

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 31 tháng 03 năm 2025

Ha Noi, March 31<sup>st</sup>, 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) năm 2024 đã kiểm toán 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 audited financial statements for 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](mailto:info@och.vn) Website: <http://och.vn>



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

- BCTC kiểm toán năm 2024/*Audited Financial Statements for 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: 31/03/2025 tại đường dẫn: <http://och.vn/cong-bo-thong-tin/>.

*This information was published on the company's website on: March 31<sup>st</sup>, 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 đã kiểm toán năm 2024/ *Audited separate and consolidated financial statements for 2024;*
- Văn bản giải trình thông tin chênh lệch lợi nhuận trước sau kiểm toán/ *Explanation of financial statements before and after audited.*



TỔNG GIÁM ĐỐC  
*Nguyễn Đức Minh*

**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY**

**AUDITED SEPARATE FINANCIAL STATEMENTS**

**For the year ended 31/12/2024**



---

**Ha Noi, March 2025**



**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY**

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

**TABLE OF CONTENTS**

<b><u>CONTENTS</u></b>	<b>Page(s)</b>
STATEMENT OF THE BOARD OF DIRECTORS	2 - 3
INDEPENDENT AUDITORS' REPORT	4 - 5
AUDITED SEPARATE FINANCIAL STATEMENTS	
Separate Balance Sheet	6 - 7
Separate Income Statement	8
Separate Cash Flow Statement	9
Notes to the Separate Financial Statements	10 - 38

## **ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY**

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

### **STATEMENT OF THE BOARD OF GENERAL DIRECTORS**

The Board of Directors of One Capital Hospitality Joint Stock Company presents this report together with the Company's audited financial statements for the year ended 31/12/2024.

#### **THE COMPANY**

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

Name: One Capital Hospitality Joint Stock Company.

Abbreviation: OCH JSC.

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

The Company's registered office is located at: 23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co Nhue 1 Ward, Bac Tu Liem District, Hanoi City.

The Company's shares are listed on the HNX under the ticken symbol OCH. At the time of issuance of this Report, OCH shares are under the warning status according to Decision No. 342/QD-SGDHN and Notice No. 1672/TB-SGDHN dated 04/04/2024 of the Hanoi Stock Exchange.

#### **BOARDS OF MANAGEMENT, SUPERVISORS AND GENERAL DIRECTORS**

Members of Boards of Management, Supervisors and General Directors who held the Company during the year and at the date of this report are as follows:

##### **Board of Management**

Mrs. Nguyen Thu Hang	Chairman (Reappointed on 15/05/2024)
Mr. Nguyen Chinh Phuong	Member (Dismissed on 15/05/2024)
Mr. Huynh Minh Viet	Member (Reappointed on 15/05/2024)
Mr. Dinh Hoai Nam	Member (Reappointed on 15/05/2024)
Mr. Nguyen Dung Minh	Member (Reappointed on 15/05/2024)
Mrs. Hoang Thi Thuy Van	Member (Appointed on 15/05/2024)

##### **Board of Supervisors**

Mrs. Duong Thi Mai Huong	Head of the Supervisors' Board (Reappointed on 15/05/2024)
Mrs. Tran Thi Kim Oanh	Member (Reappointed on 15/05/2024)
Mrs. Le Thi Bich Hanh	Member (Reappointed on 15/05/2024)

##### **Board of General Directors**

Mr. Nguyen Duc Minh	General Director (Appointment on 15/01/2025)
Mr. Le Dinh Quang	Deputy General Director (Dismissal of the General Director and appointment of the Deputy General Director on 15/01/2025)
Mr. Ha Trung Dung	Deputy General Director (Dismissed on 15/10/2024)

**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY**

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

**STATEMENT OF THE BOARD OF DIRECTORS (CONTINUED)**

**SUBSEQUENT EVENTS**

According to the assessment of the Executive Board, apart from the events mentioned in section 7.1 – Events After the Reporting Period, there are no unusual events occurring after the accounting closing date that would affect the financial position and operations of the Company, requiring adjustments or disclosures in the separate financial statements for the fiscal year ended 31/12/2024.

**AUDITORS**

The Company's financial statements for the year ended 31<sup>st</sup> December 2024 have been audited by CPA VIETNAM Auditing Company limited - A Member Firm of INPACT.

**RESPONSIBILITY OF THE BOARD OF DIRECTORS**

The Company's Board of Directors is responsible for preparing the separate financial statements, which give a true and fair view of the financial position of the Company as at 31/12/2024 as well as of its income and cash flows statements for the year then ended, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of separate financial statements. In preparing these separate financial statements, the Board of Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to the Corporation are followed or not, and all the material differences from these standards are disclosed and explained in the Separate Financial Statements;
- Design and implement effectively the internal control system in order to ensure that the preparation and presentation of the Separate Financial Statements are free from material misstatements due to frauds or errors;
- Prepare the Separate Financial Statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate.

The Board of Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the separate financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant legal regulations in preparation and presentation of the separate financial statements. The Board of Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Directors confirms that the Company has complied with the above requirements in preparing the separate financial statements for the year ended 31/12/2024.

For and on behalf of the Board of Directors,



**Nguyen Duc Minh**

**General Director**

*Hanoi, 31<sup>st</sup> March 2025*



**Head Office in Hanoi:**

8<sup>th</sup> floor, VG Building, No. 235 Nguyen Trai Str.,  
Thanh Xuan Dist., Hanoi, Vietnam

+84 (24) 3 783 2121

info@cpavietnam.vn

+84 (24) 3 783 2122

www.cpavietnam.vn

No: 267/2025/BCKT-CPA VIETNAM-NV2

**INDEPENDENT AUDITORS' REPORT**

**To: Shareholders**  
**Boards of Management, Supervisors and General Director**  
**One Capital Hospitality Joint Stock Company**

We have audited the accompanying separate financial statements of One Capital Hospitality Joint Stock Company prepared on 31<sup>st</sup> March 2025, as set out on pages 06 to page 38, including the Separate Balance sheet as at 31/12/2024, and the Separate Income Statement, and Separate Cash flows Statement for the year then ended, and Notes to the separate financial statements.

**Responsibility of the Board of Directors**

The Company's Board of Directors is responsible for the true and fair preparation and presentation of these financial statements in compliance with Vietnamese Accounting Standards, Vietnamese Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements, and for the internal control as the Board of Directors determines is necessary to enable the preparation of separate financial statements that are free from material misstatement, whether due to fraud or error.

**Responsibility of Auditors**

Our responsibility is to express an opinion on these separate separate financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. These Standards require us to comply with the Standards and codes of ethics, to plan and perform the audit to obtain reasonable assurance as to whether the Company's separate separate financial statements are there any significant errors or not.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The audit procedures are selected based on the auditor's judgment, including the assessment of risks of material misstatement in the separate financial statements due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the separate financial statements to design appropriate audit procedures to the actual situation, which is not intended to give an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the separate financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion of Auditors**

In our opinion, the accompanying separate financial statements gives a true and fair view of, in all material respects, the financial position of the Company as at 31<sup>st</sup> December 2024 and the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the separate financial statements in Vietnam.

**Another problem**

The separate financial statements for the year ended 31/12/2023 were audited by another independent auditor who expressed an unqualified opinion on those separate financial statements on 30/3/2024.



---

**Nguyen Thi Mai Hoa****Deputy General Director**

Certificate of registration of auditing practice

No: 2326-2023-137-1

*Authorised: 08/2025/UQ-CPA VIETNAM dated 02/01/2025 of Chairman*

For and on behalf of

**CPA VIETNAM AUDITING COMPANY LIMITED****A member firm of INPACT***Ha Noi, 31<sup>st</sup> March 2025*

---

**Nguyen Thi Tien****Auditor**

Certificate of registration of auditing practice

No: 5276-2021-137-1



**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY**

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

Form B 01 - DN

 Issued under Circular No. 200/2014/TT-BTC  
 December 22, 2014 of the Ministry of Finance

**SEPARATE BALANCE SHEET**

 As at 31<sup>st</sup> December 2024

ASSETS			31/12/2024	01/01/2024
	Code	Note	VND	VND
A -	CURRENT ASSETS			
	100		268,778,693,214	239,899,379,809
	(100=110+130+140+150)			
I.	Cash and cash equivalents		53,415,041,718	61,689,028,669
1.	111	5.1	12,415,041,718	11,689,028,669
2.	112		41,000,000,000	50,000,000,000
II.	Short-term investments		26,600,000,000	10,600,000,000
3.	123	5.2	26,600,000,000	10,600,000,000
III.	Short- term receivables		60,558,633,523	38,238,453,721
1.	131	5.3	39,703,974,268	10,014,518,630
2.	132	5.4	19,407,666,000	18,308,400,000
5.	135	5.5	-	1,020,000,000
6.	136	5.6	1,446,993,255	8,895,535,091
IV.	Inventories		120,655,722,041	120,595,125,229
1.	141	5.7	222,908,948,814	222,848,352,002
2	149		(102,253,226,773)	(102,253,226,773)
V.	Other current assets		7,549,295,932	8,776,772,190
1.	151	5.8	65,575,197	108,801,817
2.	152		1,265,134,977	2,449,384,615
3.	153	5.14	6,218,585,758	6,218,585,758
B -	NON-CURRENT ASSETS			
	200		1,715,309,543,810	1,635,290,188,553
	200=(210+220+240+250+260)			
I.	Long-term receivables		631,239,041,932	837,739,051,603
5.	215	5.5	439,016,266,604	370,016,266,604
6.	216	5.6	192,222,775,328	467,722,784,999
II.	Fixed assets		668,714,224	844,288,807
1.	221	5.9	668,714,224	836,277,474
-	222		3,103,204,265	3,103,204,265
-	223		(2,434,490,041)	(2,266,926,791)
3.	227	5.10	-	8,011,333
-	228		397,208,682	397,208,682
-	229		(397,208,682)	(389,197,349)
V.	Long-term investments		1,081,660,656,409	789,713,379,498
1.	251		1,790,147,890,818	1,590,158,718,018
3.	253		4,423,700,000	78,664,700,000
4.	254		(804,817,234,409)	(887,016,338,520)
5.	255	5.2	91,906,300,000	7,906,300,000
VI.	Other long-term assets		1,741,131,245	6,993,468,645
1.	261	5.8	1,684,237,553	6,936,574,953
2.	262	5.12	56,893,692	56,893,692
TOTAL ASSETS (270 = 100+200)			1,984,088,237,024	1,875,189,568,362



**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY**

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

Form B 01 - DN

 Issued under Circular No. 200/2014/TT-BTC  
 December 22, 2014 of the Ministry of Finance

