

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

Hà Nội, ngày 03 tháng 02 năm 2025
Ha Noi, February 03rd, 2025

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

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

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán và Thông tư số 68/2024/TT-BTC sửa đổi, bổ sung một số điều của các Thông tư quy định về giao dịch chứng khoán trên hệ thống giao dịch chứng khoán; bù trừ và thanh toán giao dịch chứng khoán; hoạt động của công ty chứng khoán và công bố thông tin trên thị trường chứng khoán, Công ty CP One Capital Hospitality (MCK: OCH) thực hiện công bố thông tin báo cáo tài chính (BCTC) Quý 4 năm 2024 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 and Circular No. 68/2024/TT-BTC amending and supplementing a number of articles of the Circulars regulating securities transactions on the securities trading system; clearing and settlement of securities transactions; activities of securities companies and information disclosure on the stock market, One Capital Hospitality Joint Stock Company (Stock Code: OCH) discloses the financial statements for Quarter 4, 2024 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. Cổ Nhuế 1, Q. Bắc Từ Liêm, TP. Hà Nội/ 23rd floor, Leadvisors Tower, 643 Pham Van Dong, Co Nhue 1 Ward, Bac Tu Liem District, 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 4 năm 2024/*Financial Statements Quarter 4, 2024*

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/:

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: 03/02 /2025 tại đường dẫn: <http://och.vn/cong-bo-thong-tin/>.

This information was published on the company's website on: February 03rd 2025 at the link: <http://och.vn/cong-bo-thong-tin/>

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

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

- Nội dung giao dịch/ *Transaction content:*

- Tỷ trọng giá trị giao dịch/tổng giá trị tài sản của doanh nghiệp (%) (căn cứ trên báo cáo tài chính năm gần nhất)/ *Ratio of transactions value/total assets of the company (%) (based on the most recent financial statements);*.....

- Ngày hoàn thành giao dịch/ *Transaction completed date:*.....

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin công bố

We commit that the disclosure information above is true and are fully responsible before the law for the content of the disclosure information.

Đại diện tổ chức

Organization representative

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

(Ký, ghi rõ họ tên, chức vụ, đóng dấu)
(Sign, state full name, position, seal)

Tài liệu đính kèm/
Attached file:

- BCTC riêng, hợp nhất quý 4 năm 2024/ *Separate and consolidated financial statements;*

- Văn bản giải trình thông tin BCTC Quý 4/2024/
Explanation of financial statements Quarter 4, 2024.



TỔNG GIÁM ĐỐC
Nguyễn Đức Minh

CONSOLIDATED FINANCIAL STATEMENTS

ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

Quarter IV 2024



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CONSOLIDATED BALANCE SHEET
As at 31 December 2024

Code	ASSETS	Notes	31/12/2024	01/01/2024
			VND	VND
100	A. CURRENT ASSETS		628,394,286,517	551,862,629,590
110	I. Cash and cash equivalents	03	169,749,007,919	168,490,954,691
111	1. Cash		66,949,007,919	58,900,954,691
112	2. Cash equivalents		102,800,000,000	109,590,000,000
120	II. Short-term investments	04	26,034,992,071	44,333,105,230
121	1. Trading securities		172,559	172,559
122	2. Provision for diminution in value of trading securities (*)		(79,359)	(79,359)
123	3. Held-to-maturity investments		26,034,898,871	44,333,012,030
130	III. Short-term accounts receivable		185,756,965,214	94,557,009,960
131	1. Short-term trade receivables	05	21,891,598,566	15,625,176,894
132	2. Short-term prepayment to suppliers	06	66,672,951,139	63,626,141,896
135	3. Short-term loan receivables	07	10,400,000,000	8,500,000,000
136	4. Other short-term receivables	08	264,487,055,917	178,487,888,929
137	5. Provision for short-term doubtful debts		(179,687,028,788)	(173,669,927,263)
139	6. Shortage of assets awaiting for solution		1,992,388,380	1,987,729,504
140	IV. Inventories	09	229,002,118,901	225,992,112,660
141	1. Inventories		331,255,345,674	328,245,339,433
149	2. Provision for devaluation of inventories (*)		(102,253,226,773)	(102,253,226,773)
150	V. Other short-term assets		17,851,202,412	18,489,447,049
151	1. Short-term prepaid expenses	13	4,033,067,935	3,215,357,661
152	2. Deductible VAT		5,519,525,244	6,975,480,155
153	3. Taxes and other receivables from the State budget		8,298,609,233	8,298,609,233

CONSOLIDATED BALANCE SHEET

As at 31 December 2024

(continued)

Code	ASSETS	Notes	31/12/2024	01/01/2024
			VND	VND
200	B. NON- CURRENT ASSETS		3,225,279,000,245	3,581,741,119,302
210	I. Long-term receivables		202,884,004,359	499,775,321,316
215	1. Long-term loan receivables	07	30,227,733,073	32,227,733,073
216	2. Other long-term receivables	08	172,656,271,286	467,547,588,243
220	II. Fixed assets		482,879,574,297	512,672,371,098
221	1. Tangible fixed assets	12	427,216,525,131	454,592,094,558
222	- Historical costs		829,443,529,197	826,247,179,329
223	- Accumulated depreciation		(402,227,004,066)	(371,655,084,771)
227	2. Intangible fixed assets	11	55,663,049,166	58,080,276,540
228	- Historical costs		75,202,950,065	75,138,473,786
229	- Accumulated amortization		(19,539,900,899)	(17,058,197,246)
230	III. Investment properties		21,178,712,553	22,383,906,237
231	- Historical costs		36,155,810,460	36,155,810,460
232	- Accumulated amortization		(14,977,097,907)	(13,771,904,223)
240	IV. Long-term assets in progress		181,910,261,390	179,192,832,166
242	1. Construction in process	10	181,910,261,390	179,192,832,166
250	V. Long-term investments		2,085,000,000,000	2,095,967,038,638
252	1. Investments in joint ventures and associates	04	-	2,085,000,000,000
253	2. Investments in equity of other entities	04	2,101,423,700,000	90,664,700,000
254	3. Allowances for diminution in value of long-term investments		(16,423,700,000)	(79,697,661,362)
260	VI. Other long-term assets		251,426,447,646	271,749,649,847
261	1. Long-term prepaid expenses	13	219,026,208,044	231,525,774,424
262	2. Deferred tax assets	30	266,725,134	407,547,919
269	3. Goodwill	14	32,133,514,468	39,816,327,504
270	TOTAL ASSETS		3,853,673,286,762	4,133,603,748,892

