

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 2026

Ha Noi, March 31., 2026

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

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

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán 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 2025 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 2025 to the Hanoi Stock Exchange as follow:

1. Tên tổ chức: Công ty CP One Capital Hospitality
Name of organization: One Capital Hospitality Joint Stock Company
 - Mã chứng khoán/Stock Code: OCH
 - Địa chỉ/Address: Tầng 23, tòa nhà Leadvisors, 643 Phạm Văn Đồng, P. Cổ Nhuế 1, Q. Bắc Từ Liêm, TP. Hà Nội/ *23rd floor, Leadvisors Tower, 643 Pham Van Dong, Co Nhue 1 Ward, Bac Tu Liem District, Hanoi.*
 - Điện thoại liên hệ/Tel: 0243 783 0101 Fax: 0243 783 0202
 - Email: info@och.vn Website: <http://och.vn>

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

- BCTC kiểm toán năm 2025/*Audited Financial Statements for 2025*

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: 31/03/2026 tại đường dẫn: <http://och.vn/cong-bo-thong-tin/>.

This information was published on the company's website on: March 31 2026 at the link: <http://och.vn/cong-bo-thong-tin/>

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

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

- Nội dung giao dịch/ *Transaction content:*

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

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

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

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

Đại diện tổ chức

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 2025/ *Audited separate and consolidated financial statements for 2025;*
- 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 CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31/12/2025

Hanoi, March 2026

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ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Nghia Do Ward, Hanoi City

STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of One Capital Hospitality Joint Stock Company presents this statements and the accompanying audited consolidated financial statements for the year ended 31 December 2025.

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 (Now the Business Registration and Corporate Finance Division – Hanoi Department of Finance). The 17th most recent amended Business Registration Certificate No. 0800338870 issued by the Department of Planning and Investment of Hanoi city on 10/05/2022.

Foreign Name: One Capital Hospitality Joint Stock Company.

Abbreviations: OCH JSC.

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

The Company's registered office is located at: 23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Nghia Do Ward, Hanoi City.

The Company's shares are listed on the HNX under the ticker symbol OCH. At the time of issuance of this Report, OCH shares are under the warning status according to Decision No. 296/QD-SGDHN and Notice No. 1406/TB-SGDHN dated 02/04/2025 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 period and at the date of this report are as follows:

Board of Management

Mrs. Nguyen Thu Hang	Chairman
Mr. Huynh Minh Viet	Member
Mr. Dinh Hoai Nam	Member
Mr. Nguyen Dung Minh	Member
Mrs. Hoang Thi Thuy Van	Member

Board of Supervisors

Mrs. Duong Thi Mai Huong	Head of the Supervisory Board
Mrs. Trinh Thi Hang	Member (Appointment on 26/06/2025)
Mrs. Tran Thi Kim Oanh	Member (Dismissed on 26/06/2025)
Mrs. Le Thi Bich Hanh	Member

Board of General Directors

Mr. Nguyen Duc Minh	General Director (Appointment on 15/01/2025)
Mr. Le Dinh Quang	Deputy General Director

ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Nghia Do Ward, Hanoi City

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (Continued)

SUBSEQUENT EVENTS

According to the Board of General Directors, in material respects no extraordinary events occurred after the closing date affecting the financial position and the Company's operations are required to be adjusted or presented on the Consolidated Financial Statements for the accounting period ended 31 December 2025

AUDITORS

The Consolidated Financial Statements for the period ended 31 December 2025 have been audited by CPA VIETNAM Auditing Company Limited – A Member Firm of INPACT.

RESPONSIBILITY OF THE BOARD OF GENERAL DIRECTORS

The Company's Board of General Directors is responsible for preparing the Consolidated Financial Statements, which give a true and fair view of the financial position of the Company as at 31/12/2025 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 financial statements. In preparing these Consolidated Financial Statements, the Board of General 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 Company are followed or not, and all the material differences from these standards are disclosed and explained in the Financial Statements;
- Design and implement effectively the internal control system in order to ensure that the preparation and presentation of the Consolidated Financial Statements are free from material misstatements due to frauds or errors;
- Prepare the Consolidated 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 General 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 financial statements comply with Vietnamese Accounting Standards, Vietnamese Accounting Enterprise System and relevant legal regulations in preparation and presentation of the consolidated financial statements. The Board of General 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 General Directors confirms that the Company has complied with the above requirements in preparing the Consolidated Financial Statements.

For and on behalf of the Board of General Directors,



Nguyen Duc Minh

General Director

Hanoi, 30th March 2026

Head Office in Hanoi:

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

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No: 244/2026/BCKTHN-CPA VIETNAM-NV2

INDEPENDENT AUDITORS' REPORT

To: Shareholders
Board of Management, Supervisory Board and Board of General Directors
One Capital Hospitality Joint Stock Company

We have audited the accompanying consolidated financial statements of One Capital Hospitality Joint Stock Company prepared on March 30, 2026, from page 06 to page 50, comprising the consolidated balance sheet as at December 31, 2025, the consolidated statement of profit or loss, the consolidated statement of cash flows for the financial year then ended, and the notes to the consolidated financial statements.

The Board of General Directors' responsibility

The Board of General Directors are responsible for the true and fair preparation and presentation of these Consolidated Financial Statements in compliance with Vietnamese Accounting Standards, Vietnamese Accounting Enterprise System and prevailing relevant regulations in preparation and presentation of the Consolidated Financial Statements and for such internal control as the Board of General Directors determine is necessary to enable the preparation of the Consolidated Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on the consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with relevant ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the Company's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing 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 consolidated financial statements.

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

Auditors' opinion

In our opinion, the accompanying consolidated financial statements fairly and reasonably present, in all material respects, the financial position of the Company as at 31 December 2025, as well as its consolidated results of operations and consolidated cash flows for the financial year then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations relating to the preparation and presentation of consolidated financial statements.



Nguyen Thi Mai Hoa
Deputy General Director
Audit Practising Registration Certificate
No: 2326-2023-137-1

Authorised: 08/2026/UQ-CPA VIETNAM dated 02/01/2026 of Chairman

For and on behalf of
CPA VIETNAM AUDITING COMPANY LIMITED
A member firm of INPACT
Hanoi, 30 March 2026

Nguyen Thi Tien
Auditor
Audit Practising Registration Certificate
No: 5276-2026-137-1