**SEPARATE BALANCE SHEET (CONTINUED)**

 As at 31<sup>st</sup> December 2024

RESOURCES	Code	Note	31/12/2024 VND	01/01/2024 VND
<b>C- LIABILITIES (300=310+330)</b>	<b>300</b>		<b>141,068,940,993</b>	<b>183,071,460,445</b>
<b>I. Short-term liabilities</b>	<b>310</b>		<b>141,068,940,993</b>	<b>183,071,460,445</b>
1. Short-term trade payables	311	5.13	10,929,279,728	7,573,274,139
2. Short-term prepayments from customers	312		582,964,702	582,964,702
3. Taxes and other payables to government budget	313	5.14	186,436,983	249,354,683
4. Payables to employees	314		1,203,917,135	1,603,012,535
5. Short-term accrued expenses	315	5.15	1,897,423,718	1,923,923,718
9. Other short-term payments	319	5.16	125,170,080,469	124,724,588,170
10. Short-term borrowings and finance lease liabilities	320	5.17	-	45,000,000,000
12. Bonus and welfare fund	322		1,098,838,258	1,414,342,498
<b>D- OWNERS' EQUITY (400 = 410)</b>	<b>400</b>		<b>1,843,019,296,031</b>	<b>1,692,118,107,917</b>
<b>I- Owners' equity</b>	<b>410</b>	<b>5.18</b>	<b>1,843,019,296,031</b>	<b>1,692,118,107,917</b>
1. Contributed capital	411		2,000,000,000,000	2,000,000,000,000
- Ordinary shares with voting rights	411a		2,000,000,000,000	2,000,000,000,000
7. Development and investment funds	418		4,493,439,505	4,493,439,505
9. Other equity funds	420		6,329,814,592	6,329,814,592
10. Undistributed profit after tax	421		(167,803,958,066)	(318,705,146,180)
- Undistributed profit after tax brought forward	421a		(318,705,146,180)	(505,997,402,208)
- Undistributed profit after tax for the current year	421b		150,901,188,114	187,292,256,028
<b>TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)</b>	<b>440</b>		<b>1,984,088,237,024</b>	<b>1,875,189,568,362</b>

Preparer

Do Le Anh

Chief Accountant

Pham Tien Thanh

 Ha Noi, 31<sup>st</sup> March 2025

General Director

Nguyen Duc Minh



## SEPARATE INCOME STATEMENT

For the year ended 31<sup>st</sup> December 2024

ITEMS	Code	Note	In 2024	In 2023
			VND	VND
1. Revenues from sales and services rendered	01	6.1	251,738,021,480	233,742,420,049
2. Revenue deductions	02	6.2	2,391,574	148,088,000
3. Net revenues from sales and services rendered (10 = 01-02)	10	6.3	251,735,629,906	233,594,332,049
4. Cost of goods sold	11	6.4	231,346,666,296	222,609,756,169
5. <b>Gross revenues from sales and services rendered (20 = 10-11)</b>	<b>20</b>		<b>20,388,963,610</b>	<b>10,984,575,880</b>
6. Financial income	21	6.5	51,570,147,310	281,049,941,487
7. Financial expenses	22	6.6	(6,419,042,979)	73,315,712,011
<i>In which: Interest expenses</i>	23		2,444,061,132	928,229,167
8. Selling expenses	25		-	18,000,000
9. General administrative expenses	26	6.7	27,478,898,468	31,200,421,438
10. <b>Net profit from operating activities</b> {30 = 20+(21-22)+24-(25+26)}	<b>30</b>		<b>50,899,255,431</b>	<b>187,500,383,918</b>
11. Other income	31	6.8	100,013,427,864	17,008,441
12. Other expenses	32	6.8	11,495,181	225,136,331
13. <b>Other profits (40 = 31-32)</b>	<b>40</b>		<b>100,001,932,683</b>	<b>(208,127,890)</b>
14. <b>Total net profit before tax</b> (50 = 30+40+45)	<b>50</b>		<b>150,901,188,114</b>	<b>187,292,256,028</b>
15. Current corporate income tax expenses	51	6.9	-	-
16. Deferred corporate income tax expenses	52		-	-
17. <b>Profit after corporate income tax</b> (60 = 50-51-52)	<b>60</b>		<b>150,901,188,114</b>	<b>187,292,256,028</b>

Hanoi, 31<sup>st</sup> March 2025

Preparer

Chief Accountant

General Director



Do Le Anh



Pham Tien Thanh



Nguyen Duc Minh



## CASH FLOW STATEMENT

(Indirect method)

For the year ended 31<sup>st</sup> December 2024

ITEMS	Code	Note	In 2024	In 2023
			VND	VND
<b>I. Cash flows from operating activities</b>				
1. <i>Profit before tax</i>	01		150,901,188,114	187,292,256,028
2. <i>Adjusted for items</i>				
- Depreciation of fixed assets and investment property	02		175,574,583	267,101,580
- Provisions	03		(18,775,342,749)	(86,790,301,584)
- Unrealized foreign exchange gains or losses	04		(231,869)	(259,266)
- Gains or losses from investment activities	05		(141,657,676,803)	(121,871,897,793)
- Interest expenses	06		2,444,061,132	928,229,167
3. <i>Operating profit before changes in working capital</i>	08		(6,912,427,592)	(20,174,871,868)
- Increase (Decrease) in Receivables	09		268,481,268,643	12,566,973,705
- Increase (Decrease) in Inventories	10		(60,596,812)	2,119,886,710
- Increase (Decrease) in Payables	11		2,791,276,455	(777,417,981)
- Increase (Decrease) in Prepayments	12		5,295,564,020	7,223,414,344
- Interest Paid	14		(1,922,352,799)	(381,979,167)
- Other payments on operating activities	17		(315,504,240)	(23,450,000)
<i>Net cash flows from operating activities</i>	20		267,357,227,675	552,555,743
<b>II. Cash flows from investing activities</b>				
3. Expenditures on loans and purchase of debt instruments from other entities	23		(75,000,000,000)	(1,243,011,999,604)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		7,020,000,000	567,841,163,333
5. Expenditures on equity investments in other entities	25		(200,138,972,800)	(100,812,400,000)
6. Proceeds from equity investment in other entities	26		1,054,800,000	168,605,390,000
7. Proceeds from interests, dividends and distributed profits	27		36,432,726,305	250,352,071,385
<i>Net cash flows from investing activities</i>	30		(230,631,446,495)	(357,025,774,886)
<b>III. Cash flows from financing activities</b>				
3. Proceeds from borrowings	33		307,000,000,000	95,000,000,000
4. Repayment of principal	34		(352,000,000,000)	(50,000,000,000)
<i>Net cash flows from financing activities</i>	40		(45,000,000,000)	45,000,000,000
<b>Net cashflow during the period (50 = 20+30+40)</b>	50		(8,274,218,820)	(311,473,219,143)
<b>Cash and cash equivalents at the beginning of the period</b>	60		61,689,028,669	373,161,988,546
Effect of Exchange Rate Changes on Cash and Cash Equivalents	61		231,869	259,266
<b>Cash and cash equivalents at end of the period (70 = 50+60+61)</b>	70	5.1	53,415,041,718	61,689,028,669

*Hanoi, 31<sup>st</sup> March 2025*

Preparer

## Chief Accountant

**General Director**

**Do Le Anh**

Pham Tien Thanh

**Nguyen Duc Minh**



**NOTES TO THE SEPARATE FINANCIAL STATEMENT**For the year ended 31<sup>st</sup> December 2024**1. COMPANY INFORMATION****1.1 Structure of ownership**

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

Name: One Capital Hospitality Joint Stock Company

Abbreviation: OCH JSC.

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

The Company's registered office is located at: 23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co Nhue 1 Ward, Bac Tu Liem District, Hanoi City.

The Company's shares are listed on the HNX under the ticken symbol OCH. At the time of issuance of this Report, OCH shares are under the warning status according to Decision No. 342/QD-SGDHN and Notice No. 1672/TB-SGDHN dated 04/04/2024 of the Hanoi Stock Exchange.

The total number of employees of the Company as of 31/12/2024 is 26 employees (As at 31/12/2023 is 34 employees).

**1.2 Business and main activities**

- Construction of other civil engineering works
- Other specialized construction activities
- Short-term accommodation services
- Details: Hotels (excluding bar business, karaoke rooms, and nightclubs)
- Management consulting activities (excluding legal, financial, accounting, auditing, tax, and securities consulting)
- Other food and beverage services (excluding bar business, karaoke rooms, and nightclubs)
- Providing catering services under occasional contracts with customers (serving parties, meetings, weddings, etc.)
- Restaurants and mobile food service activities (excluding bar business, karaoke rooms, and nightclubs)
- Beverage service activities (excluding bar business)
- Real estate business, land use rights of owners, users, or leased land.
- Details: Real estate business; Leasing factories, offices, houses, and warehouses.
- Agency, brokerage, and auction activities
- Details: Consignment agency, purchasing, and selling of goods.
- Construction of all types of buildings
- Details: Investment and construction of infrastructure, housing, offices, factories, and warehouses.
- Wholesale of food.
- Details: Purchase and sale of food and agricultural products.

**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**1.2. Business and main activities (Continued)**

- Production of other food products not classified elsewhere.

Details: Food production and processing.

- Architectural and related technical consulting activities. Detail:

+ Consulting on construction project development for industrial works, residential buildings, and public works;

+ Technical design (excluding construction design and urban planning design);

+ Water supply and drainage system design – Water environment design;

+ Supervision of construction and completion of civil and industrial works;

+ Architectural design of buildings.

- Real estate consulting, brokerage, and auctioning of real estate and land use rights.

Details: Consulting, management, advertising, and real estate services. (For conditional business sectors, the company shall operate only when meeting the legal requirements)

- Support activities for railway and road transportation.

Details: Management of roads, bridges, tunnels, parking lots, car garages, and bike parking areas.

Main business activity of the year: Wholesale of food.

**1.3. Normal operating cycle**

The Company's normal operating cycle is 12 months.