CONSOLIDATED BALANCE SHEET

As at 31 December 2024

(continued)

Code	RESOURCES	Notes	31/12/2024	01/01/2024
			VND	VND
300	C. LIABILITIES		1,939,688,887,363	2,359,198,424,112
310	I. Current liabilities		590,884,369,858	574,005,066,174
311	1. Short-term trade payables	16	25,675,007,037	19,980,006,135
312	2. Short-term prepayments from customers	17	6,395,655,235	4,831,163,489
313	3. Taxes and payables to the State budget	18	228,917,287,606	230,485,289,186
314	4. Payables to employees		7,410,036,975	20,310,744,105
315	5. Short-term accrued expenses	19	17,926,917,486	11,410,550,150
318	6. Short-term unearned revenues	21	8,063,976	24,267,679
319	7. Other short-term payables	20	135,481,241,136	133,651,726,714
320	8. Short-term loans and finance lease liabilities	15	155,296,663,881	140,288,028,779
321	9. Provisions for short-term payables	22	3,386,672,199	4,383,521,053
322	10. Bonus and welfare fund		10,386,824,327	8,639,768,884
330	II. Non-current liabilities		1,348,804,517,505	1,785,193,357,938
331	1. Long-term trade payables	16	2,625,664,458	3,363,621,314
337	2. Other long-term payables	20	36,672,970,938	209,647,824,515
338	3. Long-term loans and finance lease liabilities	15	1,270,000,000,000	1,532,331,166,911
341	4. Deferred tax liabilities	30	39,505,882,109	39,850,745,198
400	D. OWNER'S EQUITY		1,913,984,399,399	1,774,405,324,780
410	I. Owner's equity	23	1,913,984,399,399	1,774,405,324,780
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		4,983,002,620	4,983,002,620
418	3. Investment and development fund		14,414,221,829	14,414,221,829
420	4. Other funds belong to owner's equity		6,329,814,592	6,329,814,592
421	5. Retained earnings		(485,899,344,402)	(626,910,505,151)
421a	Retained earnings accumulated till the end of the previous year		(628,319,372,541)	(749,173,446,433)
421b	Retained earnings of the current year		142,420,028,139	122,262,941,282
429	6. Non-controlling shareholder interests		374,156,704,760	375,588,790,890
430	II. Other capital and funds		-	-
440	TOTAL RESOURCES		3,853,673,286,762	4,133,603,748,892

Preparer



Pham Thi Thanh Huyen

Chief Accountant



Pham Tien Thanh

General Director


 Hanoi, January 25th 2025
 Nguyen Duc Minh

CONSOLIDATED INCOME STATEMENT

Quarter IV 2024

Code	ITEMS	Notes	Quarter IV 2024	Quarter IV 2023	Year 2024	Year 2023
			VND	VND	VND	VND
01	1. Revenue from sale of goods and rendering of services	25	142,175,698,888	133,683,690,543	1,018,723,924,301	989,181,985,895
02	2. Revenue deductions	26	4,983,399,718	1,971,691,090	35,578,336,268	14,490,636,911
10	3. Net revenue from sale of goods and rendering of services		137,192,299,170	131,711,999,453	983,145,588,033	974,691,348,984
11	4. Cost of goods sold and service rendered	27	94,619,488,673	94,525,314,544	513,230,473,109	521,776,048,319
20	5. Gross profit from sale of goods and rendering of services		42,572,810,497	37,186,684,909	469,915,114,924	452,915,300,665
21	6. Financial Income	28	5,758,170,224	5,573,250,109	24,827,937,320	53,090,457,240
22	7. Financial Expenses	29	27,964,576,638	3,860,394,445	117,971,026,568	18,449,877,764
23	<i>In which: Interest expenses</i>		27,878,267,586	7,090,274,059	107,677,564,994	20,207,091,779
24	8. Profit or loss in associate, joint-venture		2,254,259,103	-	-	-
25	9. Selling expenses		28,166,391,222	25,386,586,330	181,796,204,615	171,669,932,077
26	10. General and administrative expenses		40,466,931,305	42,972,719,292	130,173,968,616	147,776,652,619
30	11. Operating profit		(46,012,659,341)	(29,459,765,049)	64,801,852,445	168,109,295,445
31	12. Other income		100,158,266,451	6,360,451,790	158,444,815,826	6,640,874,853
32	13. Other expenses		6,023,637,273	23,621,234,144	15,156,729,535	33,347,316,285
40	14. Other profit		94,134,629,178	(17,260,782,354)	143,288,086,291	(26,706,441,432)
50	15. Profit before tax		48,121,969,837	(46,720,547,403)	208,089,938,736	141,402,854,013
51	16. Current Corporate income tax expenses		7,655,034,541	(2,797,233,854)	32,058,895,495	45,354,601,617
52	17. Deferred Tax expense (income)	30	(133,162,272)	(460,338,456)	(204,040,301)	(23,563,308,460)
60	18. Net profit/(loss) after tax		40,600,097,568	(43,462,975,093)	176,235,083,542	119,611,560,856
61	19. Net profit (loss) after tax of parent entity		62,557,462,598	(36,893,738,628)	176,736,344,652	130,104,919,538
62	20. Net profit (loss) after tax of non-controlling share holder		(21,957,365,030)	(6,569,236,465)	(501,261,110)	(10,493,358,682)

Preparer



Pham Thi Thanh Huyen

Chief Accountant



Pham Tien Thanh

Hanoi, January 25th 2025

General Director



 Nguyen Duc Minh

CONSOLIDATED CASH FLOW STATEMENT

Year 2024
(Indirect method)