CONSOLIDATED BALANCE SHEET

As at 31 December 2025

ASSETS	Code	Note	31/12/2025 VND	01/01/2025 VND
A - CURRENT ASSETS (100=110+120+130+140+150)	100		575,519,277,530	628,613,173,938
I. Cash and cash equivalents	110	5.1	91,804,661,985	169,749,007,919
1. Cash	111		67,904,661,985	66,949,007,919
2. Cash equivalents	112		23,900,000,000	102,800,000,000
II. Short-term financial investments	120		27,637,204,624	26,034,992,071
1. Trading securities	121		-	172,559
2. Provision for impairment of trading securities	122		-	(79,359)
3. Investments held to maturity	123	5.2	27,637,204,624	26,034,898,871
III. Short-term receivables	130		286,472,190,839	185,581,624,762
1. Short-term receivables from customers	131	5.3	23,981,789,460	21,691,223,141
2. Short-term repayments to suppliers	132	5.4	51,541,899,445	66,637,766,798
5. Short-term loan receivables	135	5.5	40,633,693,072	10,400,000,000
6. Other short-term receivables	136	5.6	351,673,757,017	264,547,268,098
7. Short-term allowances for doubtful debts	137	5.7	(183,334,177,345)	(179,687,028,788)
8. Shortage of assets awaiting resolution	139		1,975,229,190	1,992,395,513
IV. Inventories	140	5.8	151,638,089,096	228,885,001,731
1. Inventories	141		152,097,210,772	331,138,228,504
2. Allowances for devaluation of inventories	149		(459,121,676)	(102,253,226,773)
V. Other current assets	150		17,967,130,986	18,362,547,455
1. Short-term prepaid expenses	151	5.9	5,339,418,318	4,647,983,605
2. Deductible value added tax	152		4,325,103,435	5,415,954,617
3. Taxes and other receivables from government budget	153	5.18	8,302,609,233	8,298,609,233
B - LONG-TERM ASSETS (200=210+ 220+230+240+250+260)	200		3,210,705,686,380	3,224,643,675,479
I. Long-term receivables	210		110,555,131,230	202,884,004,359
5. Long-term loan receivable	215	5.5	-	30,227,733,073
6. Other long-term receivables	216	5.6	110,555,131,230	172,656,271,286
II. Fixed assets	220		516,292,015,241	482,842,470,131
1. Tangible fixed assets	221	5.10	412,421,043,052	427,179,420,965
- Historical costs	222		847,119,921,638	829,407,529,197
- Accumulated depreciation	223		(434,698,878,586)	(402,228,108,232)
3. Intangible fixed assets	227	5.11	103,870,972,189	55,663,049,166
- Historical costs	228		127,076,488,188	75,202,950,065
- Accumulated amortization	229		(23,205,515,999)	(19,539,900,899)
III. Investment properties	230	5.12	19,973,518,869	21,178,712,553
1. Historical costs	231		36,155,810,460	36,155,810,460
2. Accumulated depreciation	232		(16,182,291,591)	(14,977,097,907)
IV. Long-term assets in progress	240		182,118,817,336	181,946,261,390
2. Construction in progress	242	5.13	182,118,817,336	181,946,261,390
V. Long-term investments	250	5.14	2,085,000,000,000	2,085,000,000,000
3. Investments in equity of other entities	253		2,101,423,700,000	2,101,423,700,000
4. Allowances for long-term investments	254		(16,423,700,000)	(16,423,700,000)
VI. Other long-term assets	260		296,766,203,704	250,792,227,046
1. Long-term prepaid expenses	261	5.9	214,906,264,394	218,416,769,457
2. Deferred tax assets	262	5.15	184,366,547	241,943,120
4. Goodwill	269	5.16	81,675,572,763	32,133,514,469
TOTAL ASSETS (270 = 100+200)	270		3,786,224,963,910	3,853,256,849,417

CONSOLIDATED BALANCE SHEET (Continued)

As at 31 December 2025

RESOURCES	Code	Note	31/12/2025 VND	01/01/2025 VND
C- LIABILITIES (300=310+330)	300		1,733,525,933,272	1,938,771,943,991
I. Short-term liabilities	310		560,472,526,838	589,967,426,483
1. Short-term trade payables	311	5.17	28,544,576,039	25,589,927,836
2. Short-term prepayments from customers	312		7,253,704,527	6,347,429,299
3. budget	313	5.18	234,850,493,665	229,110,392,979
4. Payables to employees	314		14,275,595,864	11,303,329,565
5. Short-term accrued expenses	315	5.19	16,554,054,639	13,117,056,461
8. Short-term unearned revenues	318	5.20	19,171,528	8,063,976
9. Other short-term payments	319	5.21	82,611,833,374	135,421,065,960
10. Short-term borrowings and finance lease liabilities	320	5.22	166,000,000,000	155,296,663,881
11. Short-term provisions	321		-	3,386,672,199
12. Bonus and welfare fund	322		10,363,097,202	10,386,824,327
II. Long-term liabilities	330		1,173,053,406,434	1,348,804,517,508
1. Long-term trade payables	331	5.17	1,817,664,458	2,625,664,458
7. Other long-term payables	337	5.21	21,463,510,199	36,672,970,938
8. Long-term borrowings and finance lease liabilities	338	5.22	1,110,000,000,000	1,270,000,000,000
11. Deferred income tax payables	341	5.23	39,772,231,777	39,505,882,112
D- OWNERS' EQUITY (400 = 410)	400		2,052,699,030,638	1,914,484,905,426
I- Owners' equity	410	5.24	2,052,699,030,638	1,914,484,905,426
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
3. Other capital	414		4,984,000,000	4,984,000,000
7. Development and investment funds	418		14,676,314,159	14,419,362,244
9. Other equity funds	420		6,329,814,592	6,329,814,592
10. Undistributed profit after tax	421		(407,573,356,385)	(484,413,899,284)
- Undistributed profit after tax brought forward	421a		(485,516,631,515)	(628,319,372,540)
- Undistributed profit after tax for the current year	421b		77,943,275,130	143,905,473,256
13. Non-controlling interest	429		434,282,258,272	373,165,627,874
TOTAL RESOURCES (440 = 300+400)	440		3,786,224,963,910	3,853,256,849,417

Hanoi, 30th March 2026

Preparer

Chief Accountant

General Director





Pham Thi Thanh Huyen

Pham Tien Thanh

Nguyen Duc Minh

CONSOLIDATED INCOME STATEMENT

For the year ended 31 December 2025

ITEMS	Code	Note	Year 2025	Year 2024
			VND	VND
1. Revenues from sales and services rendered	01	6.1	1,186,121,599,727	1,018,575,978,807
2. Revenue deductions	02	6.2	55,747,073,695	34,838,638,846
3. Net revenues from sales and services rendered (10 = 01-02)	10	6.3	1,130,374,526,032	983,737,339,961
4. Costs of goods sold	11	6.4	581,002,141,370	513,925,928,945
5. Gross profit from sales and services rendered (20 = 10-11)	20		549,372,384,662	469,811,411,016
6. Financial income	21	6.5	13,657,016,673	24,828,175,340
7. Financial expenses	22	6.6	108,078,759,432	117,971,026,571
<i>In which: Interest expenses</i>	23		<i>108,068,012,234</i>	<i>107,769,515,970</i>
8. Profit (loss) in Associates, Joint Ventures	24		-	-
9. Selling expenses	25	6.7	208,851,758,275	180,844,467,757
10. General administrative expenses	26	6.7	113,896,498,163	130,209,016,383
11. Net profits from operating activities {30 = 20+(21-22)+24-(25+26)}	30		132,202,385,465	65,615,075,645
12. Other income	31	6.8	12,086,891,782	158,444,867,165
13. Other expenses	32	6.8	12,137,676,328	15,140,345,865
14. Other profits (40 = 31-32)	40	6.8	(50,784,546)	143,304,521,300
15. Total net profit before tax (50 = 30+40)	50		132,151,600,919	208,919,596,945
16. Current corporate income tax expenses	51	6.9	34,359,525,072	32,363,265,663
17. Deferred corporate income tax expenses	52	6.10	323,926,238	(179,258,287)
18. Profits after corporate income tax (60 = 50-51-52)	60		97,468,149,609	176,735,589,569
19. Profit after tax of shareholders of Parent company	61		74,469,929,583	177,788,446,056
20. Profit after tax of non-controlling shareholders	62		22,998,220,026	(1,052,856,487)
21. Basic earnings per share	70	6.11	372	884