**1.4. The Company structure**

As at 31/12/2024, the Company has the following subsidiaries, associates and affiliated units:

Name	Address	Main business activities	Capital Ratio	Benefit ratio	Voting ratio
<b>Direct subsidiaries</b>					
Tan Viet Joint Stock Company	Nha Trang	Accommodation and restaurant services	51.42%	51.42%	51.42%
Givral Bakery Joint Stock Company	Ho Chi Minh	Manufacture of bakery products from flour	50.77%	50.77%	50.77%
Viptour - Togi Joint Stock Company	Ha Noi	Accommodation services	86.13%	86.13%	86.13%
Trang Tien IceCream Joint Stock Company (i)	Ha Noi	Processing of milk and dairy products	65.98%	99.81%	99.98%
Evening Star Nha Trang Joint Stock Company (ii)	Nha Trang	Accommodation and restaurant services	99.9997%	99.9997%	99.9997%
Leadvisors Special Opportunity Fund (iii)	Ha Noi	Investment fund management, securities investment company	99.00%	99.51%	100.00%
JP Good Food Co., Ltd.	Son La	Processing and preservation of seafood, meat, and products from seafood and meat	100.00%	100.00%	100,00%



**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**1.4. The Company structure (Continued)****Indirect subsidiaries**

Binh Hung Manufacturing Company Limited (iv) <i>Indirect ownership through Givral Bakery Joint Stock Company</i>	Bac Ninh	Real estate business, land use rights of owners, users, or leased land.	50.77%	100.00%
Tin Phat Ice Cream Joint Stock Company (v) <i>Indirect ownership through Trang Tien IceCream Joint Stock Company</i>	Ha Noi	Processing of milk and dairy products.	99.68%	99.87%

- (i) The Company directly owns 65.98%, and its subsidiary, Leadvisors Special Opportunity Fund, owns 34% of the contributed capital in Trang Tien IceCream Joint Stock Company;
- (ii) During the year, Evening Star Nha Trang Company Limited was converted into Evening Star Nha Trang Joint Stock Company, and at the same time, Evening Star Nha Trang Joint Stock Company issued shares to increase its capital;
- (iii) The Company directly owns 99.00%, and its subsidiary, Givral Bakery Joint Stock Company, owns 1.00% of the contributed capital in Leadvisors Special Opportunity Fund;
- (iv) The Company's subsidiary, Givral Bakery Joint Stock Company, holds 100% of the contributed capital in Binh Hung Manufacturing Company Limited;
- (v) The Company's subsidiary, Tin IceCream Joint Stock Company, holds 99.87% of the contributed capital in Tin Phat Ice Cream Joint Stock Company.

**1.5. Statement of information comparability on the Separate financial statements**

The Company consistently applies accounting policies in accordance with the Enterprise Accounting Regime issued together with Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/3/2016 amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC dated 22/11/2014 of the Ministry of Finance guiding the enterprise accounting regime, therefore, the information and figures presented in the Separate Financial Statements are comparable.

**2. FISCAL YEAR AND ACCOUNTING CURRENCY****Fiscal year**

The Company's fiscal year applicable for the preparation of its separate financial statements starts on 1<sup>st</sup> January and ends on 31<sup>st</sup> December of solar year.

**Accounting currency**

The accompanying separate financial statements are expressed in Vietnam Dong (VND).

**3. ACCOUNTING STANDARDS AND SYSTEM****3.1 Accounting System**

The Company applies the Vietnamese Enterprise Accounting Regime according to Circular No. 200/2014/TT-BTC dated 22/12/2014 issued by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated 21/3/2016 amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC dated 22/12/2014.



**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**3.2 Statements for the compliance with Accounting Standards and System**

Board of Director ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Separate financial statements for the year ended 31/12/2024.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The following are the significant accounting policies applied by the Company in preparing its separate financial statements:

**Basis of preparation of the financial statements**

The accompanying separate financial statements for the fiscal year ended 31/12/2024 are presented in Vietnamese Dong (VND), using the historical cost principle and in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System in force and legal regulations relevant to the preparation and presentation of separate financial statements.

The accompanying separate financial statements are the Company's separate financial statements and therefore do not include the financial statements of the Subsidiaries. Users of the separate financial statements should read them together with the Company's separate financial statements for the year ended 31/12/2024 to obtain complete information on the financial position, results of operations and cash flows of the Company during the year.

**Accounting estimates**

The preparation of the separate financial statements in accordance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System and legal regulations related to the preparation and presentation of the separate financial statements requires the General Director to make estimates and assumptions that affect the reported figures on liabilities, assets and the presentation of contingent liabilities and assets at the date of preparation of the separate financial statements as well as the reported figures on revenues and expenses during the accounting period. Actual business results may differ from the estimates and assumptions made.

**Cash and cash equivalents**

Cash comprises cash on hand, bank deposits

Cash equivalents comprise short-term deposits and highly liquid investments with an original maturity of less than 3 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

**Financial investments*****Held to maturity investments***

Held-to-maturity investments include bank deposits with original maturities of more than 3 months for the purpose of earning periodic interest.

Held-to-maturity investments are determined at cost less provision for doubtful debts.

Allowance for doubtful debts of investments held-to-maturity is made in accordance with current accounting regulations.

***Investments in subsidiaries, associates and other investments***

Investments in subsidiaries in which the Company has control, investments in associates and joint ventures in which the Company has significant influence are presented at cost in the separate financial statements.

Distributions of profits that the Company receives from the accumulated profits of the subsidiaries after the date the Company gains control are recorded in the Company's business results in the year. Other distributions are considered as recoveries of investments and are deducted from the investment value.

**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****Financial investments (Continued)*****Investments in subsidiaries, associates and other investments (Continued)***

Distributions of profits received by the Company from the accumulated profits of the Associates after the date the Company gains control are recognized in the Company's income statement for the year. Other distributions are considered as recoveries of investments and are deducted from the investment value.

Investments in Subsidiaries, Joint Ventures, Associates, and other investments are presented in the balance sheet at cost less provisions for impairment (if any).

**Other investments:** Recorded at cost, which includes purchase price and directly attributable transaction costs. After initial recognition, these investments are measured at cost less provision for impairment of the investment.

***Allowance for loss of investments***

Allowance for losses of investments in subsidiaries, contributions to joint ventures, investments in associates and investments in equity instruments of other entities is made when there is apparent evidence for impairment in value of the investments as at the balance sheet date.

**Receivables**

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

**Inventories**

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprise costs of direct materials, direct labor, and general operation (if any) incurred in bringing the inventories to their present location and conditions. Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution. The Company uses the perpetual inventory method and the inventory cost is calculated via specific method.

The Company's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

**Tangible fixed assets and Depreciation**

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using straight line method over their estimated useful lives. Details are as follows:

	<u>Years</u>
Machinery and equipment	03 - 04
Office equipment	03 - 05
Motor vehicles	10

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.



**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****Intangible fixed assets and Amortization**

The Company's intangible fixed assets are computer software and other intangible fixed assets (brand and website design costs) which are initially recorded at purchase price minus accumulated amortization.

Computer software and other intangible assets are amortized to the Income Statement using the straight-line method over 3 - 10 years.

**Deferred income tax assets**Deferred income tax assets

Deferred income tax assets is the amount of corporate income tax refundable due to temporary differences.

Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used. Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used.

Deferred income tax assets are determined at the estimated rate to be applied in the year when the assets are recovered based on the effective tax rates as of the balance sheet date.

Deferred income tax assets and deferred income tax liabilities are offset on the Balance Sheet at the reporting date..

**Prepaid expenses**

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Company's prepaid expenses includes:

***Tools and supplies***

Tools and supplies are recorded to expenses and depreciated to on a straight-line basis with useful life of not exceeding 3 years.

***Insurance costs***

Insurance costs are allocated over the insurance period.

***Other pending allocation costs***

Other pending allocation costs are allocated to expenses using the straight-line method with an allocation period of no more than 36 months.

**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.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: reflect payables of commercial nature arising from transactions of purchasing goods, services, or assets between the Company and the seller (an entity independent of the Company, including payables between the Company and its subsidiaries, joint ventures, and associates).
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****Accrued expenses**

Accrued expenses are those already recorded in operating expenses in the period/year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses.

**Unrealized revenues**

Unrealized revenue includes: revenue received in advance (such as: amount received in advance from customers in many accounting periods for leasing assets and infrastructure); excluding: amount received in advance from buyers for which the Company has not yet provided products, goods or services; uncollected revenue from asset leasing and service provision activities in many periods.

Revenue received in advance is allocated using the straight-line method based on the number of periods in advance collected.

**Loans and finance lease liabilities**

Loans and finance lease liabilities include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Company monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

**Recognition and capitalization of Borrowing costs**

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

**Owners' equity**

Capital is recorded according to the actual amounts invested by shareholders.

Undistributed profits are determined based on the business results after corporate income tax and profit distribution.

The Company's after-tax profits are distributed as dividends to shareholders after being approved by the Board of Shareholders at the Company's Annual General Meeting and after having set aside funds according to the Company's Charter.

**Revenue and other income*****Revenue from sale of goods***

Revenue from sale of goods shall be recognized when it satisfies all the five (5) conditions below:

- (a) The Company has transferred to the buyer the significant risks and reward of ownership of the goods;
- (b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
- (e) Costs related to transactions can be determined.



**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****Revenue and other income (Continued)*****Revenue from services***

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied::

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) Identify the completed work as at the balance sheet date; and
- (d) Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

***Revenue from interest income, dividends and profits received and other income***

The revenue is recognized when the Company can obtain economic benefits from the above activities and when it is reliably measured.

**Cost of goods sold**

Cost of goods sold or services rendered including the cost of products, goods, services, investment property, production cost of construction products (for construction enterprises) sold during the period is recorded corresponding to revenue of the period. For cost which is over the normal level of inventories is recorded directly into the cost of goods sold.

**Financial expenses**

Borrowing costs: Recorded monthly based on loan amount, interest rate and actual days borrowed.

**Current corporate income tax expense**

Corporate income tax expenses (or corporate income tax income): is total current and deferred income tax expenses (or total current and deferred tax) in determining profit or loss of a period.

Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

The Company has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

**Related parties**

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects..

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

## NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)

For the year ended 31<sup>st</sup> December 2024

## 5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE BALANCE SHEET

## 5.1 Cash and cash equivalents

	31/12/2024	01/01/2024
	VND	VND
Cash	5,053,866,809	9,720,468,485
Bank deposits	7,361,174,909	1,968,560,184
Cash equivalents	41,000,000,000	50,000,000,000
- Term deposits under 3 months (*)	41,000,000,000	50,000,000,000
<b>Total</b>	<b>53,415,041,718</b>	<b>61,689,028,669</b>

(i): 1–2 month termly deposits at commercial banks, with interest rates ranging from 4.2% to 4.3% per annum.

## 5.2 Held-to-maturity investments

	31/12/2024 (VND)		01/01/2024 (VND)	
	Original cost	Book value	Original cost	Book value
<b>Short-term</b>	<b>26,600,000,000</b>	<b>26,600,000,000</b>	<b>10,600,000,000</b>	<b>10,600,000,000</b>
-Term deposits (i)	600,000,000	600,000,000	600,000,000	600,000,000
- Other investments (ii)	26,000,000,000	26,000,000,000	10,000,000,000	10,000,000,000
<b>Long-term</b>	<b>91,906,300,000</b>	<b>91,906,300,000</b>	<b>7,906,300,000</b>	<b>7,906,300,000</b>
- Other investments (ii)	91,906,300,000	91,906,300,000	7,906,300,000	7,906,300,000
<b>Total</b>	<b>118,506,300,000</b>	<b>118,506,300,000</b>	<b>18,506,300,000</b>	<b>18,506,300,000</b>

In which:

<b>Held-to-maturity investments to related parties</b>	<b>107,906,300,000</b>	<b>107,906,300,000</b>	<b>7,906,300,000</b>	<b>7,906,300,000</b>
--	------------------------	------------------------	----------------------	----------------------

(Detail in Note 7.2)

(i) A six-month term deposit at Joint Stock Commercial Bank for Investment and Development of Vietnam – Thang Long Branch with an interest rate of 2.9% per year.