Code	ITEMS	Notes	Year 2024	Year 2023
			VND	VND
	I. Cash flows from operating activities			
01	1. Profit before tax		208,089,938,736	141,402,854,013
	2. Adjustments for		72,251,720,138	41,698,522,071
02	- Depreciation and amortization		47,708,465,553	62,271,417,422
03	- Allowances and provisions		(58,253,708,691)	13,420,280,348
04	- Gains, losses from exchange rate differences due to the revaluation of monetary items dominated in foreign currencies		(8,560,803)	(10,337,502)
05	- Gains, losses from investment activities		(24,872,040,915)	(54,189,929,976)
06	- Interest expenses		107,677,564,994	20,207,091,779
08	3. Operating profit before changes in working capital		280,341,658,874	183,101,376,084
09	- Increase/decrease in receivables		201,567,333,823	102,979,105,225
10	- Increase/decrease in inventories		(3,010,006,241)	2,043,229,861
11	- Increase/decrease in payables (excluding interest payables, enterprise income tax payables)		(273,841,863,436)	(130,498,682,692)
12	- Increase/decrease in prepaid expenses		11,681,856,106	9,284,988,510
14	- Interest paid		(108,505,525,228)	(615,155,552)
15	- Corporate income tax paid		(46,271,537,511)	(23,440,453,436)
16	- Other cash inflows from operating activities		1,747,055,443	-
17	- Other cash outflows from operating activities		-	(1,712,032,566)
20	Net cash flows from operating activities		63,708,971,830	141,142,375,434
	II. Cash flows from investing activities			
21	1. Purchase and construction of fixed assets and other long-term assets		(10,147,980,018)	(18,156,344,747)
22	2. Proceeds from disposals of fixed assets and other long-term assets		208,767,675	1,340,965,339
23	3. Loans to other entities and payments for purchase of debt instruments of other entities		(21,771,886,841)	(642,301,542,030)
24	4. Collections from borrowers and proceeds from sale of debt instruments of other entities		40,170,000,000	197,600,000,000
25	5. Payments for investments in other entities		-	(2,085,000,000,000)
26	6. Proceeds from sale of investments in other entities		905,000,000	1,710,000,000
27	7. Interest and dividends received		24,266,977,291	25,369,331,765
30	Net cash flows from investing activities		33,630,878,107	(2,519,437,589,673)
	III. Cash flows from financing activities			
31	1. Receipts from stocks issuing and capital contribution from equity owners		1,007,386	320,000,000,000
33	2. Long-term and short-term borrowings received		375,730,636,096	1,533,911,411,696
34	3. Repayment of borrowing		(471,822,000,994)	(12,523,382,917)
36	4. Dividends, profit paid to owner		-	(8,918,104)
40	Net cash flows from (used in) financing activities		(96,090,357,512)	1,841,379,110,675
50	Net cash flows during the period		1,249,492,425	(536,916,103,564)
60	Cash and cash equivalents at beginning of period		168,490,954,691	705,396,720,753
61	Impact of exchange rate fluctuation		8,560,803	10,337,502
70	Cash and cash equivalents at the end of period	03	169,749,007,919	168,490,954,691

Preparer



Pham Thi Thanh Huyen

Chief Accountant



Pham Tien Thanh

General Director



 Nguyen Duc Minh

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*Quarter IV 2024***1. OPERATIONAL CHARACTERISTICS OF ENTERPRISE****Ownership form**

One Capital Hospitality Joint Stock Company is formerly known as Bao Long Construction and Trading 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, Co Nhue 1 Ward, Bac Tu Liem District, 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 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, 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 2024 are given as follows:

Subsidiaries	Head quarter	The Parent Company's benefit rate (%)		The Parent Company's voting right rate (%)		Main operating activities
		31/12/2024	01/01/2024	31/12/2024	01/01/2024	
Tan Viet Joint Stock Company	Nha Trang	51.42%	51.42%	51.42%	51.42%	Hotel business
Givral Bakery Joint Stock Company	Ho Chi Minh	50.77%	50.77%	50.77%	50.77%	Manufacturing and trading all kinds of cakes, ice creams
Trang Tien Icecream Joint Stock Company	Ha Noi	99.81%	99.81%	99.98%	99.98%	Manufacturing and trading all kinds of cakes, ice creams
Viptour - Togi Joint Stock Company	Ha Noi	86.13%	86.13%	86.13%	86.13%	Hotel business
Evening Star Nha Trang Joint Stock Company (Convert from Evening Star Nha Trang Company Limited)	Nha Trang	99.99%	100%	99.99%	100%	Hotel business
Binh Hung Manufacturing Company Limited (Subsidiary of Givral Bakery Joint Stock Company)	Bac Ninh	50.77%	50.77%	100%	100%	Industrial park factories for rent
Leadvisors Special Opportunity Fund	Ha Noi	99.51%	99.51%	100%	100%	Investment funds in stocks and bonds
Tin Phat Ice Cream Joint Stock Company (Subsidiary of Trang Tien Icecream Joint Stock Company)	Ha Noi	99.68%	99.87%	99.87%	99.87%	Processing milk and dairy products from milk
JP Good Food Company Limited	Son La	100%	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 December 2024. 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 recognition.

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".

In the consolidated financial statements, investments in associates are accounted for using the equity method.

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. Owners' 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

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 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 Consolidated Financial Statements, the nature of the relationship is more emphasized than the legal form of the relationship.

ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

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

Consolidated Financial Statements

Quarter IV 2024

3. CASH AND CASH EQUIVALENTS

	31/12/2024	01/01/2024
	VND	VND
Cash on hand	7,820,457,480	14,242,044,181
Cash at bank	59,086,904,762	44,377,189,338
Cash in transit	41,645,677	281,721,172
Cash equivalents	102,800,000,000	109,590,000,000
	<u>169,749,007,919</u>	<u>168,490,954,691</u>

4. FINANCIAL INVESTMENTS
a) Held to maturity investments

	31/12/2024		01/01/2024	
	Historical Cost	Book value	Historical Cost	Book value
	VND	VND	VND	VND
Short-term	26,034,898,871	26,034,898,871	44,333,012,030	44,333,012,030
- Term Deposit	16,034,898,871	16,034,898,871	34,333,012,030	34,333,012,030
- Other investments	10,000,000,000	10,000,000,000	10,000,000,000	10,000,000,000
	<u>26,034,898,871</u>	<u>26,034,898,871</u>	<u>44,333,012,030</u>	<u>44,333,012,030</u>

b) Trading securities

	31/12/2024		01/01/2024	
	Historical Cost	Provision	Historical Cost	Provision
	VND	VND	VND	VND
Total investment value				
+ Hung Vuong Corporation	172,559	(79,359)	172,559	(79,359)
	<u>172,559</u>	<u>(79,359)</u>	<u>172,559</u>	<u>(79,359)</u>

c) Investment in associates and joint-venture companies

	Address	The company's interest rate	31/12/2024	01/01/2024
			Consolidated value by equity method	
			VND	VND
- IDS Equity Holdings Joint Stock Company. (Investments in equity of other entities of Binh Hung Manufacturing Company Limited Capital, contributed capital ratio 30% from 01/10/2024)	Ha Noi	15.23%	-	2,085,000,000,000
			<u>-</u>	<u>2,085,000,000,000</u>

d) Equity investments in other entities

	31/12/2024	01/01/2024
	VND	VND
- Technical Construction and Building Materials Joint Stock Company	4,423,700,000	4,423,700,000
- Ocean Thang Long Investment Joint Stock Company	-	74,241,000,000
- Vneco Hanoi Trading and Investment Joint Stock Company	12,000,000,000	12,000,000,000

