINANCIAL EXPENSES

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Loan interest	108,068,012,232	107,769,515,970
Foreign exchange losses	10,626,502	21,879,370
Provision for financial investments	-	10,062,038,638
Others	-	117,592,593
	108,078,638,734	**117,971,026,571**

30. DEFERRED CORPORATE INCOME TAX EXPENSE

a) Deferred tax assets

	31/12/2025	01/01/2025
	VND	VND
- Corporate income tax rate used to determine the value of deferred tax assets	20.0%	20.0%
- Deferred corporate income tax income arising from deductible temporary differences	184,366,546	241,943,120
Deferred tax assets	**184,366,546**	**241,943,120**

b) Deferred tax liabilities

	31/12/2025	01/01/2025
	VND	VND
- Corporate income tax rate used to determine the value of deferred tax liabilities	20%	20%
- Deferred corporate income tax income arising from unused taxable losses and incentives	39,772,231,773	39,505,882,112
Deferred tax liabilities	**39,772,231,773**	**39,505,882,112**

31. FINANCIAL INSTRUMENTS

The company's financial instruments include:

	Net book value			
	31/12/2025		01/01/2025	
	Historical Cost	Provision	Historical Cost	Provision
Financial assets	VND	VND	VND	VND
Cash and cash equivalents	91,805,095,404	-	169,749,007,919	-
Trade receivables and other receivables	486,552,909,299	(148,304,613,407)	458,894,762,525	(145,232,232,237)
Loan receivables, held-to-maturity investments	68,270,897,696	(6,352,959,999)	66,662,631,944	(5,900,000,000)
	646,628,902,399	**(154,657,573,406)**	**695,306,402,388**	**(151,132,232,237)**

	Net book value	
	31/12/2025	01/01/2025
Financial liabilities	VND	VND
Borrowings and liabilities	1,276,000,000,000	1,425,296,663,881
Trade payables and other payables	134,131,946,708	84,266,858,392
Accrued expenses	13,149,355,082	13,117,056,461
	1,423,281,301,790	**1,522,680,578,734**

Financial assets and financial liabilities have not been assessed at fair value as at the end of the accounting period because Circular No. 210/2009/TT-BTC as well as current regulations require the presentation of financial statements and note of financial instruments but do not provide a basis for comparative assessment and recognition of fair value of financial assets and financial liabilities, except for provisions for doubtful debts and provisions for diminution in value of securities investments as detailed in the relevant Notes.

Financial risk management

Financial risk includes market risk, credit risk and liquidity risk. The company has established a system of controls to ensure an appropriate balance between risks incurred costs and managing risks costs. The company's Board of Directors is responsible for monitoring the risk management process to ensure an appropriate balance between risks and risk control.

Market risk

The company's operations are primarily exposed to risks from changes in prices, exchange rates and interest rates.

Price risk management

The company shall bear equity price risk arising from long-term securities investments due to uncertainty about the future price of the securities investments. Long-term securities investments are held for long-term strategic purposes, and at the end of the fiscal year the company has no plans to sell these investments.

Risk management on exchange rates

The company shall bear to foreign exchange risk due to the fair value of future cash flows of financial instruments will be fluctuated with changes in foreign exchange rates when the company's loans, revenues and expenses are made in currencies different from Vietnamese Dong.

Risk management on interest rates

The Company shall bear interest rate risk due to the fair value of future cash flows of a financial instrument will fluctuate with changes in market interest rates when the company has time or non-term deposits, loans and debts subject to floating interest rates. The company manages interest rate risk by analyzing the competitive situation in the market to obtain interest rates favorable to the company's purposes.