Preparer

Pham Thi Thanh Huyen

Chief Accountant

Pham Tien Thanh

Hanoi, 30th March 2026
General Director

Nguyen Duc Minh

CONSOLIDATED CASH FLOW STATEMENT*(Indirect method)*

For the year ended 31 December 2025

ITEMS	Code Note	Year 2025	Year 2024
		VND	VND
I. Cash flows from operating activities			
1. <i>Profit before tax</i>	01	132,151,600,919	208,919,596,945
2. <i>Adjusted for items</i>			
- Depreciation of fixed assets and investment property	02	46,903,664,463	47,709,569,719
- Provisions	03	260,476,358	5,020,252,671
- Gains or losses from exchange rate differences due to revaluation of foreign currency monetary items	04	(67,569,290)	(8,586,053)
- Gains or losses from investment activities	05	(13,393,495,026)	(14,810,240,297)
- Interest expenses	06	108,068,012,234	107,769,515,970
3. <i>Operating profit before changes in working capital</i>	08	273,922,689,658	354,600,108,955
- Increase (Decrease) in Receivables	09	167,474,148,082	202,030,429,492
- Increase (Decrease) in Inventories	10	77,246,912,635	(2,892,889,071)
- Increase (Decrease) in Payables	11	(109,250,276,200)	(145,395,230,571)
- Increase (Decrease) in Prepayments	12	(68,922,703,373)	11,676,379,023
- Stock market fluctuations in business	13	93,200	-
- Interest Paid	14	(108,527,902,647)	(108,743,378,982)
- Corporate income tax paid	15	(33,690,405,175)	(46,271,537,511)
- Other payments on operating activities	17	(1,087,068,948)	(1,027,988,066)
<i>Net cash flows from operating activities</i>	20	197,165,487,232	263,975,893,269
II. Cash flows from investing activities			
1. Expenditures on purchase and construction of fixed assets and long-term assets	21	(70,934,164,712)	(10,117,789,351)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22	795,837,369	208,767,675
3. Expenditures on loans and purchase of debt instruments from other entities	23	(25,165,645,754)	(21,771,886,841)
4. Proceeds from lending or repurchase of debt instruments from other entities	24	23,563,340,001	40,170,000,000
5. Expenditures on equity investments in other entities	25	(178,067,736,498)	(200,138,972,800)
6. Proceeds from equity investment in other entities	26	-	905,000,000
7. Proceeds from interests, dividends and distributed profits	27	12,567,198,499	24,107,812,735
<i>Net cash flows from investing activities</i>	30	(237,241,171,095)	(166,637,068,582)

CONSOLIDATED CASH FLOW STATEMENT (Continued)

(Indirect method)

For the year ended 31 December 2025

ITEMS	Code Note	Year 2025	Year 2024
		VND	VND
III. Cash flows from financial activities			
1. Proceeds from issuing shares, receiving capital contributions from owners	31	111,360,432,520	2,007,386
3. Proceeds from borrowings	33	126,573,158,851	375,730,636,096
4. Repayment of principal	34	(275,869,822,732)	(471,822,000,994)
<i>Net cash flows from financial activities</i>	40	<u>(37,936,231,361)</u>	<u>(96,089,357,512)</u>
Net cash flows during the year (50 = 20+30+40)	50	<u>(78,011,915,224)</u>	<u>1,249,467,175</u>
Cash and cash equivalents at the beginning of the year	60	<u>169,749,007,919</u>	<u>168,490,954,691</u>
Effect of exchange rate fluctuations	61	67,569,290	8,586,053
Cash and cash equivalents at the end of the year (70 = 50+60+61)	70 5.1	<u>91,804,661,985</u>	<u>169,749,007,919</u>

Hanoi, 30th March 2026

Preparer

Pham Thi Thanh Huyen

Chief Accountant

Pham Tien Thanh

General Director



Nguyen Duc Minh

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2025

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 (Now the Business Registration and Corporate Finance Division – Hanoi Department of Finance). The 17th most recent amended Business Registration Certificate No. 0800338870 issued by the Department of Planning and Investment of Hanoi city on 10/05/2022.

Foreign Name: One Capital Hospitality Joint Stock Company.

Abbreviations: OCH JSC.

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

The Company's registered office is located at: 23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Nghia Do Ward, Hanoi City.

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

The total number of employees of the Company as at 31/12/2025 is 1,163 employees (As at 31/12/2024 is 1,083 employees).

1.2. Operating industry and principal activities

- Construction of other civil engineering works.
- Other specialized construction activities.
- Short-stay accommodation services.
- Details: Hotel (excluding operation of bars, karaoke rooms, and dance halls).
- Management consulting activities (excluding legal, financial, accounting, auditing, tax, and securities consulting).
- Other food and beverage services (excluding operation of bars, karaoke rooms, and dance halls).
- Provision of catering services under irregular contracts with customers (serving parties, meetings, weddings, etc.).
- Restaurants and mobile food service activities (excluding operation of bars, karaoke rooms, and dance halls).
- Beverage serving services (excluding operation of bars).
- Real estate business, ownership or leasehold rights to land use.
- Details: Real estate business; leasing of factories, offices, houses, and warehouses.
- Agency, brokerage, and auction services
- Details: Consignment agency, trading of goods.
- Construction of all types of houses
- Details: Investment in and construction of infrastructure, housing, offices, factories, and warehouses.
- Wholesale of food products
- Details: Trading of foodstuffs and food products.
- Manufacture of other food products not elsewhere classified
- Details: Production and processing of food products

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

1.2 Operating industry and principal activities (Continued)

- Architectural and related technical consultancy activities. Detail:
 - + Consultancy for the preparation of construction projects for industrial, residential, and public works;
 - + Technical design (excluding construction design and master planning design);
 - + Design of water supply and drainage – water environment;
 - + Supervision of construction and completion of civil and industrial works;
 - + Architectural design of buildings.
- Real estate consultancy, brokerage, auction services, and auction of land use rights
Details: Consultancy, management, advertising, and real estate services. (For conditional business lines, the Company shall only operate upon satisfying the conditions prescribed by law).
- Support services directly related to rail and road transportation
Details: Management activities for roads, bridges, tunnels, parking lots or car garages, bicycle and motorbike parking areas.

Main business activities during the year: Food production, lodging services, wholesale of food products, and real estate business.

1.3 Normal operating cycle

The Company's normal operating cycle is 12 months

1.4 The company structure

The Company's investments in subsidiaries as follows:

Name	Address	Main business activities	Capital ratio	Benefit ratio	Voting ratio
Direct subsidiaries					
Tan Viet Joint Stock Company	Khanh Hoa	Accommodation and restaurant services	51.42%	51.42%	51.42%
One Capital Consumer Joint Stock Company (i)	Ha Noi	Manufacturing of bakery products from flour, and processing and preservation of meat and seafood	50.21%	61.91%	61.95%
Viptour - Togi Joint Stock Company	Ha Noi	Accommodation services	86.13%	86.13%	86.13%
Evening Star Nha Trang Joint Stock Company	Khanh Hoa	Accommodation and restaurant services	99.9997%	99.9997%	99.9997%
Leadvisors Special Opportunity Fund (ii)	Ha Noi	Investment fund management, securities investment company	99.00%	99.62%	100.00%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