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Consolidated Financial Statements

Quarter IV 2024

- IDS Equity Holdings Joint Stock Company. (Investments in equity of other entities of Binh Hung Manufacturing Company Limited Capital, contributed capital ratio 30% from 01/10/2024)	2,085,000,000,000	-
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	2,101,423,700,000	90,664,700,000
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5. TRADE RECEIVABLES

	31/12/2024	01/01/2024
	VND	VND

a) Trade receivables detailed by customers with large balances

- Mika Trading Joint Stock Company	6,647,496,885	6,647,496,885
- Others	15,244,101,681	8,977,680,009
	21,891,598,566	15,625,176,894

6. SHORT-TERM PREPAYMENT TO SUPPLIERS

	31/12/2024	01/01/2024
	VND	VND

Short-term

- Viet Nam Investment Promotion and Tourism Joint Stock Company (1)	18,267,900,000	18,267,900,000
- Song Da Construction and Investment Joint Stock Company (at Evening Star Nha Trang Joint Stock Company) (2)	43,284,161,557	43,284,161,557
- Short - term prepayment to other suppliers	5,120,889,582	2,074,080,339
	66,672,951,139	63,626,141,896

(1) Deposit to receive transfer of 3,853,010 shares of Viptour - Togi Joint Stock Company (Indirect Subsidiary), corresponding to 19% of the remaining shares in this Subsidiary, of which the amount is VND 18,267,900,000 is being blocked at the co-owned account between One Capital Hospitality Joint Stock Company and Viet Nam Investment Promotion And Tourism Joint Stock Company (formerly known as Viet Nam Investment Promotion And Tourism Company Limited) opened at Modern Bank of Vietnam Limited (formerly Ocean Commercial One Member Limited Liability Bank).

(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 Star City Westlake Hanoi hotel project at Viptour - Togi Joint Stock Company (Viptour-Togi) - an indirect subsidiary.

7. LOAN RECEIVABLES

	31/12/2024	01/01/2024
	VND	VND

a) Short-term

- Tosy Robotics Joint Stock	5,900,000,000	6,000,000,000
- Ocean Group Joint Stock Company (1)	4,500,000,000	2,500,000,000
	10,400,000,000	8,500,000,000

b) Long-term

- Ocean Group Joint Stock Company (1)	30,227,733,073	32,227,733,073
	30,227,733,073	32,227,733,073

(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. The loan interest rate under the contract is 8%/year. 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. The loan balance as of 31 December 2024 is VND 34,727,733,073, of which the long-term loan balance due for collection is VND 4,500,000,000.

8. OTHER RECEIVABLES

	31/12/2024	01/01/2024
	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	7,841,918,800	7,657,196,381
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Khanh Hoa Branch</i>	<i>7,500,000,000</i>	<i>7,000,000,000</i>
<i>Others</i>	<i>341,918,800</i>	<i>657,196,381</i>
- <i>Other receivables</i>	<i>142,541,495,057</i>	<i>56,727,050,488</i>
	<u>264,487,055,917</u>	<u>178,487,888,929</u>
b) Long-term		
- Receivable for capital support interest from Ocean Group Joint Stock Company at Viptour-Togi Joint Stock Company	28,295,867,512	26,089,209,473
- Collaterals, deposits	144,360,403,774	441,458,378,770
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch</i>	<i>140,920,318,890</i>	<i>438,000,000,000</i>
<i>Others</i>	<i>3,440,084,884</i>	<i>3,458,378,770</i>
	<u>172,656,271,286</u>	<u>467,547,588,243</u>

9. INVENTORIES

	31/12/2024		01/01/2024	
	Historical cost VND	Provision VND	Historical cost VND	Provision VND
- Raw materials	24,817,190,952	-	24,406,795,424	-
- Tool and supplies	1,211,667,024	-	1,337,344,182	-
- Work in progress	293,369,013,844	(102,253,226,773)	292,906,157,208	(102,253,226,773)
<i>Saigon Airport Plaza Project (1)</i>	<i>218,295,997,573</i>	<i>(102,253,226,773)</i>	<i>218,295,997,573</i>	<i>(102,253,226,773)</i>
<i>Tan Phu Trung Factory Project</i>	<i>74,764,242,374</i>	<i>-</i>	<i>74,610,159,635</i>	<i>-</i>
<i>Others</i>	<i>308,773,897</i>	<i>-</i>	<i>-</i>	<i>-</i>
- Finished goods	6,026,608,801	-	4,357,311,774	-
- Merchandise goods (2)	5,830,865,053	-	5,237,730,845	-
	<u>331,255,345,674</u>	<u>(102,253,226,773)</u>	<u>328,245,339,433</u>	<u>(102,253,226,773)</u>

(1) Is the cost incurred by the investment project to build a hotel and office for lease at 1 Bach Dang, Ward 2, Tan Binh District, Ho Chi Minh City (Starcity Airport Project). This project is cooperated by One Capital Hospitality Joint Stock Company (a subsidiary of the Company - OCH) in cooperation with Blue Ocean Investment and Service Co., Ltd. (now Pegasus Thang Long Co., Ltd. "Pegasus Thang Long"), the amount of investment capital contribution until 31 December 2024 is VND 116,042,770,800, the capital contribution rate of Pegasus Thang Long is 60%. All costs incurred by the Project accumulated up to 31 December 2024 is VND 218,295,997,573 is the value of land use rights and unfinished project construction costs of the Project that have been mortgaged at Modern Bank of Vietnam Limited (formerly Ocean Commercial One Member Limited Liability Bank) - Saigon Branch to secure Pegasus Thang Long's loan. This collateral has decided to execute the judgment to recover Pegasus Thang Long's debt. The company determined the loss is the entire cost of the project has incurred an amount of VND 218,295,997,573.

Therefore, OCH set aside a reserve amount of VND 102,253,226,773 (equal to the loss after being offset from the money received from Pegasus Thang Long business cooperation of VND 116,042,770,800). OCH's Board of Directors assessed that there are no additional obligations incurred in relation to Pegasus Thang Long and related to the Starcity Airport Project.