Credit risk

Credit risk is the risk that a parner to a financial instrument or contract will fail to meet contractual obligations resulting in financial loss to the company. The company shall bear credit risk from operating activities (primarily trade receivables and other receivables) and financing activities (including bank deposits, loans and other financial

	Less than 1 year	From 1 years to 5 years	Over 5 years	Total
As at 31/12/2025	VND	VND	VND	VND
Cash and cash equivalents	91,805,095,404	-	-	91,805,095,404
Trade receivables and other receivables	227,663,164,662	110,585,131,230	-	338,248,295,892
Loan receivables, held-to-maturity investments	61,917,937,697	-	-	61,917,937,697
	381,386,197,763	**110,585,131,230**	**-**	**491,971,328,993**
As at 01/01/2025				
Cash and cash equivalents	169,749,007,919	-	-	169,749,007,919
Trade receivables and other receivables	141,006,259,002	172,656,271,286	-	313,662,530,288
Loan receivables, held-to-maturity investments	30,534,898,871	30,227,733,073	-	60,762,631,944
	341,290,165,792	**202,884,004,359**	**-**	**544,174,170,151**

Liquidity risk

Liquidity risk is the risk that the company faces difficulties in fulfilling its financial obligations due to lack of funds. The company's liquidity risk mainly arises from the fact that financial assets and financial liabilities have different maturity dates.

The payment terms of financial liabilities based on contractual expected payments (on the basis of cash flow of principal) are 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
Borrowings and liabilities	166,000,000,000	1,110,000,000,000	-	1,276,000,000,000
Trade payables and other payables	104,820,772,051	5,542,664,458	23,768,510,199	134,131,946,708
Accrued expenses	13,149,355,082	-	-	13,149,355,082
	283,970,127,133	**1,115,542,664,458**	**23,768,510,199**	**1,423,281,301,790**
As at 01/01/2025				
Borrowings and liabilities	155,296,663,881	910,000,000,000	360,000,000,000	1,425,296,663,881
Trade payables and other payables	44,968,222,996	6,350,664,458	32,947,970,938	84,266,858,392

Accrued expenses	13,117,056,461	-	-	13,117,056,461
	213,381,943,338	**916,350,664,458**	**392,947,970,938**	**1,522,680,578,734**

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.

32. SUBSEQUENT EVENTS AFTER REPORTING PERIOD

There are no material events besides the two events mentioned above that occurred after the reporting period ended date which need to be adjusted or presented on these Consolidated Financial Statements.

33. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

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

Transactions with related parties during the year:

	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		**13,934,029**	**7,926,295**
Ocean Group Joint Stock Company	Parent company	13,934,029	7,926,295
Purchase of goods and services		**1,527,874,442**	**2,169,866,459**
Ocean Group Joint Stock Company	Parent company	1,527,874,442	2,169,866,459
Financial Income		**1,763,186,376**	**2,206,658,039**
Ocean Group Joint Stock Company	Parent company	1,763,186,376	2,206,658,039
Loans		**6,000,000,000**	**-**
Ocean Group Joint Stock Company	Parent company	6,000,000,000	-
Financial Expenses		**260,000,000**	**-**
Ocean Group Joint Stock Company	Parent company	260,000,000	-

Balance as at the end of reporting period

	Relationship	31/12/2025	01/01/2025
		VND	VND
Short-term trade receivables		**852,454,004**	**-**
Ocean Group Joint Stock Company	Parent company	852,454,004	-
Loans		**6,000,000,000**	**-**
Ocean Group Joint Stock Company	Parent company	6,000,000,000	-
Short-term loan receivables		**34,277,733,073**	**4,500,000,000**
Ocean Group Joint Stock Company	Parent company	34,277,733,073	4,500,000,000
Long-term loan receivables		**-**	**30,227,733,073**
Ocean Group Joint Stock Company	Parent company	-	30,227,733,073
SHort-term other receivables		**30,059,053,888**	**-**
Ocean Group Joint Stock Company	Parent company	30,059,053,888	-

Long-term other receivables		-	**28,295,867,512**
Ocean Group Joint Stock Company	Parent company	-	28,295,867,512
Short-term other payables		**1,063,535,855**	**803,535,855**
Ocean Group Joint Stock Company	Parent company	1,063,535,855	803,535,855