1.4. The Company structure (Continued)**Indirect subsidiaries**

Trang Tien IceCream Joint Stock Company <i>Indirect ownership through One Capital Consumer Joint Stock Company</i>	Ha Noi	Processing of milk and dairy products	61.89%	99.98%
Givral Bakery Joint Stock Company <i>Indirect ownership through One Capital Consumer Joint Stock Company</i>	Ho Chi Minh	Manufacture of bakery products from flour	61.91%	99.99997%
JP Good Food Co., Ltd <i>Indirect ownership through One Capital Consumer Joint Stock Company</i>	Son La	Processing and preservation of seafood, meat, and products from seafood and meat	61.91%	100.00%
Fuji Food Joint Stock Company <i>Indirect ownership through Trang Tien IceCream Joint Stock Company</i>	Ha Noi	Processing and preservation of seafood, meat, and products from seafood and meat	31.57%	51.00%
Binh Hung Manufacturing Company Limited <i>Indirect ownership through Givral Bakery Joint Stock Company</i>	Bac Ninh	Real estate business, land use rights of owners, users, or leased land.	61.91%	100.00%
Tin Phat Ice Cream Joint Stock Company <i>Indirect ownership through Trang Tien IceCream Joint Stock Company</i>	Ha Noi	Processing of milk and dairy products	61.81%	99.87%

(i) The Company directly holds 50.21% and its subsidiary, Leadvisors Special Opportunity Fund, holds 11.74% in One Capital Consumer Joint Stock Company;

(ii) The Company directly owns 99% and its subsidiary, Givral Bakery Joint Stock Company, owns 1% of the contributed capital in Leadvisors Special Opportunity Fund.

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

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

Accounting currency

The accompanying Consolidated financial statements, expressed in Vietnam Dong (VND).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

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

The Company applied to Vietnamese Accounting Enterprise System promulgated under Circular No. 200/2014/TT-BTC dated 22nd December 2014 issued by the Ministry of Finance and Circular No. 53/2016/TT- BTC dated 21st March 2016 amending and supplementing a number of articles of Circular 200/2014/TT- BTC dated 22nd December 2014.

3.2 Statements for the compliance with Accounting Standards and System

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Consolidated Financial Statements for the period ended 31/12/2025.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Below are the major accounting policies adopted by the Company in the preparation of the Consolidated Financial Statements:

Basis of preparation of the Consolidated Financial Statements

The Company's Consolidated Financial Statements are prepared in accordance with Circular No. 202/2014/TT-BTC dated 22/12/2014 of the Ministry of Finance guiding the method of preparation and presentation of consolidated financial statements, specifically:

The Consolidated Financial Statements comprise the Company's Consolidated Financial Statements and the financial statements of entities controlled by the Company (subsidiaries), prepared for the accounting period ended 31/12/2025. Control is achieved when the Company has the power to govern the financial and operating policies of the investees so as to obtain benefits from their activities.

The results of operations of subsidiaries acquired or disposed of during the period are included in the consolidated statement of profit or loss from the date of acquisition or until the date of disposal of the investment in such subsidiary.

Where necessary, the financial statements of subsidiaries are adjusted to ensure consistency of accounting policies applied by the Company and its subsidiaries.

All intra-group balances and transactions are eliminated in full on consolidation of the financial statements.

Non-controlling interests in the net assets of consolidated subsidiaries are presented Consolidated from the equity of the parent company's shareholders. Non-controlling interests comprise the value of such interests at the date of the initial business combination and the non-controlling shareholders' share of changes in equity since the date of the business combination. Losses incurred by a subsidiary are allocated to the non-controlling interests even if this results in a deficit balance.

The assets, liabilities, and contingent liabilities of subsidiaries are measured at fair value at the acquisition date. Any excess of the purchase consideration over the total fair value of the net assets acquired is recognized as goodwill. Any shortfall is recognized in profit or loss for the period in which the acquisition occurs.

Accounting estimates

The preparation of the consolidated financial statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**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**Loans**

Loans are stated at cost less provisions for doubtful debts.

Provisions for doubtful loans are made in accordance with current accounting regulations.

Other investments are recorded at cost, including purchase price plus directly attributable acquisition costs. After the initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

Provision for losses of investments

Provision for losses of investments in subsidiaries, 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 determined on the basis of cost; where the cost of inventories is higher than the net realizable value, they are measured at net realizable value. The cost of inventories includes direct material costs, direct labor costs, and manufacturing overhead (if any) incurred to bring the inventories to their present location and condition. Net realizable value is determined as the estimated selling price less costs to complete and the marketing, selling, and distribution expenses incurred. Inventories are accounted for under the perpetual inventory method. Cost of inventories issued is calculated using the monthly weighted average 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**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>Year</u>
Buildings, structures	04 - 45
Machinery and equipment	03 - 25
Office equipment	03 - 10
Vehicles and transmission equipment	06 - 15
Others	04 - 08

When fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognized, and any resulting gain or loss on disposal is recognized in other income or other expenses in the year.

Intangible fixed assets and Amortization

Land use rights: represent all actual costs incurred by the Company that are directly related to the land area used, including payments to obtain land use rights, compensation, site clearance, land levelling, registration fees, etc.

Intangible fixed assets being land use rights with a definite term are amortized using the straight-line method over the validity period of the land use right certificate.

	<u>Year</u>
Land use rights	21 - 40

Investment property and depreciation

Investment real estate is a factory in VSIP Bac Ninh Industrial Park (Lot No. 027B) held by the Company for the purpose of earning rental income or waiting for capital appreciation, presented at original cost less accumulated depreciation.

The historical cost of investment property includes all expenses (cash and cash equivalents) paid by the Company, or the fair value of other amount exchanged to acquire the investment property by the time of purchase or construction of the investment property.

Cost related to investment property incurred after initial recognition must be recognized as Cost for Production and Business in the year, unless the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of an item of investment property beyond its originally assessed standard of performance, the expenditure is capitalized as an additional cost of investment property.

Investment property for lease is depreciated on a straight-line basis over its estimated useful life as follows:

	<u>Year</u>
Buildings and structures	30

Construction in progress

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes relevant service fees, interest fees in accordance with the Company's accounting policies. Depreciation of these assets is the same as the other assets, commencing from these assets are ready for their intended use.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**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.

Deferred income tax liabilities

Deferred income tax liabilities are the amounts of income taxes payable in future periods in respect of taxable temporary differences. Deferred income tax liabilities are recognized for all the temporary taxable differences.

Deferred income tax liabilities are determined at the prevailing non-resident tax rate is 20%.

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, land rent, factory rent, office rent

Allocated according to insurance term, land lease term, factory lease term, office lease term

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 3 years.

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 CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

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.

The Company accrued expenses according to the following main expense contents::

- Interest expenses
- Other 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.

Borrowings and finance lease liabilities

Borrowings 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.

Share capital surplus is recorded as the difference greater/less between the actual issuance price and the par value of shares when issuing shares for the first time, issuing additional shares or reissuing treasury shares.

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

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

Dividends payable to shareholders are recorded as payable in the Company's Consolidated Balance Sheet after the General Meeting of Shareholders decides and according to the Notice of dividend payment date of Vietnam Securities Depository and Clearing Company.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**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

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. For interest income, dividends, profit distributions, and other income: Revenue is recognized when it is probable that the Company will obtain economic benefits from such activities and the amount can be measured with reasonable certainty.

Cost of goods sold

Cost of goods sold includes the cost of products, services, and investment properties leased during the period (including depreciation expenses, repair and maintenance costs, operating lease expenses related to investment properties, and disposal or liquidation costs of investment properties), which are recognized in line with revenue for the year.