(ii) Includes the following items:

- A debt purchase agreement under Contract No. 01/2023/HĐMBN dated 19/6/2023, between Buyer (Party A) and One Capital Hospitality Joint Stock Company (Party B); Party A transferred the rights and obligations of an accounts receivable from Viet Nam Investment Promotion and Tourism Joint Stock Company (Viptour) to Party B, corresponding to an amount of VND 20,300,000,000, excluding VND 18,267,900,000 in the joint account of OCH and Viptour. This debt originated from Share Transfer Contract No. 05/HĐCN/OCH-Viptour dated 16/5/2012, regarding the transfer of shares in Viptour - Togi Joint Stock Company between Viptour (the transferor) and OCH (the transferee). However, this contract was declared invalid by the first-instance judgment No. 13/2024/KDTM-ST dated 12/6/2024, issued by the People's Court of Hanoi. The judgment also required Viptour to refund OCH VND 20,300,000,000 and compensate OCH for damages amounting to VND 15,259,760,274. The first-instance judgment has not yet taken legal effect as the involved parties have filed appeals; therefore, no adjustments have been recorded in the Company's financial statements.



**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**5.3 Short term receivables from customers**

	31/12/2024	01/01/2024
	VND	VND
<b>Short-term</b>	<b>39,703,974,268</b>	<b>10,014,518,630</b>
Givral Bakery Joint Stock Company	38,220,587,663	7,758,342,428
Trang Tien IceCream Joint Stock Company	561,387,176	1,334,176,773
Others	921,999,429	921,999,429
<b>Total</b>	<b>39,703,974,268</b>	<b>10,014,518,630</b>

*In which:***Receivables from related parties**  
(Details in Note 7.2)

38,781,974,839 9,092,519,201

**5.4 Prepayment to suppliers**

	31/12/2024	01/01/2024
	VND	VND
<b>Short-term</b>	<b>19,407,666,000</b>	<b>18,308,400,000</b>
Vietnam Investment Promotion and Tourism Joint Stock Company (i)	18,267,900,000	18,267,900,000
Others	1,139,766,000	40,500,000
<b>Total</b>	<b>19,407,666,000</b>	<b>18,308,400,000</b>

(i) The deposit for the acquisition of 3,853,010 shares of Viptour - Togi Joint Stock Company (a subsidiary), equivalent to 19% of the subsidiary's total shares, includes an amount of VND 18,267,900,000 currently frozen in a joint ownership account between the Company and Vietnam Investment Promotion and Tourism Joint Stock Company (formerly known as Vietnam Investment Promotion and Tourism One-Member Company Limited, abbreviated as Viptour) at Modern Bank of Vietnam Limited (formerly known as Ocean Commercial One-Member Limited Liability Bank). According to the first-instance judgment No. 13/2024/KDTM-ST dated June 12, 2024, of the People's Court of Hanoi, Viptour is required to cooperate with OCH to complete the procedures for unblocking the amount of VND 18,267,900,000 and the accrued interest in the frozen account No. 00080048588100064 at Modern Bank of Vietnam Limited, currently co-owned by the two companies, to return the funds to OCH.

**5.5 Loan receivables**

	31/12/2024		01/01/2024	
	Book value	Provision	Book value	Provision
<b>Short-term</b>	-	-	1,020,000,000	-
Tin Phat Ice Cream JSC	-	-	1,020,000,000	-
<b>Long-term</b>	<b>439,016,266,604</b>	-	<b>370,016,266,604</b>	-
Evening Star Nha Trang Joint Stock Company(i)	90,016,266,604	-	90,016,266,604	-
Givral Bakery Joint Stock Company (ii)	280,000,000,000	-	280,000,000,000	-
Trang Tien IceCream JSC (iii)	69,000,000,000	-	-	-
<b>Total</b>	<b>439,016,266,604</b>	-	<b>371,036,266,604</b>	-

*In which:***Receivables to related parties**  
(Details in Note 7.2)

439,016,266,604 - 371,036,266,604 -



**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**5.5 Loan receivables (Continued)**

(i) The loan to Evening Star Nha Trang Joint Stock Company includes the following agreements:

- Capital support agreements No. 05/2016/TTHTV/OCH-SHNT on 31/03/2016, No. 07/2016/TTHTV/OCH-SHNT on 01/06/2016, No. 08/2016/TTHTV/OCH-SHNT on 30/06/2016, and No. 09/2016/TTHTV/OCH-SHNT dated 28/07/2016, along with interest rate adjustment appendices dated 07/03/2022. The loan term: 10 years; interest rate: 7.5%. The outstanding principal balance as of 31/12/2024 is VND 21,187,637,392;
- Capital support agreements No. 15A/2016/TTHTV/OCH-SHNT on 08/11/2016, No. 15B/2016/TTHTV/OCH-SHNT on 14/11/2016, and No. 15C/2016/TTHTV/OCH-SHNT dated 29/11/2016, along with interest rate adjustment appendices dated 07/03/2022. The support period lasts until 15/01/2026, with an interest rate of 7.5% per annum. The outstanding principal balance as of 31/12/2024 is VND 8,473,000,000;
- Capital support agreements No. 01-1/2017/TTHTV/OCH-SHNT dated 04/01/2017 and No. 02/2017/TTHTV/OCH-SHNT dated 16/11/2017, along with interest rate adjustment appendices dated 07/03/2022. The support period lasts until 15/01/2026, with an interest rate of 7.5% per annum. The outstanding principal balance as of 31/12/2024 is VND 7,098,000,000;
- Capital support agreement No. 01/2018/TTHTV/OCH-SHNT dated 20/03/2018, along with an interest rate adjustment appendix dated 07/03/2022. The support period lasts until 15/01/2026, with an interest rate of 7.5% per annum. The outstanding principal balance as of 31/12/2024 is VND 11,500,000,000;
- Capital support agreement No. 02/2018/TTHTV/OCH-SHNT dated 30/05/2018, along with an interest rate adjustment appendix dated 07/03/2022. The support period lasts until 15/01/2026, with an interest rate of 7.5% per annum. The outstanding principal balance as of 31/12/2024 is VND 2,500,000,000;
- Capital support agreement No. 01/2019/TTHTV/OCH-SHNT dated 01/04/2019, along with an interest rate adjustment appendix dated 07/03/2022. The support period lasts until 15/01/2026, with an interest rate of 7.5% per annum. The outstanding principal balance as of 31/12/2024 is VND 2,000,000,000;
- Capital support agreement No. 02/2020/TTHTV/OCH-SHNT dated 30/06/2020, along with an interest rate adjustment appendix dated 07/03/2022. The support period lasts until 31/12/2026, with an interest rate of 7.5% per annum. The outstanding principal balance as of 31/12/2024 is VND 22,431,929,608;
- Capital support agreement No. 01/2022/TTHTV/OCH-SHNT dated 30/03/2022. The support period lasts until 31/12/2026, with an interest rate of 7.5% per annum. The outstanding principal balance as of 31/12/2024 is VND 2,740,000,000;
- Capital support agreement No. 02/2022/TTHTV/OCH-SHNT dated 08/09/2022. The support period lasts until 31/12/2026, with an interest rate of 7.5% per annum. The outstanding principal balance as of 31/12/2024 is VND 4,600,000,000;
- Capital support agreement No. 03/2022/TTHTV/OCH-SHNT dated 30/11/2022. The support period lasts until 31/12/2026, with an interest rate of 7.5% per annum. The outstanding principal balance as of 31/12/2024 is VND 6,400,000,000;
- Capital support agreement No. 3105/2023/TTHTV/OCH-SHNT dated 31/05/2023. The supported capital amount is VND 4,570,154,300, with the support period lasting until 31/12/2026. The interest rate is 7.5% per annum. The outstanding principal balance as of 31/12/2024 is VND 1,085,699,604.

(ii) The loan to Givral Bakery Joint Stock Company under capital support contract No. 3107/HĐHTV/OCH-GIVRAL dated 31/07/2023 and appendix No. 03/2023/PLHTV/OCH-GIVRAL, with a support period until 05/12/2033 and an interest rate of 4.75% per annum. The outstanding principal balance as of 31/12/2024 is VND 280,000,000,000.

(iii) The loan to Trang Tien IceCream Joint Stock Company under the capital support appendix contract No. 04.01/2023/PLHTV/OCH-KTT dated 22/10/2024. The support amount is VND 75,000,000,000, with a support period of 24 months from the date the beneficiary (Trang Tien IceCream Joint Stock Company) receives the funds from the lender (One Capital Hospitality Joint Stock Company). The interest rate is 5% per annum. The outstanding principal balance as of 31/12/2024 is VND 69,000,000,000.



**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY**
**Form B 09 - DN**

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

Issued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance

**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**

For the year ended 31<sup>st</sup> December 2024

**5.6. Other short-term receivables**
*Unit: VND*

	31/12/2024		01/01/2024	
	Carry Amount	Provision	Carry Amount	Provision
<b>Short-term</b>	<b>1,446,993,255</b>	-	<b>8,895,535,091</b>	-
Deposits	5,000,000	-	5,000,000	-
Advances	178,939,522	-	1,001,759,541	-
Others	1,263,053,733	-	7,888,775,550	-
- Dividends, loan interest receivable	202,535,132	-	6,309,391,667	-
+ Givral Bakery Joint Stock Company	-	-	997,500,000	-
+ Trang Tien IceCream Joint Stock Company	-	-	3,461,041,667	-
+ Leadvisors Special Opportunity Fund	-	-	1,850,000,000	-
+ Tin Phat Ice Cream Joint Stock Company	202,535,132	-	850,000	-
- Accrued interest on deposits	572,159,452	-	1,428,104,110	-
- Other receivables	488,359,149	-	151,279,773	-
<b>Long-term</b>	<b>192,222,775,328</b>	-	<b>467,722,784,999</b>	-
Deposits	140,920,318,890	-	438,520,318,890	-
- PB Complex Co., Ltd	520,318,890	-	520,318,890	-
- Vietnam Joint Stock Commercial Bank for Industry and Trade – Ba Dinh Branch (i)	140,400,000,000	-	438,000,000,000	-
Interest receivable from loan support	51,302,456,438	-	29,202,466,109	-
- Evening Star Nha Trang Joint Stock Company	36,066,206,439	-	29,202,466,109	-
- Givral Bakery Joint Stock Company	14,519,166,666	-	-	-
- Trang Tien IceCream Joint Stock Company	717,083,333	-	-	-
<b>Total</b>	<b>193,669,768,583</b>	-	<b>476,618,320,090</b>	-

*In which:*
**Receivables from related parties**
**51,504,991,570**

-

**35,511,857,776**

-

*(Details in Note 7.2)*

(i) These are deposit contracts of One Capital Hospitality Joint Stock Company at Viet Nam Joint Stock Commercial Bank for Industry and Trade – Ba Dinh Branch, with a term of 12 months and 12 months 2 days, at an interest rate of 4.5-5% per annum. These deposits have been pledged under collateral agreements for valuable papers to secure the loan of Givral Bakery Joint Stock Company (a subsidiary).