(2) The balance as at 31 December 2024 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

	31/12/2024	01/01/2024
	VND	VND
- Property procurement	277,245,455	277,245,455
- Construction in progress	178,659,544,802	178,659,544,802
<i>StarCity Westlake Hanoi Project (1)</i>	<i>178,659,544,802</i>	<i>178,659,544,802</i>
- Fixed asset repairs	2,973,471,133	256,041,909
	181,910,261,390	179,192,832,166

(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.

T Project implementation status: Starting construction in 2013, the project has completed the basement and concrete pillars supporting the flat roof of the first floor. The project has been suspended for the period from 2014 to 2019. Currently, Viptour - Togi Joint Stock Company has extended the time to put land into use and at the same time implemented the project implementation procedures.

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	4,902,545,104	235,928,682	75,138,473,786
Increase in the period	-	117,000,000	-	117,000,000
- <i>Purchase in the period</i>	-	<i>117,000,000</i>	-	<i>117,000,000</i>
Decrease in the period	-	-	(52,523,721)	(52,523,721)
- <i>Other decreases</i>	-	-	<i>(52,523,721)</i>	<i>(52,523,721)</i>
Closing balance	70,000,000,000	5,019,545,104	235,928,682	75,202,950,065
Accumulated amortization				
Opening balance	14,177,215,199	2,645,053,365	235,928,682	17,058,197,246
Increase in the period	1,772,151,900	762,075,474	-	2,534,227,374
- <i>Amortization in the period</i>	<i>1,772,151,900</i>	<i>762,075,474</i>	-	<i>2,534,227,374</i>
Decrease in the period	-	-	(52,523,721)	(52,523,721)
- <i>Other decreases</i>	-	-	<i>(52,523,721)</i>	<i>(52,523,721)</i>
Closing balance	15,949,367,099	3,407,128,839	183,404,961	19,539,900,899
Residual value				
Opening balance	55,822,784,801	2,257,491,739	-	58,080,276,540
Closing balance	54,050,632,901	1,612,416,265	52,523,721	55,663,049,166

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 (01/01/2024)	530,861,285,744	248,059,308,617	35,256,952,505	1,666,511,923	10,403,120,540	826,247,179,329
Increase in the period	-	9,813,650,390	795,684,000	36,560,000	219,151,400	10,865,045,790
- Purchase in the period	-	7,889,457,390	795,684,000	36,560,000	219,151,400	8,940,852,790
- Reclassification	-	1,924,193,000	-	-	-	1,924,193,000
Decrease in the period	(2,007,764,974)	(4,649,023,817)	(964,002,498)	(34,774,841)	(13,129,792)	(7,668,695,922)
- Reclassification	(1,924,193,000)	-	-	-	-	(1,924,193,000)
- Liquidation, transfer	-	(3,147,284,589)	-	-	-	(3,147,284,589)
- Other reductions	(83,571,974)	(1,501,739,228)	(964,002,498)	(34,774,841)	(13,129,792)	(2,597,218,333)
Closing balance (31/12/2024)	528,853,520,770	253,223,935,190	35,088,634,007	1,668,297,082	10,609,142,148	829,443,529,197
Accumulated depreciation						
Opening balance (01/01/2024)	195,154,112,618	142,955,375,179	23,523,821,761	1,051,009,770	8,970,765,443	371,655,084,771
Increase in the period	18,309,009,420	15,539,112,203	2,865,004,142	202,981,675	502,534,819	37,418,642,259
- Depreciation in the period	18,309,009,420	14,406,701,403	2,865,004,142	202,981,675	502,534,819	36,286,231,459
- Reclassification	-	1,132,410,800	-	-	-	1,132,410,800
Decrease in the period	(1,215,982,774)	(4,618,833,059)	(964,002,498)	(34,774,841)	(13,129,792)	(6,846,722,964)
- Reclassification	(1,132,410,800)	-	-	-	-	(1,132,410,800)
- Liquidation, transfer	-	(3,117,093,831)	-	-	-	(3,117,093,831)
- Other reductions	(83,571,974)	(1,501,739,228)	(964,002,498)	(34,774,841)	(13,129,792)	(2,597,218,333)
Closing balance (31/12/2024)	212,247,139,264	153,875,654,323	25,424,823,405	1,219,216,604	9,460,170,470	402,227,004,066
Carrying amount						
As at opening balance (01/01/2024)	335,707,173,126	105,103,933,438	11,733,130,744	615,502,153	1,432,355,097	454,592,094,558
As at closing balance (31/12/2024)	316,606,381,506	99,348,280,867	9,663,810,602	449,080,478	1,148,971,678	427,216,525,131

13. PREPAID EXPENSES

	31/12/2024	01/01/2024
	VND	VND
a) Short-term		
- Cost of insurance	116,986,813	456,980,413
- Dispatched tools and supplies	1,896,373,611	875,365,403
- Office, factory rental cost	356,809,959	356,809,957
- Repaired costs	44,021,917	50,716,647
- Others	1,618,875,635	1,475,485,241
	4,033,067,935	3,215,357,661
b) Long-term		
- Dispatched tools and supplies	7,808,289,457	7,854,220,182
- Repairing and renovation costs	1,938,019,868	2,859,991,264
- Cost of renting land in VSIP Bac Ninh Industrial Park	13,677,007,697	14,103,104,465
- Cost of renting land in Tan Binh Industrial Park	3,657,910,073	3,820,483,853
- Cost of renting land in VNT Tower 19 Nguyen Trai (1)	51,888,376,862	53,336,424,590
- Consulting expenses	-	4,629,629,625
- Exploitation right of 12 villas in Hội An (2)	134,560,868,085	139,122,253,449
- Others	5,495,736,002	5,799,666,996
	219,026,208,044	231,525,774,424

(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 No. 01121000314 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 with a total value of VND 189,383,774,997. The remaining unallocated balance as of 31 December 2024 is VND 134,560,868,085. The allocation period is until 22/06/2054.