Direct material costs consumed in excess of normal levels, labor costs, and unallocated fixed manufacturing overheads are recognized directly in cost of sales (net of any compensation received, if applicable), even if the related products or goods have not yet been recognized as sold.

Financial expenses

- Borrowing costs are recognized on a monthly basis, based on the loan principal, applicable interest rate, and actual number of borrowing days.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**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.
- Deferred income tax expenses: is corporate income tax payable in the future arising from: recognising deferred income tax payable during the year; reversing deferred tax assets recognised in previous years/periods; not recognising deferred tax assets or deferred tax liabilities arising from transactions that directly recorded to equity.

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

Parties are considered related parties of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Company 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.

Basic earnings per share

Basic earnings per share is calculated by dividing net profit (loss) after tax for the year attributable to ordinary shareholders of the Company by the weighted average number of ordinary share outstanding during the year.

Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of Directors believes that the Company operates in three business segments, namely Real Estate, Construction, Other and one geographical segment, namely Vietnam. Segment reporting will be prepared according to business segments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE CONSOLIDATED BALANCE SHEET**5.1. Cash and cash equivalents**

	31/12/2025 VND	01/01/2025 VND
Cash	6,504,580,825	8,247,593,000
Bank deposits	61,303,890,981	58,659,769,242
Cash in transit	96,190,179	41,645,677
Cash equivalents	23,900,000,000	102,800,000,000
- Term deposits under 3 months (i)	23,900,000,000	102,800,000,000
Total	91,804,661,985	169,749,007,919

(*) Term deposits of no more than 03 months at commercial banks with interest rates from 1.6%/year to 4.5%/year.

5.2. Held to maturity investments

	31/12/2025		01/01/2025	
	Original value	Book value	Original value	Book value
Short - term	27,637,204,624	27,637,204,624	26,034,898,871	26,034,898,871
Term deposits (i)	17,637,204,624	17,637,204,624	16,034,898,871	16,034,898,871
Other investments (ii)	10,000,000,000	10,000,000,000	10,000,000,000	10,000,000,000
Total	27,637,204,624	27,637,204,624	26,034,898,871	26,034,898,871

Unit: VND

(i) Term deposits over 3 months, under 12 months at commercial banks with interest rates from 2,8% to 5,9%/year.

(ii) The debt purchase under Debt Purchase Agreement No. 01/2023/HĐMBN dated 19 June 2023 between the Seller (Party A) and One Capital Hospitality Joint Stock Company (Party B); whereby Party A transferred the rights and obligations of the receivable from Vietnam Investment Promotion and Tourism Joint Stock Company (Viptour) to Party B with a total amount of VND 20,300,000,000.

5.3. Receivables from customers

	31/12/2025 VND	01/01/2025 VND
Short-term	23,981,789,460	21,691,223,141
Mika Trading Joint Stock Company	6,647,496,885	6,647,496,885
Others	17,334,292,575	15,043,726,256
Total	23,981,789,460	21,691,223,141

In which:

Receivables from related parties

(Details in Note 7.1)

2,901,750

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.4. Prepayments to suppliers

	31/12/2025	01/01/2025
	VND	VND
Short-term	51,541,899,445	66,637,766,798
Viet Nam Investment Promotion and Tourism JSC	-	18,267,900,000
Song Da Construction and Investment Joint Stock Company (i)	43,284,161,557	43,284,161,557
Others	8,257,737,888	5,085,705,241
Total	51,541,899,445	66,637,766,798

(i) An advance payment related to the construction contract and project management consultancy of the Starcity Westlake Hanoi Hotel at Viptour - Togi Joint Stock Company (Viptour-Togi). According to the agreement between Viptour-Togi and Song Da Construction and Investment Joint Stock Company (SDCON), the value of the completed work performed by SDCON and pending settlement amounted to VND 17,264,602,035; the amount of compensation and penalties payable by Viptour-Togi due to early termination of the contract was VND 26,019,559,522. Viptour-Togi has recognized a 100% provision for the compensation and penalty amounting to VND 26,019,559,522

5.5. Loan receivables

	31/12/2025		01/01/2025	
	Book value	Provision	Book value	Provision
Short-term	40,633,693,072	(6,355,959,999)	10,400,000,000	(5,900,000,000)
Tosy Robotics JSC (i)	5,786,659,999	(5,786,659,999)	5,900,000,000	(5,900,000,000)
Ocean Group Joint Stock Company (ii)	34,277,733,073	-	4,500,000,000	-
Chickin Fast-Food Solutions Joint Stock Company	569,300,000	(569,300,000)	-	-
Long-term	-	-	30,227,733,073	-
Ocean Group Joint Stock Company (ii)	-	-	30,227,733,073	-
Total	40,633,693,072	(6,355,959,999)	40,627,733,073	(5,900,000,000)

In which:

Receivables from related parties
(Details in Note 7.1)

34,277,733,073	-	34,277,733,073	-
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(i): A loan granted by Trang Tien IceCream Joint Stock Company to Tosy Robotics JSC under Loan Agreement No. 0107/2014/HVV/TOSY-KTT dated 16 July 2014, for the purpose of supplementing working capital to support Tosy Robotics JSC's business operations. The loan term was 12 months (extended until 31 December 2016 under Addendum No. 01/2015/PLHĐCV/TOSY-KTT dated 18 July 2015). The loan carried an annual interest rate of 8.0% and was unsecured. As at 31 December 2025, Trang Tien IceCream Joint Stock Company has fully provided for doubtful debts on this loan and ceased to accrue interest receivable from Tosy Robotics JSC since 31 December 2016.

(ii): A loan granted to Ocean Group Joint Stock Company under Loan Agreement No. 2708/2013/HĐV/VT-OGC dated 27 August 2013, for the purpose of supplementing working capital. The loan amount was VND 46,380,000,000, with a loan term of 06 months from the disbursement date, extendable upon mutual agreement of the parties. The contractual interest rate was 8% per annum, without collateral. The loan principal repayment was extended to no later than 31 December 2026, with an interest rate of 7.5% from January 1, 2022 to 31 December 2026.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.6 Other receivables

Unit: VND

	31/12/2025		01/01/2025	
	Carry Amount	Provision	Carry Amount	Provision
Short-term	351,673,757,017	(140,959,079,769)	264,547,268,098	(137,767,891,211)
Deposits	462,918,800	(53,498,000)	7,841,918,800	(53,498,000)
Advances	1,004,821,993	-	1,537,444,467	-
Others	350,206,016,224	(140,905,581,769)	255,167,904,831	(137,714,393,211)
- <i>Accrued Interest Receivable</i>	1,028,278,557	(724,833,334)	2,320,639,599	(1,611,493,333)
- <i>Investment Organization Corporation - IOC</i>	14,663,642,060	(14,663,642,060)	14,591,642,060	(14,591,642,060)
- <i>Receivable from advance to individual (at Viptour - Togi JSC)</i>	46,240,000,000	(46,240,000,000)	46,240,000,000	(46,240,000,000)
- <i>Mrs. Nguyen Thi Dung (at Viptour - Togi JSC)</i>	53,200,000,000	(53,200,000,000)	53,200,000,000	(53,200,000,000)
- <i>Receivables related to the transfer of shares</i>	-	-	114,000,000,000	-
<i>Interest on capital support receivable from Ocean Group Joint Stock Company (capital support at Viptour - Togi JSC)</i>	30,059,053,888	-	-	-
- <i>Individuals (i)</i>	177,067,736,498	-	-	-
- <i>Others</i>	27,947,305,221	(26,077,106,375)	24,815,623,172	(22,071,257,818)
Long-term	110,555,131,230	-	172,656,271,286	-
Deposits	110,555,131,230	-	144,360,403,774	-
- <i>Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch (ii)</i>	105,400,000,000	-	140,400,000,000	-
- <i>Others</i>	5,155,131,230	-	3,960,403,774	-
Other receivables	-	-	28,295,867,512	-
- <i>Interest on capital support receivable from Ocean Group Joint Stock Company (Capital support at Viptour - Togi JSC)</i>	-	-	28,295,867,512	-
Total	462,228,888,247	(140,959,079,769)	437,203,539,384	(137,767,891,211)
<i>In which:</i>				
<i>Receivables from related parties</i>	30,059,053,888	-	28,295,867,512	-
<i>(Details in Note 7.1)</i>				

(i) Pursuant to the investment trust agreement regarding the capital contribution between the subsidiary, One Capital Consumer Joint Stock Company, and an individual, the individual acts on behalf of the Company to participate in the acquisition of shares. The term of the trust agreement is 12 months from the date of signing the agreement.