**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**5.7. Inventories***Unit: VND*

	31/12/2024		01/01/2024	
	Original cost	Provision	Original cost	Provision
Work in progress (WIP) costs (i)	218,295,997,573	(102,253,226,773)	218,295,997,573	(102,253,226,773)
Goods (excluding real estate properties)	93,556,812	-	32,960,000	-
Real estate inventories	4,519,394,429	-	4,519,394,429	-
<b>Total</b>	<b>222,908,948,814</b>	<b>(102,253,226,773)</b>	<b>222,848,352,002</b>	<b>(102,253,226,773)</b>

(i) Details are provided in Note 7.3.

**5.8. Prepaid expenses**

	31/12/2024	01/01/2024
	VND	VND
<b>Short-term</b>	<b>65,575,197</b>	<b>108,801,817</b>
Tool and equipment expenses	8,364,651	16,136,250
Deferred expenses awaiting allocation	57,210,546	92,665,567
<b>Long-term</b>	<b>1,684,237,553</b>	<b>6,936,574,953</b>
Tools and equipment issued for use	67,213,657	126,709,740
Office repair and upgrade expenses	-	998,459,619
Consulting fees	-	4,629,629,625
Other long-term prepaid expenses	1,617,023,896	1,181,775,969
<b>Total</b>	<b>1,749,812,750</b>	<b>7,045,376,770</b>

**5.9. Tangible fixed assets***Unit: VND*

	Machinery, equipment	Transportation equipment	Management equipment and tools	Total
<b>HISTORICAL COST</b>				
As at 01/01/2024	586,593,900	2,360,455,819	156,154,546	3,103,204,265
Increase in period	-	-	-	-
Decrease in period	-	-	-	-
As at 31/12/2024	<u>586,593,900</u>	<u>2,360,455,819</u>	<u>156,154,546</u>	<u>3,103,204,265</u>
<b>ACCUMULATED DEPRECIATION</b>				
As at 01/01/2024	586,593,900	1,545,778,345	134,554,546	2,266,926,791
Increase in period	-	145,963,250	21,600,000	167,563,250
Depreciation	-	145,963,250	21,600,000	167,563,250
Decrease in period	-	-	-	-
As at 31/12/2024	<u>586,593,900</u>	<u>1,691,741,595</u>	<u>156,154,546</u>	<u>2,434,490,041</u>
<b>NET BOOK VALUE</b>				
As at 01/01/2024	-	814,677,474	21,600,000	836,277,474
As at 31/12/2024	-	<u>668,714,224</u>	-	<u>668,714,224</u>



**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY****Form B 09 - DN**23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co  
Nhue 1 Ward, Bac Tu Liem District, Hanoi CityIssued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024

The historical cost of fully depreciated but still in use tangible fixed assets as of 31/12/2024 is VND 1,812,276,992 (as of 31/12/2023 is VND 634,748,446).

**5.10. Intangible fixed assets***Unit: VND*

	<u>Brand design costs</u>	<u>Software programs, website</u>	<u>Total</u>
<b>HISTORY COST</b>			
As at 01/01/2024	235,928,682	161,280,000	397,208,682
Increase	-	-	-
Decrease	-	-	-
As at 31/12/2024	<u>235,928,682</u>	<u>161,280,000</u>	<u>397,208,682</u>
<b>ACCUMULATED AMORTIZATION</b>			
As at 01/01/2024	235,928,682	153,268,667	389,197,349
Increase	-	8,011,333	8,011,333
Depreciation	-	8,011,333	8,011,333
Decrease	-	-	-
As at 31/12/2024	<u>235,928,682</u>	<u>161,280,000</u>	<u>397,208,682</u>
<b>NET BOOK VALUE</b>			
At 01/01/2024	-	8,011,333	8,011,333
At 31/12/2024	-	-	-

The historical cost of fully amortized but still in use intangible fixed assets as at 31/12/2024 is VND 397,208,682 (as at 31/12/2023 is VND 349,928,682).

**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY**

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

**Form B 09 - DN**

Issued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance

**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**

For the year ended 31<sup>st</sup> December 2024

**5.11 Long-term investments**

*Unit: VND*

	Ratio		31/12/2024			01/01/2024		
	Equity held	Voting rights	Original cost	Fair value	Provision	Original cost	Fair value	Provision
<b>Investment in subsidiaries</b>			<b>1,790,147,890,818</b>		<b>(800,393,534,409)</b>	<b>1,590,158,718,018</b>		<b>(819,318,677,158)</b>
Tan Viet JSC	51,42%	51,42%	109,493,338,104		(27,127,055,675)	109,493,338,104		(24,975,448,768)
Givral Bakery JSC	50,77%	50,77%	337,264,960,000		-	337,264,960,000		-
Viptour - Togi JSC	86,13%	86,13%	347,294,600,000		(256,744,377,916)	347,294,600,000		(248,701,593,272)
Trang Tien IceCream JSC	65,98%	99,98%	106,090,667,300		-	106,090,667,300		-
Evening Star Nha Trang JSC (i)	99,9997%	99,9997%	790,804,325,414		(516,322,100,818)	590,665,352,614		(545,487,794,742)
Leadvisors Special Opportunity Fund	99,00%	100,00%	99,000,000,000		-	99,000,000,000		-
Tin Phat Ice Cream JSC (ii)	99,87%	99,87%	-		-	149,800,000		(149,800,000)
JP Good Food Co., Ltd	100,00%	100,00%	200,000,000		(200,000,000)	200,000,000		(4,040,376)
<b>Other long-term investments</b>			<b>4,423,700,000</b>		<b>(4,423,700,000)</b>	<b>78,664,700,000</b>		<b>(67,697,661,362)</b>
Technical Construction and Building Materials JSC			4,423,700,000		(4,423,700,000)	4,423,700,000		(4,423,700,000)
Thang Long Dai Duong JSC (iii)			-		-	74,241,000,000		(63,273,961,362)
<b>Total</b>			<b>1,794,571,590,818</b>	<b>(iv)</b>	<b>(804,817,234,409)</b>	<b>1,668,823,418,018</b>	<b>(iv)</b>	<b>(887,016,338,520)</b>

(i) During the year, Evening Star Nha Trang Company Limited was converted into Evening Star Nha Trang Joint Stock Company. At the same time, through Evening Star Nha Trang Joint Stock Company, shares were issued to increase capital by VND 166,258,007,386 according to Resolution No. 05/2024/NK24-29/NQ-HĐQT-OCH on 29/8/2024. On 20/9/2024, Resolution No. 06/2024/NK24-29/NQ-HĐQT-OCH approved OCH's acquisition of 16,625,600 ordinary shares of Evening Star Nha Trang Joint Stock Company.

(ii) During the year, the Company divested from Tin Phat Ice Cream Joint Stock Company in accordance with Board of Directors Resolution No. 100/2023/NK19-24/NQ-HĐQT-OCH on 29/08/2023, which approved the divestment or restructuring of OCH's investments in companies and projects with an investment cost below 35% of OCH's total assets as recorded in the latest separate financial statements, ensuring that the sale price is not lower than the book value.

(iii) During the year, the Company transferred 7,424,100 shares of Thang Long Dai Duong Joint Stock Company.

(iv) The Company has not determined the fair value of its investments, as Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System currently do not provide guidance on calculating fair value using valuation techniques. The fair value of these financial instruments may differ from their carrying value.



**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY****Form B 09 - DN**23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co  
Nhue 1 Ward, Bac Tu Liem District, Hanoi CityIssued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**5.12 Deferred income tax assets**

	31/12/2024	01/01/2024
	VND	VND
<b>Long-term</b>	<b>56,893,692</b>	<b>56,893,692</b>
Deferred Corporate Income Tax Assets Related to Deduct	56,893,692	56,893,692
<b>Total</b>	<b>56,893,692</b>	<b>56,893,692</b>

**5.13 Trade payables**

	31/12/2024		01/01/2024	
	Book value	Amount available	Book value	Amount available
<b>Short-term</b>	<b>10,929,279,728</b>	<b>10,929,279,728</b>	<b>7,573,274,139</b>	<b>7,573,274,139</b>
Hoang An Trading Service Production Printing Company Limited	1,083,966,840	1,083,966,840	1,297,086,480	1,297,086,480
Delicious Food Trading Production Company Limited	779,699,908	779,699,908	878,825,037	878,825,037
Huyen Linh Trading and Construction Company Limited	387,159,264	387,159,264	351,502,416	351,502,416
Other	8,678,453,716	8,678,453,716	5,045,860,206	5,045,860,206
<b>Total</b>	<b>10,929,279,728</b>	<b>10,929,279,728</b>	<b>7,573,274,139</b>	<b>7,573,274,139</b>

*In which:*

<i>Trade payables to related parties</i>	<i>17,237,578</i>	<i>17,237,578</i>	<i>9,094,900</i>	<i>9,094,900</i>
--	-------------------	-------------------	------------------	------------------

*(Details in Note 7.2)***5.14 Taxes and payables to the State Treasury**

			<i>Unit: VND</i>	
	01/01/2024	Amount payable during the year	Amount paid during the year	31/12/2024
<b>Payables</b>	<b>249,354,683</b>	<b>1,048,016,123</b>	<b>1,110,933,823</b>	<b>186,436,983</b>
Personal income tax	249,354,683	1,047,672,163	1,110,589,863	186,436,983
Business license fee	-	4,000,000	4,000,000	-
Fees, charges, and other payable amounts	-	343,960	343,960	-
<b>Receivables</b>	<b>6,218,585,758</b>	<b>-</b>	<b>-</b>	<b>6,218,585,758</b>
Corporate income tax (CIT)	6,218,585,758	-	-	6,218,585,758

**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY****Form B 09 - DN**23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co  
Nhue 1 Ward, Bac Tu Liem District, Hanoi CityIssued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**5.15 Accrued expenses**

	31/12/2024 VND	01/01/2024 VND
<b>Short-term</b>	<b>1,897,423,718</b>	<b>1,923,923,718</b>
Utility Expenses	1,686,060,082	1,686,060,082
Other Accrued Expenses	211,363,636	237,863,636
<b>Total</b>	<b>1,897,423,718</b>	<b>1,923,923,718</b>
<i>In which:</i>		
<i>Accrued expenses to related parties</i>	<i>117,828,434</i>	<i>117,828,434</i>
<i>(Details in Notes 7.2)</i>	-	-

**5.16 Other short-term payments**

	31/12/2024 VND	01/01/2024 VND
<b>Short-term</b>	<b>125,170,080,469</b>	<b>124,724,588,170</b>
Trade Union Fund	29,521,800	5,691,300
Short-term Deposits and Guarantees Received	5,273,628,372	5,273,628,372
Unemployment Insurance	54,000	54,000
Other Payables and Accrued Liabilities	119,866,876,297	119,445,214,498
<i>Thang Long Pegasus Company Limited (i)</i>	<i>116,042,770,800</i>	<i>116,042,770,800</i>
<i>Interest Payable</i>	<i>1,067,958,333</i>	<i>546,250,000</i>
<i>Other Payables</i>	<i>2,756,147,164</i>	<i>2,856,193,698</i>
<b>Total</b>	<b>125,170,080,469</b>	<b>124,724,588,170</b>
<i>In which:</i>		
<i>Payables to related parties</i>	<i>1,871,494,188</i>	<i>1,349,785,855</i>
<i>(Details in Notes 7.2)</i>		

(1) Details are provided in Note 7.3.