14. GOODWILL

	31/12/2024	01/01/2024
	VND	VND
- Tin Phat Ice-cream Joint Stock Company	340,180,097	377,977,886
- Viptour - Togi Joint Stock Company	230,153,452	271,999,535
- Evening Star Nha Trang Joint Stock Company	-	2,747,295,177
- Binh Hung Manufacturing Co., Ltd	31,563,180,919	36,419,054,906
	32,133,514,468	39,816,327,504

15. LOANS

	31/12/2024	01/01/2024
	VND	VND
a) Short-term	155,296,663,881	140,288,028,779
- Short-term loans	25,296,663,881	21,388,028,779

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+ Joint Stock Commercial Bank for Foreign Trade of Vietnam - Khanh Hoa Branch (1)	25,296,663,881	21,388,028,779
<i>- Long-term loans are due</i>	<i>130,000,000,000</i>	<i>118,900,000,000</i>
+ Vietnam Joint Stock Commercial Bank for Industry and Trade (2)	130,000,000,000	100,000,000,000
+ Individuals buying debts in Evening Star Nha Trang Joint Stock Company (3)	-	18,900,000,000
b) Long-term	1,270,000,000,000	1,532,331,166,911
+ Vietnam Joint Stock Commercial Bank for Industry and Trade (2)	1,270,000,000,000	1,400,000,000,000
+ Individuals buying debts in Evening Star Nha Trang Joint Stock Company (3)	-	132,331,166,911
	<u>1,425,296,663,881</u>	<u>1,672,619,195,690</u>

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 is collateralized by term deposit balance ownership under deposit contract at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Khanh Hoa Branch.

(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.

(3) On 16 September 2024, Evening Star Nha Trang Joint Stock Company issued shares to individuals buying debts to increase capital on the basis of converting the type of organization and operation of Evening Star Nha Trang Co., Ltd, accordingly individuals buying debts offset the obligation to contribute capital and to pay the principal and interest of the loan.

16. TRADE PAYABLES

	31/12/2024	01/01/2024
	VND	VND
a) Classify by supplier balance		
- Mr Phan Dao Son	2,625,664,658	3,363,621,314
- Lan Chinh Service Trading Co.,Ltd	1,083,966,840	1,797,811,200
- Delicious Food Trading Production Co., Ltd	779,699,908	878,825,037
- Hoang An Trading Service Production Printing Co., Ltd	1,083,966,840	1,297,086,480
- Others	22,727,373,249	16,006,283,418
	<u>28,300,671,495</u>	<u>23,343,627,449</u>
b) Classify by payment terms		
- Short-term trade payables	25,675,007,037	19,980,006,135
- Long-term trade payables	2,625,664,458	3,363,621,314
	<u>28,300,671,495</u>	<u>23,343,627,449</u>

17. PREPAYMENT FROM CUSTOMERS

	31/12/2024	01/01/2024
	VND	VND
Short-term		
- Prepayment from customers purchase apartments	582,964,702	582,964,702
- Others	5,812,690,533	4,248,198,787
	6,395,655,235	4,831,163,489

18. TAXES AND PAYABLES TO THE STATE BUDGET

	31/12/2024	01/01/2024
	VND	VND
- Value-added tax	1,664,765,201	1,308,083,703
- Excise tax	118,865,753	362,490,255
- Corporate income tax	26,351,250,205	38,224,674,238
- Personal income tax	461,188,892	1,040,682,320
- Property tax, land rent	100,461,578,805	100,461,578,805
- Other taxes	99,859,638,750	88,824,265,676
- Fees, charges and others	-	263,514,189
	228,917,287,606	230,485,289,186

As at 31 December 2024, Viptour - Togi Joint Stock Company (Subsidiary) is reflecting a land tax payable and late payment of tax in the amount of VND 200.2 billion..

19. ACCRUED EXPENSES

	31/12/2024	01/01/2024
	VND	VND
Short-term		
- Interest accrual expenses	2,213,300,040	3,041,260,274
- Salary accrual expenses	10,907,115,174	4,835,465,957
- Others	4,806,502,272	3,533,823,919
	17,926,917,486	11,410,550,150

20. OTHER PAYABLES

	31/12/2024	01/01/2024
	VND	VND
a) Short-term		
- Pending surplus assets	76,806,531	9,285,499
- Union funding	458,941,098	466,305,568
- Social insurance	37,970,420	150,000
- Health insurance	6,714,342	-
- Unemployment insurance	46,544,485	1,472,420
- Short-term deposits, collateral received	11,534,727,323	10,648,347,323
- Other payables	123,319,536,937	122,526,165,904
+ Payable to Pegasus Thang Long Company Limited enjoys 60% of the profit from Saigon Airport Plaza Project according to business cooperation agreement (i)	116,042,770,800	116,042,770,800

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+ Interest payables to individuals purchasing debts (ii)	275,000,000	175,000,000
+ Others	7,001,766,137	6,308,395,104
	135,481,241,136	133,651,726,714

b) Long-term

- Long-term deposits, collateral received	3,153,794,199	3,037,337,039
- Other payables	33,519,176,739	206,610,487,476
+ Interest payables to individuals purchasing debts (ii)	29,794,176,739	202,885,487,476
+ MGM Nha Trang Joint Stock Company	3,725,000,000	3,725,000,000
	36,672,970,938	209,647,824,515

(i) The company and Pegasus Thang Long Company Limited ("Pegasus Thang Long") have a business cooperation agreement with the following main contents:

- The two sides cooperated to jointly invest in the implementation of the hotel construction investment project in the Saigon Airport Plaza Project, at No. 01, Bach Dang Street, Ward 2, Tan Binh District, Ho Chi Minh;
- Scale of capital contribution: Pegasus Thang Long contributes 60% of the total value of capital contribution;
- Time of business cooperation: From the date of signing until the Parties have fulfilled all rights and obligations committed under the contract and liquidated the contract;
- Method of distribution of results: After the Project is completed, Pegasus Thang Long will enjoy 60% of the profit from the exploitation of the Project.

(ii) The loan interest payable by Evening Star Hom Nha Trang Joint Stock Company (a subsidiary of the Company) to Modern Bank of Vietnam Limited (formerly Ocean Commercial One Member Limited Liability Bank) under Loan Agreement No. 0092/2012/HĐTC-OCEANBANK dated 17 December 2012, and Loan Agreement No. 0047/2011/HĐTD1-OCEANBANK dated 9 June 2011. The bank sold these two debts to two individuals. In 2024, Evening Star Sao Hom Nha Trang Joint Stock Company offset the loan interest payable with capital contribution obligations, as detailed in Note 15.3.