(ii) Represents time deposit contracts of One Capital Hospitality Joint Stock Company at Vietnam Joint Stock Commercial Bank for Industry and Trade – Ba Dinh Branch, with maturities from 6 to 12 months and annual interest rates ranging from 4.2% to 5% per year. These deposits have been pledged under pledge agreements over valuable papers to secure borrowings of Givral Bakery Joint Stock Company (a subsidiary).

ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

23rd Floor, Leadvisors Tower, 643 Pham Van Dong
Street, Nghia Do Ward, Hanoi City

Form B 09 – DN/HN

Issued under Circular No. 202/2014/TT-BTC dated
December 22, 2014 of the Ministry of Finance

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.7 Bad debts

	31/12/2025 (VND)			01/01/2025 (VND)		
	Original value	Provision	Recoverable amount	Original value	Provision	Recoverable amount
- Receivable from customers	7,464,341,026	(7,464,341,026)	-	7,464,341,026	(7,464,341,026)	-
Mika Trading Joint Stock Company	6,647,496,885	(6,647,496,885)	-	6,647,496,885	(6,647,496,885)	-
Others	816,844,141	(816,844,141)	-	816,844,141	(816,844,141)	-
- Prepayment to seller	43,987,857,752	(26,723,255,717)	17,264,602,035	43,987,857,752	(26,723,255,717)	17,264,602,035
Song Da Investment and Construction Joint Stock Company	43,284,161,557	(26,019,559,522)	17,264,602,035	43,284,161,557	(26,019,559,522)	17,264,602,035
Others	703,696,195	(703,696,195)	-	703,696,195	(703,696,195)	-
- Short-term loan receivable	6,355,959,999	(6,355,959,999)	-	5,900,000,000	(5,900,000,000)	-
TOSY Robotics JSC	5,786,659,999	(5,786,659,999)	-	5,900,000,000	(5,900,000,000)	-
Chickin Fast Food Solutions Joint Stock Company	569,300,000	(569,300,000)	-	-	-	-
Assets missing pending resolution	1,831,713,688	(1,831,540,834)	172,854	1,831,713,688	(1,831,540,834)	172,854
-Other receivables	140,962,721,769	(140,959,079,769)	3,642,000	140,204,533,211	(137,767,891,211)	2,436,642,000
Advance payment to individuals at Viptour - Togi Joint Stock Company	46,240,000,000	(46,240,000,000)	-	46,240,000,000	(46,240,000,000)	-
Investment Organization Corporation - IOC	14,663,642,060	(14,663,642,060)	-	14,591,642,060	(14,591,642,060)	-
Ms. Nguyen Thi Dung	53,200,000,000	(53,200,000,000)	-	53,200,000,000	(53,200,000,000)	-
Others	26,859,079,709	(26,855,437,709)	3,642,000	26,172,891,151	(23,736,249,151)	2,436,642,000
Total	200,602,594,234	(183,334,177,345)	17,268,416,889	199,388,445,677	(179,687,028,788)	19,701,416,889

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.8 Inventories*Unit: VND*

	31/12/2025		01/01/2025	
	Original value	Provision	Original value	Provision
Raw materials	54,915,604,587	-	24,933,391,662	-
Tools and supplies	2,156,893,145	-	1,464,041,433	-
Work in progress	75,230,479,120	-	293,409,731,339	(102,253,226,773)
Finished goods	13,896,035,185	(459,121,676)	5,419,083,016	-
Goods (Excluding real estate goods)	1,057,537,864	-	1,071,320,183	-
Real estate goods	4,840,660,871	-	4,840,660,871	-
Total	152,097,210,772	(459,121,676)	331,138,228,504	(102,253,226,773)

Details of the Company's work in progress are as follows:

	31/12/2025		01/01/2025	
	Original value	Provision	Original value	Provision
Short-term	75,230,479,120	-	293,060,239,947	(102,253,226,773)
Starcity Airport Project	-	-	218,295,997,573	(102,253,226,773)
Tan Phu Trung Factory Project (i)	75,030,827,113	-	74,764,242,374	-
Other work in progress	199,652,007	-	349,491,392	-
Total	75,230,479,120	-	293,409,731,339	(102,253,226,773)

(i) According to Resolution No. 04/2023/NQ-DHDCD dated November 17, 2023 of the General Meeting of Shareholders of Givral Bakery Joint Stock Company (a subsidiary), the General Meeting of Shareholders approved the suspension of the investment and construction of the Givral factory at Lot C5-12, Area C5, N8 Street, Tan Phu Trung Industrial Park, Cu Chi Commune, Ho Chi Minh City, and is in the process of seeking an investor to transfer this land plot.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.9 Prepaid expenses

	31/12/2025 VND	01/01/2025 VND
Short-term	5,339,418,318	4,647,983,605
Tools and equipment	1,309,948,665	677,636,320
Insurance costs	304,920,501	85,781,157
Office rental costs	368,685,227	356,809,959
Repair costs	156,835,641	49,484,974
Other expenses awaiting allocation	3,199,028,284	3,478,271,195
Long-term	214,906,264,394	218,416,769,457
Tools and equipment	5,541,059,405	7,020,457,198
Land rental cost at Tan Binh industrial area until 06/2047	3,495,336,293	3,657,910,073
Cost of repair, renovation, office rental	4,214,781,868	2,674,887,904
Rent expense	50,440,329,134	51,888,376,862
Land rent at industrial area - VSIP Bac Ninh	13,250,910,929	13,677,007,697
Consulting cost	756,250,000	1,581,250,000
Rights to exploit 12 Villas in Hoi An (i)	129,999,482,721	134,560,868,085
Other long-term prepaid expenses	7,208,114,044	3,356,011,638
Total	220,245,682,712	223,064,753,062

(i) The repurchase value of the exploitation rights of 12 villas in the Sunrise Hoi An project from individuals and legal entities amounts to VND 189,383,774,997 and is being amortized by the Company until June 22, 2054; these villas are part of the Sunrise Hoi An Resort & Spa complex developed by Investment Organization corporation - IOC; currently, the resort is owned and managed by TNH Hoi An Hotel Investment and Hotel Management Joint Stock Company, and the new investor has not yet resumed operations of the resort, therefore the 12 villas are still temporarily suspended from business operations.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 31 December 2025