**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY**

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

**Form B 09 - DN**

Issued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance

**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**

For the year ended 31<sup>st</sup> December 2024

**5.17 Borrowings and finance lease liabilities***Unit: VND*

	31/12/2024		In year		01/01/2024	
	Value	Repayable amount	Increase	Decrease	Value	Repayable amount
<b>Short-term loans</b>	-	-	<b>307,000,000,000</b>	<b>352,000,000,000</b>	<b>45,000,000,000</b>	<b>45,000,000,000</b>
Givral Bakery JSC	-	-	-	45,000,000,000	45,000,000,000	45,000,000,000
Trang Tien IceCream JSC	-	-	30,000,000,000	30,000,000,000	-	-
Others	-	-	277,000,000,000	277,000,000,000	-	-
<b>Total</b>	-	-	<b>307,000,000,000</b>	<b>352,000,000,000</b>	<b>45,000,000,000</b>	<b>45,000,000,000</b>
<i>In which:</i>						
<i>Loans from related parties :</i>	-	-	<i>30,000,000,000</i>	<i>75,000,000,000</i>	<i>45,000,000,000</i>	<i>45,000,000,000</i>
(Details in Note 7.2)						

**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY**

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

**Form B 09 - DN**

Issued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance

**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**

For the year ended 31<sup>st</sup> December 2024

**5.18. Owners' equity****a. Changes of owners' equity***Unit: VND*

	Owner's invested capital	Development investment fund	Other funds under owner's equity	Retained earnings	Total
At as 01/01/2023	2.000.000.000.000	4.493.439.505	6.329.814.592	(504.586.902.139)	1.506.236.351.958
Prior year profit	-	-	-	187.292.256.028	187.292.256.028
Profit distribution	-	-	-	(1.410.500.069)	(1.410.500.069)
As at 31/12/2023	2.000.000.000.000	4.493.439.505	6.329.814.592	(318.705.146.180)	1.692.118.107.917
As at 01/01/2024	2.000.000.000.000	4.493.439.505	6.329.814.592	(318.705.146.180)	1.692.118.107.917
Profit for the year	-	-	-	150.901.188.114	150.901.188.114
As at 31/12/2024	2.000.000.000.000	4.493.439.505	6.329.814.592	(167.803.958.066)	1.843.019.296.031

**b. Details of owners' equity**

	31/12/2024	01/01/2024
	VND	VND
Ocean Group JSC	1,111,945,520,000	1,111,945,520,000
Capital contributions from other parties	888,054,480,000	888,054,480,000
<b>Total</b>	<b>2,000,000,000,000</b>	<b>2,000,000,000,000</b>



**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY****Form B 09 - DN**23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co  
Nhue 1 Ward, Bac Tu Liem District, Hanoi CityIssued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**5.18. Owners' equity (Continued)****c. Capital transactions with shareholders and appropriation of profits and dividends**

	In 2024 VND	In 2023 VND
<b>Shareholders' capital</b>		
Opening balance	2,000,000,000,000	2,000,000,000,000
Increased during the period	-	-
Closing balance	2,000,000,000,000	2,000,000,000,000

**d. Shares**

	31/12/2024 Shares	01/01/2024 Shares
<b>Quantity of registered shares</b>	<b>200,000,000</b>	<b>200,000,000</b>
<b>Quantity of shares issued to the public</b>	<b>200,000,000</b>	<b>200,000,000</b>
Common shares	200,000,000	200,000,000
<b>Quantity of outstanding shares</b>	<b>200,000,000</b>	<b>200,000,000</b>
Common shares	200,000,000	200,000,000
Par value of outstanding shares (VND/share)	10,000	10,000

**5.19. Off Balance Sheet Items****a. Foreign currencies**

	31/12/2024 USD	01/01/2024 USD
Bank Deposits	201.45	201.45
<b>Total</b>	<b>201.45</b>	<b>201.45</b>

**b. Bad debts resolved**

Subject name	Year of resolution	31/12/2024 VND	01/01/2024 VND
<b>Short-term receivables</b>		<b>2,047,273,687</b>	<b>2,047,273,687</b>
- Info Commodity Exchange Joint Stock Company	2022	471,500,857	471,500,857
- TVshopping Media Joint Stock Company	2022	557,377,711	557,377,711
- Short-term receivables from other entities	2022	1,018,395,119	1,018,395,119
<b>Other short-term receivables</b>		<b>844,370,612,374</b>	<b>844,370,612,374</b>
- Mr. Ha Trong Nam	2022	586,131,347,928	586,131,347,928
- Ms. Hua Thi Bich Hanh	2022	56,794,444,446	56,794,444,446
- VNT Co., Ltd	2022	201,200,820,000	201,200,820,000
- Other short-term receivables	2022	244,000,000	244,000,000
<b>Other long-term receivables</b>		<b>6,255,083,564</b>	<b>6,255,083,564</b>
- 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
- Ms. Dang Minh Le	2022	196,828,000	196,828,000
<b>Short-term prepayments to suppliers</b>	<b>2022</b>	<b>86,000,000</b>	<b>86,000,000</b>
<b>Total</b>		<b>852,758,969,625</b>	<b>852,758,969,625</b>

**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY****Form B 09 - DN**23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co  
Nhue 1 Ward, Bac Tu Liem District, Hanoi CityIssued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT****6.1 Revenue from sales of goods and provision of services**

	<b>In 2024</b>	<b>In 2023</b>
	<b>VND</b>	<b>VND</b>
Revenue from Goods Sales	251,299,975,367	226,941,026,352
Revenue from Services Rendered	127,907,224	575,454,550
Revenue from Real Estate Business	-	2,000,000,000
Other Revenue	310,138,889	4,225,939,147
<b>Total</b>	<b>251,738,021,480</b>	<b>233,742,420,049</b>

**6.2 Revenue deductions**

	<b>In 2024</b>	<b>In 2023</b>
	<b>VND</b>	<b>VND</b>
Revenue Deductions		
Sales Returns	2,391,574	148,088,000
<b>Total</b>	<b>2,391,574</b>	<b>148,088,000</b>

**6.3 Net revenue from sales and provision of services**

	<b>In 2024</b>	<b>In 2023</b>
	<b>VND</b>	<b>VND</b>
Net Revenue from Goods Sales	251,297,583,793	226,792,938,352
Net Revenue from Services Rendered	127,907,224	575,454,550
Net Revenue from Real Estate Business	-	2,000,000,000
Other Net Revenue	310,138,889	4,225,939,147
<b>Total</b>	<b>251,735,629,906</b>	<b>233,594,332,049</b>

*In which:***Revenue to related parties :***(Details in Notes 7.2)***251,357,882,591**      **230,245,597,678****6.4 Cost of goods sold**

	<b>In 2024</b>	<b>In 2023</b>
	<b>VND</b>	<b>VND</b>
Cost of Goods Sold	231.013.862.716	219.438.740.331
Cost of Real Estate Business	-	1.308.927.619
Cost of Services Rendered	332.803.580	-
Other Cost of Sales	-	1.862.088.219
<b>Total</b>	<b>231.346.666.296</b>	<b>222.609.756.169</b>



**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY****Form B 09 - DN**23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co  
Nhue 1 Ward, Bac Tu Liem District, Hanoi CityIssued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**6.5 Financial income**

	In 2024 VND	In 2023 VND
Interest Income from Deposits and Loans	42,271,380,041	39,120,208,211
Gains from Investment Sales	-	45,290,667,300
Dividends and Profit Sharing	9,298,535,400	196,638,806,710
Foreign Exchange Gains from Year-End Revaluation	231,869	259,266
<b>Total</b>	<b>51,570,147,310</b>	<b>281,049,941,487</b>

*In which:**Financial income from related parties*  
*(Details in Note 7.2)**31,284,325,821      218,546,674,277***6.6 Financial expenses**

	In 2024 VND	In 2023 VND
Interest Expense	2,444,061,132	928,229,167
Provision for Investment Losses	(18,775,342,749)	73,010,262,429
Loss on Disposal of Investments	9,912,238,638	(624,306,529)
Other Financial Expenses		1,526,944
<b>Total</b>	<b>(6,419,042,979)</b>	<b>73,315,712,011</b>

*In which:**Financial expenses from related parties:*  
*(Details in Note 7.2)**605,041,666      928,229,167***6.7 General and administrative expenses**

	In 2024 VND	In 2023 VND
Selling expenses	-	18,000,000
Other cash expense	-	18,000,000
<b>General and administrative expenses</b>	<b>27,478,898,468</b>	<b>31,200,421,438</b>
Employees expenses	11,622,836,666	12,744,620,786
Amortization and Depreciation expenses	175,574,583	267,101,580
Outsourcing expenses	14,193,422,176	16,718,860,733
Other cash expense	1,487,065,043	1,469,838,339
<b>Total</b>	<b>27,478,898,468</b>	<b>31,218,421,438</b>

**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY****Form B 09 - DN**23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co  
Nhue 1 Ward, Bac Tu Liem District, Hanoi CityIssued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**6.8 Other income/ Other expenses**

	In 2024 VND	In 2023 VND
<b>Other incomes</b>		
Debt Forgiveness Income (i)	100,000,000,000	-
Others	13,427,864	17,008,441
<b>Total</b>	<b>100,013,427,864</b>	<b>17,008,441</b>
<b>Other expenses</b>		
Other expenses	11,495,181	225,136,331
<b>Total</b>	<b>11,495,181</b>	<b>225,136,331</b>
<b>Net other income/ expenses</b>	<b>100,001,932,683</b>	<b>(208,127,890)</b>

(i) According to the debt assumption agreement and the debt cancellation agreement among the Company, its subsidiary – Evening Star Nha Trang Company Limited (now is Evening Star Nha Trang Joint Stock Company) - and the individual who extended the loan to the subsidiary.