In this year, the incomes of members of the Board of Directors, the Board of Supervisors, and the Board of General Management are as follows:

	Position	Remunerations	Bonuses	Total income
		VND	VND	VND
Remunerations of Board of Directors				
Nguyen Thu Hang	Chairman of Directors	240,000,000	7,500,000	247,500,000
Huynh Minh Viet	Member of the Board of Directors	120,000,000	6,500,000	126,500,000
Hoang Thi Thuy Van	Member of the Board of Directors	120,000,000	7,500,000	127,500,000
Nguyen Dung Minh	Member of the Board of Directors	120,000,000	6,500,000	126,500,000
Dinh Hoai Nam	Member of the Board of Directors	120,000,000	6,500,000	126,500,000
Total		**720,000,000**	**34,500,000**	**754,500,000**

	Position	Remunerations	Bonuses	Total income
		VND	VND	VND
Remunerations of the Supervisory Board				
Duong Thi Mai Huong	Head of the Supervisory Board	120,000,000	7,500,000	127,500,000
Le Thi Bich Hanh	Member of the Supervisory	60,000,000	7,500,000	67,500,000
Tran Thi Kim Oanh	Member of the Supervisory Board (Disappointment on 26/06/2025)	30,000,000	4,500,000	34,500,000
Trinh Thi Hang	Member of the Supervisory Board (Appointment on 26/06/2025)	30,000,000	3,000,000	33,000,000
Total		**240,000,000**	**22,500,000**	**262,500,000**

	Position	Salaries	Bonuses	Total income
		VND	VND	VND
Salaries of General Director and other managers				
Le Dinh Quang	Deputy General Director (Appointment on 15/01/2025)	1,200,143,700	7,500,000	1,207,643,700
Total		**1,200,143,700**	**7,500,000**	**1,207,643,700**

34. COMPARATIVE FIGURES

Representing figures on the Consolidated Financial Statements are taken from audited Consolidated Financial Statements for the fiscal year ended 31 December 2024 by CPA Vietnam Auditing Company Limited.

35. EXPLANATION OF INCOME STATEMENT

The net profit after corporate income tax index on the Consolidated Income Statement for Quarter IV 2025 recorded a loss of VND 14.9 billion, representing a decrease of VND 56.0 billion compared to the same period in 2024, mainly due to the following factors:

1. Revenue from sale of goods and rendering of services in Quarter IV 2025 reached nearly VND 166 billion, an increase of VND 24.1 billion, equivalent to a 17% increase compared to the same period in 2024, driven by strong growth in the food and hotel business segments. Cost of goods sold and service rendered in Quarter IV 2025 reached VND 107.8 billion, increasing by VND 12.5 billion, compared to the fourth quarter of 2024, equivalent to an increase of 13%; therefore, Gross profit from sale of goods and rendering of services in Quarter IV 2025 reached nearly VND 52.7 billion, an increase of VND 10.3 billion, equivalent to an increase of 24.3% over the same period
2. Financial income in this period reached VND 5 billion, down VND 0.7 billion compared to the same period last year, mainly due to a decrease in interest on bank deposits and lending interest.
3. Financial expenses for the period reached nearly VND 26 billion, down VND 2 billion compared to the same period last year, as in the previous period the Company made a provision for investments in other entities.
4. General and administrative expenses in this period were VND 25.4 billion, a decrease of VND 15 billion, equivalent to a decrease of 37% compared to the same period of last year, mainly due to primarily due to land rent reductions granted to a subsidiary during the year.
5. Other income in this period reached nearly VND 12 billion, decreasing by VND 88.2 billion compared to the same period of the prior year, as the prior-year period included gains from the settlement of payables.

Hanoi, 30 January 2026

Prepared by	Chief Accountant	General Director
Pham Thi Thanh Huyen	Pham Tien Thanh	Nguyen Duc Minh