Unit: VND

5.10 Tangible fixed assets

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Others	Total
HISTORY COSTS						
As at 01/01/2025	528,853,520,770	253,187,935,190	35,088,634,007	1,668,297,082	10,609,142,148	829,407,529,197
Increase	9,123,982,288	10,661,342,408	1,143,423,191	56,310,000	446,000,000	21,431,057,887
Purchase	8,721,380,288	6,625,837,385	905,219,091	56,310,000	446,000,000	16,754,746,764
Increases due to consolidation	402,602,000	4,035,505,023	238,204,100	-	-	4,676,311,123
Decrease	137,862,752	2,672,543,877	842,758,817	33,990,000	31,510,000	3,718,665,446
Disposal	137,862,752	2,530,274,423	842,758,817	33,990,000	31,510,000	3,576,395,992
Others	-	142,269,454	-	-	-	142,269,454
As at 31/12/2025	<u>537,839,640,306</u>	<u>261,176,733,721</u>	<u>35,389,298,381</u>	<u>1,690,617,082</u>	<u>11,023,632,148</u>	<u>847,119,921,638</u>
ACCUMULATED DEPRECIATION						
As at 01/01/2025	212,247,139,268	153,973,384,083	25,409,237,942	1,219,216,600	9,379,130,339	402,228,108,232
Increase	14,780,599,298	17,609,688,089	2,602,124,398	200,759,634	470,533,052	35,663,704,471
Depreciation	14,609,513,866	15,680,264,761	2,421,839,684	200,759,634	470,533,052	33,382,910,997
Reclassify	-	56,904,301	-	-	-	56,904,301
Increase from consolidation	171,085,432	1,872,519,027	180,284,714	-	-	2,223,889,173
Decrease	60,251,129	2,167,519,870	899,663,118	33,990,000	31,510,000	3,192,934,117
Disposal	60,251,129	2,167,519,870	842,758,817	33,990,000	31,510,000	3,136,029,816
Reclassify	-	-	56,904,301	-	-	56,904,301
As at 31/12/2025	<u>226,967,487,437</u>	<u>169,415,552,302</u>	<u>27,111,699,222</u>	<u>1,385,986,234</u>	<u>9,818,153,391</u>	<u>434,698,878,586</u>
NET BOOK VALUE						
As at 01/01/2025	<u>316,606,381,502</u>	<u>99,214,551,107</u>	<u>9,679,396,065</u>	<u>449,080,482</u>	<u>1,230,011,809</u>	<u>427,179,420,965</u>
As at 31/12/2025	<u>310,872,152,869</u>	<u>91,761,181,419</u>	<u>8,277,599,159</u>	<u>304,630,848</u>	<u>1,205,478,757</u>	<u>412,421,043,052</u>

History cost of tangible fixed assets which are fully depreciated but still in use as at 31/12/2025 is VND 124,078,409,663 (As at 01/01/2025 is VND 125,023,444,066).

Net book value of tangible fixed assets used to secure bank loans as at 31/12/2025 is VND 186,624,652,554 (as at 01/01/2025 is VND 194,757,739,917).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.11 Intangible fixed assets*Unit: VND*

	Land use rights	Cost of designing a brand, website	Software program	Others	Total
HISTORY COSTS					
As at 01/01/2025	70,000,000,000	235,928,682	4,967,021,383	-	75,202,950,065
Increase	51,084,638,123	-	673,900,000	115,000,000	51,873,538,123
Purchase	-	-	215,900,000	115,000,000	51,415,538,123
Increase from consolidation	-	-	458,000,000	-	458,000,000
Decrease	-	-	-	-	-
As at 31/12/2025	<u>121,084,638,123</u>	<u>235,928,682</u>	<u>5,640,921,383</u>	<u>115,000,000</u>	<u>127,076,488,188</u>
ACCUMULATED AMORTIZATION					
As at 01/01/2025	15,949,367,099	235,928,682	3,354,605,118	-	19,539,900,899
Increase	2,763,670,197	-	889,294,901	12,650,002	3,665,615,100
Amortization	2,763,670,197	-	712,466,284	12,650,002	3,488,786,483
Increase from consolidation	-	-	176,828,617	-	176,828,617
Decrease	-	-	-	-	-
As at 31/12/2025	<u>18,713,037,296</u>	<u>235,928,682</u>	<u>4,243,900,019</u>	<u>12,650,002</u>	<u>23,205,515,999</u>
NET BOOK VALUE					
As at 01/01/2025	<u>54,050,632,901</u>	<u>-</u>	<u>1,612,416,265</u>	<u>-</u>	<u>55,663,049,166</u>
As at 31/12/2025	<u>102,371,600,827</u>	<u>-</u>	<u>1,397,021,364</u>	<u>102,349,998</u>	<u>103,870,972,189</u>

The historical cost of intangible fixed assets which have been fully depreciated but still in use at 31/12/2025 is VND 2,736,261,047 (As at 01/01/2025 is VND 1,625,581,047).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.12 Investment property*Unit: VND*

Items	01/01/2025	Increase	Decrease	31/12/2025
Investment property for lease				
History costs	36,155,810,460	-	-	36,155,810,460
- Buildings	36,155,810,460	-	-	36,155,810,460
Accumulated depreciation	14,977,097,907	1,205,193,684	-	16,182,291,591
- Buildings	14,977,097,907	1,205,193,684	-	16,182,291,591
Net book value	21,178,712,553	(1,205,193,684)	-	19,973,518,869
- Buildings	21,178,712,553	(1,205,193,684)	-	19,973,518,869

In accordance with Vietnamese Accounting Standard No. 05 – Investment Property, the fair value of investment property as at December 31, 2025 is required to be disclosed; however, the Company has not determined the fair value of all investment properties as at December 31, 2025 due to insufficient market information available for the purpose of determining fair value.

5.13 Construction in progress*Unit: VND*

	31/12/2025		01/01/2025	
	Original value	Recoverable amount	Original value	Recoverable amount
Fixed asset purchases	2,135,148,305	2,135,148,305	313,245,455	313,245,455
Construction costs	179,076,211,469	179,076,211,469	178,659,544,802	178,659,544,802
- <i>Star City Westlake Hanoi Project (i)</i>	179,076,211,469	179,076,211,469	178,659,544,802	178,659,544,802
Other construction in progress costs	907,457,562	907,457,562	2,973,471,133	2,973,471,133
Total	182,118,817,336	182,118,817,336	181,946,261,390	181,946,261,390

(i) The Starcity Westlake Hanoi Project is implemented by the Company's subsidiary, Viptour - Togi Joint Stock Company. Key information about the project is as follows

- Project name: Starcity Westlake Hanoi;
- Location: No. 10 Tran Vu Street, Ba Dinh Ward, Hanoi City;
- Investor: Viptour - Togi Joint Stock Company;
- Total investment capital: VND 230,000,000,000;
- Project scale: A 5-star standard hotel, consisting of 03 basements and 09 above-ground floors, equivalent to 20,940 m² of construction floor area;
- Expected implementation period: 24 months from the date of handover of the construction site eligible for construction and the main contractor's receipt of complete design documents, advance payment and payments in accordance with the contract;
- Project status: Construction commenced in 2013; the basement and reinforced concrete roof-supporting columns of the first floor have been completed; the project was temporarily suspended during the period from 2014 to 2019.