**6.9 Current corporate income tax expense**

	In 2024 VND	In 2023 VND
<b>Total Accounting Profit Before CIT from Business Activities</b>	<b>150,901,188,114</b>	<b>187,292,256,028</b>
Adjustments Increases	9,747,441	3,030,037,054
<i>Non-Deductible Expenses for Corporate Income Tax Calculation</i>	<i>9,747,441</i>	<i>3,030,037,054</i>
Adjustments decreases	150,910,935,555	221,144,695,765
<i>Foreign exchange profit from Year-End Revaluation</i>	<i>231,869</i>	<i>259,266</i>
<i>Dividends Received</i>		<i>194,797,406,710</i>
<i>Provision for Financial Investment</i>		<i>25,673,957,408</i>
<i>Carried forward losses</i>	<i>150,910,703,686</i>	<i>673,072,381</i>
<b>Total Accounting Profit for CIT Calculation</b>	<b>-</b>	<b>(30,822,402,683)</b>
Corporate income tax rate	20%	20%
<b>Current Corporate Income Tax Expense</b>	<b>-</b>	<b>-</b>

**6.10 Production and business expenses by factors**

	In 2024 VND	In 2023 VND
Raw material expenses	-	264,464,963
Labor expenses	11,622,836,666	12,744,620,786
Amortization and Depreciation expenses	175,574,583	267,101,580
Outsourcing expenses	14,193,422,176	18,580,948,952
Other cash expenses	1,487,065,043	2,532,300,955
<b>Total</b>	<b>27,478,898,468</b>	<b>34,389,437,236</b>



**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY****Form B 09 - DN**23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co  
Nhue 1 Ward, Bac Tu Liem District, Hanoi CityIssued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**7. OTHER INFORMATION****7.1 Subsequent events****➤ Establishment of Subsidiary**

The Company's Board of Directors Resolution No. 14/2025/NK24-29/NQ-HĐQT-OCH, dated 06/01/2025, approved OCH's capital contribution to establish One Capital Consumer Joint Stock Company. Additionally, 32,999,908 shares of Givral Bakery Joint Stock Company and other assets were utilized to form One Capital Consumer Joint Stock Company.

**➤ Key personnel changes**

As at 15/01/2025, Mr. Nguyen Duc Minh has been appointed as the General Director of the Company. Therefore, the separate financial statements for the fiscal year ending 31/12/2024, were signed by the Company's new legal representative, Mr. Nguyen Duc Minh according to Authorized No. 01/2025/UQ – OCH on 15/01/2025.

**7.2 Information of related parties**

The Company has the following related parties:

**Related parties**

Ocean Group Joint Stock Company  
Tan Viet Joint Stock Company  
Givral Bakery Joint Stock Company  
Viptour-Togi Joint Stock Company  
Trang Tien IceCream Joint Stock Company  
Evening Star Nha Trang Joint Stock Company  
Leadvisors Special Opportunity Fund  
JP Good Food Company Limited  
Tin Phat Ice Cream Joint Stock Company  
Binh Hung Manufacturing Company Limited  
Ocean Natural Resources Development Joint Stock Company  
INFO Commodity Exchange Joint Stock Company  
Vietnam TKD Real Estate Business Investment Company Limited  
Members of the Board of Directors, Board of Supervisors, Board of General Directors, other executives, and their close family members

**Relationship**

Parent company  
Direct subsidiary  
Direct subsidiary  
Direct subsidiary  
Direct subsidiary  
Direct subsidiary  
Direct subsidiary  
Indirect subsidiary  
Indirect subsidiary  
Under the same parent company  
Under the same parent company  
Under the same parent company  
Significant influence

**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**7.2 Information of related parties (Continued)****Transactions with shareholders and key personnel**

Salary and remuneration of the Boards of Management, Supervisors and General Directors:

Related parties	Nature of transaction	In 2024	In 2023
		VND	VND Re-presented
Board of Management, Supervisory, Directors and Chief Accountant	Salary, remuneration and bonus	3.108.578.022	3.208.461.200

*Details as follows:*

		In 2024	In 2023
Full name	Title	VND	Re-presented VND
Remuneration for Board of Management		761,500,000	761,000,000
Mrs. Nguyen Thu Hang	Chairman (Reappointed on 15/05/2024)	249,000,000	249,000,000
Mr. Huynh Minh Viet	Member (Reappointed on 15/05/2024)	128,000,000	128,000,000
Mr. Nguyen Dung Minh	Member (Reappointed on 15/05/2024)	128,000,000	128,000,000
Mr. Nguyen Chinh Phuong	Member (Dismissed on 15/05/2024)	46,347,800	128,000,000
Mr. Dinh Hoai Nam	Member (Reappointed on 15/05/2024)	128,000,000	128,000,000
Mrs. Hoang Thi Thuy Van	Member (Appointed on 15/05/2024)	82,152,200	-
Remuneration for Board of Supervisors		267,000,000	267,000,000
Mrs. Duong Thi Mai Huong	Head of the Supervisors' Board (Reappointed on 15/05/2024)	129,000,000	129,000,000
Mrs. Tran Thi Kim Oanh	Member (Reappointed on 15/05/2024)	69,000,000	69,000,000
Mrs. Le Thi Bich Hanh	Member (Reappointed on 15/05/2024)	69,000,000	69,000,000
Salaries and bonuses of the Board of General Directors and other executives		2,080,078,022	2,180,461,200
Mr. Le Dinh Quang	Deputy General Director (Dismissal of the General Director and appointment of the Deputy General Director on 15/01/2025)	1,319,432,000	1,317,947,900
Mr. Ha Trung Dung	Deputy General Director (Dismissed on 15/10/2024)	760,646,022	862,513,300



**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY****Form B 09 - DN**23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co  
Nhue 1 Ward, Bac Tu Liem District, Hanoi CityIssued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**7.2 Information of related parties (Continued)****Transactions with related parties:**

Related parties	Relationship	Nature	In 2024 VND	In 2023 VND
<b>Selling</b>			<b>251,357,882,591</b>	<b>230,245,597,678</b>
Givral Bakery Joint Stock Company	Subsidiary company	Sale of raw materials	76,063,779,652	189,570,633,392
		Provision of services		1,203,540,162
Trang Tien IceCream JSC	Subsidiary company	Sale of raw materials	175,236,195,715	37,019,988,160
		Other revenue		2,451,435,964
Evening Star Nha Trang Joint Stock Company	Subsidiary company	Apartment rental	57,907,224	-
<b>Purchasing</b>			<b>289,697,110</b>	<b>248,010,821</b>
Trang Tien IceCream JSC	Subsidiary company	Purchase of goods and services	76,394,771	32,160,294
Givral Bakery Joint Stock Company	Subsidiary company	Purchase of goods and services	146,500,527	131,361,349
Evening Star Nha Trang Joint Stock Company	Subsidiary company	Purchase of goods and services	66,801,812	65,970,658
Tan Viet Joint Stock Company	Subsidiary company	Purchase of goods and services	-	18,518,520
<b>Finance income</b>			<b>31,284,325,821</b>	<b>218,546,674,277</b>
Trang Tien IceCream Joint Stock Company	Subsidiary company	Dividends	-	36,984,898,070
	Subsidiary company	Loan interest income	717,083,333	10,608,958,334
Viptour - Togi Joint Stock Company	Subsidiary company	Loan interest income	-	3,489,500,405
Evening Star Nha Trang Joint Stock Company	Subsidiary company	Loan interest income	6,863,740,330	6,811,058,828
Tin Phat Ice Cream Joint Stock Company	Indirect subsidiary company	Loan interest income	883,300,092	850,000
Givral Bakery Joint Stock Company	Subsidiary company	Dividend		150,743,908,640
		Loan interest income	13,521,666,666	997,500,000
Leadvisors Special Opportunity Fund	Subsidiary company	Dividend	9,298,535,400	8,910,000,000
<b>Financial expenses</b>			<b>605,041,666</b>	<b>928,229,167</b>
Givral Bakery Joint Stock Company	Subsidiary company	Loan interest expense	521,708,333	928,229,167
Trang Tien IceCream Joint Stock Company	Subsidiary company	Loan interest expense	83,333,333	-
<b>Other income</b>			<b>-</b>	<b>8,828,272</b>
Trang Tien IceCream Joint Stock Company	Subsidiary company	Disposal of tools and equipment		8,828,272
<b>Lending</b>			<b>175,000,000,000</b>	<b>611,105,699,604</b>
Givral Bakery Joint Stock Company	Subsidiary company	Lending	-	280,000,000,000
Trang Tien IceCream Joint Stock Company	Subsidiary company	Lending	75,000,000,000	319,000,000,000
Viptour - Togi Joint Stock Company	Subsidiary company	Lending	-	10,000,000,000
Evening Star Nha Trang Joint Stock Company	Subsidiary company	Lending	100,000,000,000	1,085,699,604
Tin Phat Ice Cream Joint Stock Company	Indirect subsidiary company	Lending	-	1,020,000,000

**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY****Form B 09 - DN**23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co  
Nhue 1 Ward, Bac Tu Liem District, Hanoi CityIssued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**7.2 Information of related parties (Continued)****Transactions with related parties (Continued):**

Related parties	Relationship	Nature	In 2024 VND	In 2023 VND
<b>Loan principal recovery</b>			<b>7,020,000,000</b>	<b>381,841,163,333</b>
Trang Tien IceCream Joint Stock Company	Subsidiary company	Loan principal recovery	6,000,000,000	319,000,000,000
Viptour - Togi Joint Stock Company	Subsidiary company	Loan principal recovery	-	62,841,163,333
Tin Phat Ice Cream Joint Stock Company	Indirect subsidiary company	Loan principal recovery	1,020,000,000	-
<b>Loan</b>			<b>30,000,000,000</b>	<b>-</b>
Trang Tien IceCream Joint Stock Company	Subsidiary company	Loan repayment	30,000,000,000	-
<b>Principal loan repayment</b>			<b>75,000,000,000</b>	<b>-</b>
Givral Bakery Joint Stock Company	Subsidiary company	Loan repayment	45,000,000,000	-
Trang Tien IceCream Joint Stock Company	Subsidiary company	Loan repayment	30,000,000,000	-