21. UNEARNED REVENUE

	31/12/2024	01/01/2024
	VND	VND
- Unearned revenue from leasing premises and assets	8,063,976	24,267,679
	8,063,976	24,267,679

22. PROVISION FOR PAYABLES

	31/12/2024	01/01/2024
	VND	VND
Short-term		
- Payroll fund provision	3,386,672,199	4,383,521,053
	3,386,672,199	4,383,521,053

23 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Other capital of the owner	Other funds belong to owner's equity	Investment and development fund	Retained earnings	Non-controlling shareholder interests	Unit: VND Total
Opening balance of previous year (01/01/2023)	2,000,000,000,000	4,983,002,620	6,329,814,592	19,773,338,181	(741,911,753,993)	48,775,013,097	1,337,949,414,497
Increase in development investment funds at subsidiaries	-	-	-	-	-	320,000,000,000	320,000,000,000
Profit/(loss) for previous year	-	-	-	-	130,104,919,538	(10,493,358,682)	119,611,560,856
Increase due to liquidation of invest	-	-	-	-	-	1,402,823,380	1,402,823,380
Adjustment due to change in interest rate at subsidiaries	-	-	-	(5,359,116,352)	(7,841,978,256)	14,949,077,201	1,747,982,593
Profit distribution at subsidiaries	-	-	-	-	(6,297,779,786)	(9,070,092)	(6,306,849,878)
Other increases/decreases	-	-	-	-	(963,912,654)	964,305,986	393,332
Closing balance of previous year (31/12/2023)	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
Opening balance of current 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
Profit for the year	-	-	-	-	176,736,344,652	(501,261,110)	176,235,083,542
Appropriation to bonus and welfare fund at subsidiaries	-	-	-	-	(1,408,867,389)	(1,366,176,120)	(2,775,043,509)
Adjustment due to change in interest rate at subsidiaries	-	-	-	-	(34,316,316,514)	435,351,100	(33,880,965,414)
Closing balance of this year (31/12/2024)	2,000,000,000,000	4,983,002,620	6,329,814,592	14,414,221,829	(485,899,344,402)	374,156,704,760	1,913,984,399,399

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

	Year 2024	Year 2023
	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

	31/12/2024	01/01/2024
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

	31/12/2024	01/01/2024
	VND	VND
- Investment and development fund	14,414,221,829	14,414,221,829
- Other funds belong to owner's equity	6,329,814,592	6,329,814,592
	20,744,036,421	20,744,036,421

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, Co Nhue 1 Ward, Bac Tu Liem District, Hanoi City

b) Treatment for doubtful debts

	Handling Year	31/12/2024	01/01/2024
		VND	VND
Short-term trade receivables		2,061,673,687	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	1,018,395,119	1,018,395,119

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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		852,773,369,625	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

	Year 2024	Year 2023
	VND	VND
Revenue from finished goods	883,250,106,350	867,313,843,354
Revenue from merchandise goods	14,299,737,376	15,281,355,774
Revenue from rendering of services	120,554,008,230	104,046,241,931
Revenue from transferring real estate use right	-	2,000,000,000
Other revenue	620,072,345	540,544,836
	1,018,723,924,301	989,181,985,895

26. REVENUE DEDUCTIONS

	Year 2024	Year 2023
	VND	VND
- Trade discount	35,415,603,563	13,942,016,106
- Sales returns	2,391,574	315,943,469
- Sales allowances	160,341,131	232,677,336
	35,578,336,268	14,490,636,911

27. COST OF GOODS SOLD AND SERVICE RENDED

	Year 2024	Year 2023
	VND	VND
Cost of finished goods sold	411,536,998,020	418,993,591,650
Cost of merchandise sold	12,509,434,549	11,415,609,808
Cost of services rendered	88,702,744,608	89,530,580,114
Cost of transferring real estate use right	-	1,308,927,619
Cost of other operations	481,295,932	527,339,128
	513,230,473,109	521,776,048,319

28. FINANCIAL INCOME

	Year 2024	Year 2023
	VND	VND
Interest on deposits, loan receivables	24,663,273,240	29,332,342,541
Interest on liquidation of financial investments	-	23,635,019,578
Foreign exchange gains	164,664,080	123,095,121
	24,827,937,320	53,090,457,240

29. FINANCIAL EXPENSES

	Year 2024	Year 2023
	VND	VND
Loan interest	107,677,564,994	20,207,091,779
Foreign exchange losses	21,879,370	46,658,159
Cost of transferring investment	(155,843,679)	-
Provision for financial investments	10,217,882,317	(1,805,399,118)
Others	209,543,566	1,526,944
	<u>117,971,026,568</u>	<u>18,449,877,764</u>

30. DEFERRED CORPORATE INCOME TAX EXPENSE**a) Deferred tax assets**

	31/12/2024	01/01/2024
	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	266,725,134	407,547,919
Deferred tax assets	<u>266,725,134</u>	<u>407,547,919</u>

b) Deferred tax liabilities

	31/12/2024	01/01/2024
	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	39,505,882,109	39,850,745,198
Deferred tax liabilities	<u>39,505,882,109</u>	<u>39,850,745,198</u>

31. FINANCIAL INSTRUMENTS

The company's financial instruments include:

	Net book value			
	31/12/2024		01/01/2024	
	Historical Cost	Provision	Historical Cost	Provision
	VND	VND	VND	VND
Financial assets				
Cash and cash equivalents	169,749,007,919	-	168,490,954,691	-
Trade receivables and other receivables	459,034,925,769	(139,115,130,712)	661,660,654,066	(139,115,130,712)
Loan receivables, held-to-maturity investments	66,662,631,944	(6,000,000,000)	85,060,745,103	(6,000,000,000)
	<u>695,446,565,632</u>	<u>(145,115,130,712)</u>	<u>915,212,353,860</u>	<u>(145,115,130,712)</u>

	Net book value	
	31/12/2024	01/01/2024
	VND	VND
Financial liabilities		
Borrowings and liabilities	1,425,296,663,881	1,672,619,195,690
Trade payables and other payables	84,412,112,769	250,600,407,878
Accrued expenses	17,926,917,486	11,410,550,150
	1,527,635,694,136	1,934,630,153,718

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 partner 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 instruments).