**Balances with related parties:**

Related parties	Relationship	Nature	31/12/2024 VND	01/01/2024 VND
<b>Receivable from customers</b>			<b>38.781.974.839</b>	<b>9.092.519.201</b>
Givral Bakery Joint Stock Company	Subsidiary company	Sale of raw materials	38.220.587.663	7.758.342.428
Trang Tien IceCream Joint Stock Company	Subsidiary company	Sale of raw materials	561.387.176	1.334.176.773
<b>Held-to-Maturity Investment</b>			<b>107.906.300.000</b>	<b>7.906.300.000</b>
Tin Phat Ice Cream Joint Stock Company	Indirect subsidiary company	Repurchase of the subsidiary company's loan	7.906.300.000	7.906.300.000
Evening Star Nha Trang Joint Stock Company	Subsidiary company	Repurchase of the subsidiary company's loan	100.000.000.000	-
<b>Short-term Loans Receivable</b>			<b>-</b>	<b>1.020.000.000</b>
Tin Phat Ice Cream Joint Stock Company	Indirect subsidiary company	Receivables from loans	-	1.020.000.000
<b>Long-term Loans Receivable</b>			<b>439.016.266.604</b>	<b>370.016.266.604</b>
Evening Star Nha Trang Joint Stock Company	Subsidiary company	Receivables from loans	90.016.266.604	90.016.266.604
Givral Bakery Joint Stock Company	Subsidiary company	Receivables from loans	280.000.000.000	280.000.000.000
Trang Tien IceCream Joint Stock Company	Subsidiary company	Accrued interest receivable	69.000.000.000	-
<b>Other Short-term Receivables</b>			<b>202.535.132</b>	<b>6.309.391.667</b>
Givral Bakery Joint Stock Company	Subsidiary company	Accrued interest receivable	-	997.500.000
Trang Tien IceCream Joint Stock Company	Subsidiary company	Accrued interest receivable	-	3.461.041.667
Leadvisors Special Opportunity Fund	Subsidiary company	Dividends receivable	-	1.850.000.000
Tin Phat Ice Cream Joint Stock Company	Indirect subsidiary company	Accrued interest receivable	202.535.132	850.000



**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY****Form B 09 - DN**23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Co  
Nhue 1 Ward, Bac Tu Liem District, Hanoi CityIssued under Circular No. 200/2014/TT-BTC  
December 22, 2014 of the Ministry of Finance**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**For the year ended 31<sup>st</sup> December 2024**7.2 Information of related parties (Continued)****Balances with related parties (Continued):**

Related parties	Relationship	Nature	31/12/2024 VND	01/01/2024 VND
<b>Other Long-term Receivables</b>			<b>51,302,456,438</b>	<b>29,202,466,109</b>
Evening Star Nha Trang Joint Stock Company	Subsidiary company	Accrued interest receivable	36,066,206,439	29,202,466,109
Givral Bakery Joint Stock Company	Subsidiary company	Accrued interest receivable	14,519,166,666	-
Trang Tien IceCream Joint Stock Company	Subsidiary company	Accrued interest receivable	717,083,333	-
<b>Trade Payables</b>			<b>17,237,578</b>	<b>9,094,900</b>
Givral Bakery Joint Stock Company - Hanoi Branch	Subsidiary company	Purchasing	3,160,050	2,899,900
Trang Tien IceCream Joint Stock Company	Subsidiary company	Purchasing	9,345,335	-
Evening Star Nha Trang Joint Stock Company	Subsidiary company	Purchasing	4,732,193	6,195,000
<b>Accrued expenses</b>			<b>117,828,434</b>	<b>117,828,434</b>
Ocean Group Joint Stock Company	Holding company	Purchasing	117,828,434	117,828,434
<b>Other payables</b>			<b>1,871,494,188</b>	<b>1,349,785,855</b>
Givral Bakery Joint Stock Company	Subsidiary company	Loan interest	1,067,958,333	546,250,000
Ocean Group Joint Stock Company	Holding company	Other payables	803,535,855	803,535,855
<b>Short-term loans</b>			<b>-</b>	<b>45,000,000,000</b>
Givral Bakery Joint Stock Company	Subsidiary company	Loan	-	45,000,000,000

**7.3 Other information:**

In notes 5.7 and 5.16, the accumulated work in progress of the Starcity Airport Project as of December 31, 2024 is of VND 218,295,997,573. This project is a cooperation project with Dai Duong Xanh Service Investment Trading Company Limited (now Thang Long Pegasus Company Limited "Thang Long Pegasus"), the amount of capital contribution received as of December 31, 2024 is VND 116,042,770,800. All costs incurred are the value of land use rights and unfinished construction costs of the Project that have been mortgaged at the Bank to secure Thang Long Pegasus's loan. This secured asset has been subject to an enforcement decision to recover Thang Long Pegasus's debt. The Company determined the loss as the total cost of the project incurred an amount of VND 218,295,997,573. Therefore, the Company set aside a provision of VND 102,253,226,773 (equal to the loss after being offset from the source of money received from business cooperation from Thang Long Pegasus of VND 116,042,770,800).

In 2024, the Civil Judgment Enforcement Office of Tan Binh District 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 terminating the suspension of registration, transfer of ownership, use, and change of property status with "Land use rights and property attached to land at plot No. 58, map sheet No. 10, address Ward 2, Tan Binh District, Ho Chi Minh City issued by the Department of Natural Resources and Environment of Ho Chi Minh City on October 14, 2013 to Ocean Hospitality and Service Joint Stock Company (now One Capital Hospitality Joint Stock Company)". As of March 25, 2025, the Company and Thang Long Pegasus Company Limited have signed a debt payment confirmation, in which the Company has no payment obligations to Thang Long Pegasus Company Limited related to the Starcity Airport Project. The two parties will continue to work to resolve remaining issues related to the project.

**NOTES TO THE SEPARATE FINANCIAL STATEMENT (CONTINUED)**

For the year ended 31<sup>st</sup> December 2024

**7.4 Comparative figures**

Comparative figures are taken from the separate financial statements for the year ended 31<sup>st</sup> December 2023 which are audited by Nam Viet Auditing and Accounting Financial Consulting Services Company Limited - The North Branch.

*Hanoi, 31<sup>st</sup> March 2025*

**Preparer**

**Chief Accountant**

**General Director**



**Do Le Anh**



**Pham Tien Thanh**



**Nguyen Duc Minh**





Số: 01 /2025/UQ – OCH

Hà Nội, ngày 15 tháng 01 năm 2025

## **GIẤY ỦY QUYỀN**

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

### **Bên ủy quyền:**

Bà : **NGUYỄN THU HẰNG**

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

**CÔNG TY CỔ PHẦN ONE CAPITAL HOSPITALITY**

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

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

### **Bên được ủy quyền:**

**Ông: NGUYỄN ĐỨC MINH**

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

### **Điều 1: Nội dung ủy quyền:**

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

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



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

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

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

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

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

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

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

## **Điều 2: Trách nhiệm của bên được ủy quyền**

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

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

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

33887  
NG TY  
PHẦN  
CAPITA  
ITALIT  
EM - T.P



**Điều 3: Điều khoản thực hiện:**

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

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

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

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

**BÊN ĐƯỢC ỦY QUYỀN**  
**Tổng giám đốc**



**NGUYỄN ĐỨC MINH**

**BÊN ỦY QUYỀN**  
**Chủ tịch HĐQT**



**NGUYỄN THU HẰNG**



Số: 08/2025/UQ-CPA VIETNAM

Ngày 02 tháng 01 năm 2025

**GIẤY ỦY QUYỀN***(Về việc ký các Văn bản, Hợp đồng và Báo cáo chuyên ngành)*

- Căn cứ Bộ Luật Dân sự số 91/2015/QH13 của Nước Cộng hòa xã hội chủ nghĩa Việt Nam được Quốc hội thông qua ngày 24 tháng 11 năm 2015 và có hiệu lực từ ngày 01 tháng 01 năm 2017;
- Căn cứ Luật Doanh nghiệp số 59/2020/QH14 được Quốc hội nước Cộng hòa xã hội chủ nghĩa Việt Nam khóa XIV, kỳ họp thứ 9 thông qua ngày 17 tháng 6 năm 2020, có hiệu lực kể từ ngày 01 tháng 01 năm 2021;
- Căn cứ Bộ luật Lao động số 45/2019/QH14 ngày 20 tháng 11 năm 2019 có hiệu lực thi hành từ ngày 01 tháng 01 năm 2021;
- Căn cứ Điều lệ Công ty TNHH Kiểm toán CPA VIETNAM và các sửa đổi, bổ sung đến thời điểm hiện tại;
- Căn cứ Quy chế tổ chức và hoạt động của Công ty TNHH Kiểm toán CPA VIETNAM.

Tôi tên là **Nguyễn Phú Hà - Chủ tịch HĐQT**, số Căn cước Công dân: 026072001408 do Cục CSQLHC về TTXH cấp ngày 22/11/2021, là Người đại diện theo pháp luật của **Công ty TNHH Kiểm toán CPA VIETNAM**, địa chỉ: Tầng 8, Cao ốc Văn phòng VG Building, số 235 Nguyễn Trãi, phường Thanh Xuân Trung, quận Thanh Xuân, TP. Hà Nội, Việt Nam. Bằng Văn bản này ủy quyền cho: **Bà Nguyễn Thị Mai Hoa - Phó Tổng Giám đốc**, số Căn cước Công dân: 001183016184, do Cục CSQLHC về TTXH cấp ngày 11/04/2024 thực hiện các công việc cụ thể như sau:

- Ký các Văn bản, Hồ sơ chào hàng, chào phí, Hồ sơ quan tâm, Hồ sơ làm rõ Hồ sơ quan tâm hoặc các dịch vụ chuyên ngành tài chính do Công ty thực hiện;
- Ký kết Hợp đồng cung cấp dịch vụ kiểm toán, soát xét Báo cáo tài chính, Thẩm định giá, Thanh lý Hợp đồng, Hóa đơn giá trị gia tăng của các dịch vụ thuộc phạm vi được phép kinh doanh của Công ty có giá trị từ 500 triệu đồng trở xuống;
- Ký các Báo cáo kiểm toán, Báo cáo kết quả công tác soát xét, Báo cáo kết quả (thẩm định giá/định giá), Chứng thư (thẩm định giá/định giá), Hồ sơ xác định giá trị doanh nghiệp, Báo cáo tư vấn do Công ty thực hiện;

Người được Ủy quyền nêu trên chỉ thực hiện các công việc trong phạm vi ủy quyền với tư cách là đại diện hợp pháp của **Công ty TNHH Kiểm toán CPA VIETNAM** và không được ủy quyền lại cho bên thứ 3. **Bà Nguyễn Thị Mai Hoa** chịu hoàn toàn trách nhiệm trước Công ty và Pháp luật về những công việc do mình thực hiện trong phạm vi ủy quyền.

Giấy Ủy quyền có hiệu lực từ ngày 02 tháng 01 năm 2025 đến ngày 31 tháng 12 năm 2025, thay thế Giấy Ủy quyền đã ban hành trước đây. Giấy Ủy quyền này được lập thành 03 bản có giá trị pháp lý như nhau, người ủy quyền giữ 01 bản, người được ủy quyền giữ 01 bản, 01 bản lưu tại bộ phận Văn thư lưu trữ của Công ty.

**ĐẠI DIỆN THEO PHÁP LUẬT****CHỦ TỊCH HĐQT****Nguyễn Phú Hà****NGƯỜI ĐƯỢC ỦY QUYỀN****PHÓ TỔNG GIÁM ĐỐC****Nguyễn Thị Mai Hoa**