	Less than 1 year	From 1 years to 5 years	Over 5 years	Total
As at 31/12/2024	VND	VND	VND	VND
Cash and cash equivalents	169,749,007,919	-	-	169,749,007,919
Trade receivables and other receivables	147,263,523,771	172,656,271,286	-	319,919,795,057

ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

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

Consolidated Financial Statements

Quarter IV 2024

Loan receivables, held-to-maturity investments	30,434,898,871	30,227,733,073	-	60,662,631,944
	347,447,430,561	202,884,004,359	-	550,331,434,920

As at 01/01/2024

Cash and cash equivalents	168,490,954,691	-	-	168,490,954,691
Trade receivables and other receivables	54,997,935,111	467,547,588,243	-	522,545,523,354
Loan receivables, held-to-maturity investments	46,833,012,030	32,227,733,073	-	79,060,745,103
	270,321,901,832	499,775,321,316	-	770,097,223,148

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
	VND	VND	VND	VND
As at 31/12/2024				
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	45,113,477,373	6,350,664,458	32,947,970,938	84,412,112,769
Accrued expenses	17,926,917,486	-	-	17,926,917,486
	218,337,058,740	916,350,664,458	392,947,970,938	1,527,635,694,136
As at 01/01/2024				
Borrowings and liabilities	140,288,028,779	495,900,000,000	1,036,431,166,911	1,672,619,195,690
Trade payables and other payables	37,588,962,049	7,088,621,314	205,922,824,515	250,600,407,878
Accrued expenses	11,410,550,150	-	-	11,410,550,150
	189,287,540,978	502,988,621,314	1,242,353,991,426	1,934,630,153,718

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**1. Establishment of a subsidiary:**

The Board of Directors' Resolution No. 14/2025/NK24-29/NQ-HĐQT-OCH dated January 6, 2025, approved OCH's capital contribution to establish One Capital Consumer Joint Stock Company. The information has been disclosed by the company as required.

2. Change of the Board of Directors:

From 15 January 2025, Mr. Nguyen Duc Minh was appointed as the General Director of the Company, Mr. Le Dinh Quang was appointed as Deputy General Director.

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 period:

	Relationship	Year 2024	Year 2023
		VND	VND
Revenue from sales of goods and rendering of services		7,976,295	11,253,071
Ocean Group Joint Stock Company	Parent company	7,976,295	11,253,071
Purchase of goods and services		2,169,866,459	1,307,084,814
Ocean Group Joint Stock Company	Parent company	2,169,866,459	1,307,084,814
Financial Income		2,206,658,039	1,937,562,160
Ocean Group Joint Stock Company	Parent company	2,206,658,039	1,937,562,160

Balance as at the end of reporting period

	Relationship	31/12/2024	01/01/2024
		VND	VND
Short-term loan receivables		4,500,000,000	2,500,000,000
Ocean Group Joint Stock Company	Parent company	4,500,000,000	2,500,000,000
Long-term loan receivables		30,227,733,073	32,727,733,073
Ocean Group Joint Stock Company	Parent company	30,227,733,073	32,727,733,073
Long-term other receivables		28,295,867,512	26,089,209,473
Ocean Group Joint Stock Company	Parent company	28,295,867,512	26,089,209,473
Short-term trade payables		-	165,862,295
Ocean Group Joint Stock Company	Parent company	-	165,862,295
Short-term other payables		803,535,855	803,535,855
Ocean Group Joint Stock Company	Parent company	803,535,855	803,535,855

In 2024, 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	7,000,000	247,000,000
Huynh Minh Viet	Member of the Board of Directors (*)	120,000,000	6,000,000	126,000,000
Nguyen Chinh Phuong	Member of the Board of Directors (Resigned from 15 May 2024)	44,347,800	2,000,000	46,347,800

	Position	Remunerations	Bonuses	Total income
		VND	VND	VND
Hoang Thuy Van	Member of the Board of Directors	75,652,200	4,500,000	80,152,200
Nguyen Dung Minh	Member of the Board of Directors (*)	120,000,000	6,000,000	126,000,000
Dinh Hoai Nam	Member of the Board of Directors (*)	120,000,000	6,000,000	126,000,000
Total		720,000,000	31,500,000	751,500,000

	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	7,000,000	127,000,000
Le Thi Bich Hanh	Member of the Supervisory Board (*)	60,000,000	7,000,000	67,000,000
Tran Thi Kim Oanh	Member of the Supervisory Board (*)	60,000,000	7,000,000	67,000,000
Total		240,000,000	21,000,000	261,000,000

	Position	Salaries	Bonuses	Total income
		VND	VND	VND
Salaries of General Director and other managers				
Le Dinh Quang	General Director	1,199,932,000	107,500,000	1,307,432,000
Ha Trung Dung	Deputy General Director (Dismissal from 15 October 2024)	756,646,022	6,000,000	762,646,022
Total		1,956,578,022	113,500,000	2,070,078,022

(*) Reappointment dated 15/05/2024

34. COMPARATIVE FIGURES

Representing figures on the Balance Sheet are taken from audited Consolidated Financial Statements for the fiscal year ended 31 December 2023 by Nam Viet Auditing and Accounting Financial Consulting Services Co., Ltd - Northern Branch. Comparative figures on the Income Statement and Cash Flow Statement are compared with the Consolidated Financial Statements of the same period in 2023 that have been disclosed.

35. EXPLANATION OF INCOME STATEMENT

The net profit after corporate income tax index on the Consolidated Income Statement for Quarter IV 2024 was VND 40.6 billion, an increase of VND 84 billion, compared to a loss of VND 43.5 billion to Quarter IV 2023, due to the following reasons:

1. Revenue from sale of goods and rendering of services in Quarter IV 2024 reached VND 142.2 billion, an increase of VND 8.5 billion, equivalent to an increase of 6% compared to the same period in 2023, due to food service activities and hotel business. Cost of goods sold and service rendered in Quarter IV 2024 was VND 94.6 billion, a little decrease compared to the same period of last year. As a result, gross profit from sale of goods and rendering of services in Quarter 2024 reached VND 42.6 billion, an increase of VND 5.4 billion, equivalent to a 14% rise compared to the same period last year.
2. Financial expenses in this period reached VND 27.9 billion, an increase of more than VND 21.4 billion compared to the same period of last year, mainly due to increased interest expenses.
3. Selling expenses in this period reached nearly VND 28.2 billion, an increase of VND 2.8 billion, equivalent to an 11% rise compared to the same period last year, due to the incurrence of costs for expanding Trang Tien Ice Cream sales points.
4. Other income in Quarter IV 2024 reached VND 100.2 billion, an increase of VND 93.8 billion compared to the same period last year, as the company resolved liabilities during this period.
5. Other expenses in Quarter IV 2024 reached VND 6 billion, a decrease of VND 17.6 billion compared to the same period in 2023, equivalent to a 74% reduction, as the subsidiary addressed outstanding debts in the previous period.

Hanoi, January 25th 2025

Preparer



Pham Thi Thanh Huyen

Chief Accountant



Pham Tien Thanh

General Director



Nguyen Duc Minh