According to Inspection Conclusion No. 546/KLKT-SNNMT-TTr issued by the Department of Agriculture and Environment dated June 30, 2025, the Company is implementing necessary measures for the Project to resume construction as soon as possible

ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.14 Financial investments

	Ratio		31/12/2025			01/01/2025		
	Equity owned	Voting rights	Original cost	Fair value	Provision	Original cost	Fair value	Provision
Other long-term investments			2,101,423,700,000		(16,423,700,000)	2,101,423,700,000		(16,423,700,000)
Technical Construction and Building Materials Joint Stock Company			4,423,700,000		(4,423,700,000)	4,423,700,000		(4,423,700,000)
Vneco Hanoi Trading And Investment Joint Stock Company	4.00%	4.00%	12,000,000,000		(12,000,000,000)	12,000,000,000		(12,000,000,000)
IDS Equity Holdings Joint Stock Company.	30.00%		2,085,000,000,000		-	2,085,000,000,000		-
Total			2,101,423,700,000	(i)	(16,423,700,000)	2,101,423,700,000	(i)	(16,423,700,000)

(i): The Company has not determined the fair value of the investments as the Vietnamese Accounting Standards and the Vietnamese Accounting Regime currently do not provide guidance on the determination of fair value using valuation techniques; the fair value of these financial instruments may differ from their carrying amount.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.15 Deferred income tax assets

	31/12/2025 VND	01/01/2025 VND
Deferred income tax assets related to deductible temporary differences	184,366,547	241,943,120
Total	184,366,547	241,943,120

5.16 Goodwill

	31/12/2025 VND	01/01/2025 VND
Goodwill arising from the acquisition of subsidiary - Binh Hung	26,707,306,932	31,563,180,919
Goodwill arising from the acquisition of subsidiary - Fuji	54,477,576,153	-
Goodwill arising from the acquisition of subsidiary - Tin Phat Ice Cream	302,382,307	340,180,097
Goodwill arising from the acquisition of subsidiary - Viptour Togi	188,307,371	230,153,453
Goodwill at the year	81,675,572,763	32,133,514,469

5.17 Trade payables

Unit: VND

	31/12/2025		01/01/2025	
	Book value	Repayable amount	Book value	Repayable amount
Short-term	28,544,576,039	28,544,576,039	25,589,927,836	25,589,927,836
Others	28,544,576,039	28,544,576,039	25,589,927,836	25,589,927,836
Long-term	1,817,664,458	1,817,664,458	2,625,664,458	2,625,664,458
Mr. Phan Dao Son (i)	1,817,664,458	1,817,664,458	2,625,664,458	2,625,664,458
Total	30,362,240,497	30,362,240,497	28,215,592,294	28,215,592,294

In which:

Payables to related parties

852,454,004 852,454,004

(Details in Note 7.1)

(i) The appendix to the purchase contract attached to Sales Contract No. 160530/HD/TV-SM dated May 31, 2016 between the buyer Tan Viet Joint Stock Company (Party A) and Sigma Leisure Company Limited (Party B) stipulates the payment method and term for the purchase of gaming machines and equipment of the Prize-winning Electronic Gaming Club; Party A is responsible for settling the entire contract value within 10 years, with a minimum payment of USD 15,000 per installment, and payment is to be made to the commercial broker account of Party B, Mr. Phan Dao Son.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.18 Taxes and payables to, receivables from the State Treasury

Unit: VND

	01/01/2025	Additions	Paid	31/12/2025
Payables	229,110,392,979	113,800,526,291	108,060,425,605	234,850,493,665
VAT	948,218,031	45,787,619,623	44,963,359,173	1,772,478,481
Special consumption tax	118,865,753	1,721,254,056	1,671,205,506	168,914,303
Import and export taxes	-	1,513,499,839	1,513,499,839	-
Corporate income tax	26,655,620,373	34,936,856,289	33,690,405,175	27,902,071,487
<i>Incurring during the year</i>	<i>26,655,620,373</i>	<i>34,359,525,072</i>	<i>33,113,073,958</i>	<i>27,902,071,487</i>
<i>Adjustment of prior-year taxes</i>	<i>-</i>	<i>577,331,217</i>	<i>577,331,217</i>	<i>-</i>
Personal income tax	1,066,471,267	8,992,432,907	8,918,122,294	1,140,781,880
Land tax, Land rental charges	100,461,578,805	8,690,101,715	14,599,079,075	94,552,601,445
Environment Tax and others	99,859,638,750	11,159,723,453	1,705,716,134	109,313,646,069
Fee, charges and other payables	-	999,038,409	999,038,409	-
Receivables	8,298,609,233	-	4,000,000	8,302,609,233
VAT	1,791,000,000	-	-	1,791,000,000
Corporate income tax	6,507,609,233	-	-	6,507,609,233
Environment Tax and others	-	-	4,000,000	4,000,000

5.19 Accrued expenses

	31/12/2025 VND	01/01/2025 VND
Short-term	16,554,054,639	13,117,056,461
Loan interest expenses	1,607,506,849	2,067,397,262
Accrued salary cost	9,063,532,212	6,030,303,485
Other accrued expenses	5,883,015,578	5,019,355,714
Total	16,554,054,639	13,117,056,461
<i>In which:</i>		
<i>Accrued expenses to related parties</i> <i>(Details in Note 7.1)</i>	<i>117,828,434</i>	<i>117,828,434</i>

5.20 Unearned revenues

	31/12/2025 VND	01/01/2025 VND
Short-term	19,171,528	8,063,976
Revenue received in advance from contracts	19,171,528	8,063,976
Total	19,171,528	8,063,976

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.21 Other payables

	31/12/2025	01/01/2025
	VND	VND
Short-term	82,611,833,374	135,421,065,960
Surplus assets awaiting for resolution	108,790,486	76,724,123
Trade Union fees	485,283,152	608,284,928
Social insurance	7,889,451	37,970,420
Short-term deposits received	12,869,257,323	11,534,727,323
Health insurance	1,469,699	6,660,342
Unemployment insurance	919,197	46,598,485
Others	69,138,224,066	123,110,100,339
- Dividends payable	2,080,702,000	2,080,702,000
- Thang Long Pegasus Company Limited	-	116,042,770,800
- Interest payable on personal loans (i)	6,000,000,000	275,000,000
- Interest payable	260,000,000	-
- Individual (ii)	55,679,716,260	-
- Other payables	5,117,805,806	4,711,627,539
Long-term	21,463,510,199	36,672,970,938
Long-term deposits received	3,738,510,199	3,153,794,199
Others	17,725,000,000	33,519,176,739
- Interest payable on personal loans (i)	14,000,000,000	29,794,176,739
- MGM Nha Trang Joint Stock Company	3,725,000,000	3,725,000,000
Total	104,075,343,573	172,094,036,898
<i>In which:</i>		
Payables to related parties	1,063,535,855	803,535,855
<i>(Details in Note 7.1)</i>		

(i) The balance of interest payable to an individual relating to the sale by Ocean Commercial One Member Limited Liability Bank (now Vietnam Modern One Member Limited Liability Bank) of the Company's debt under Contract No. 0047/2011/HDTD1-OCEANBANK01 together with the amendment and supplement appendix to the medium and long-term credit contract No. 12-0047/2011/PLHDTD-OCEANBANK01 dated May 29, 2020 between Ocean Commercial One Member Limited Liability Bank (now Vietnam Modern One Member Limited Liability Bank) and the Company to the individual.

(ii) The share subscription agreement between One Capital Consumer Joint Stock Company and the individual share purchaser; as at the date of issuance of this report, the procedures to recognize the purchaser as a shareholder of the Company have been completed.

ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

23rd Floor, Leadvisors Tower, 643 Pham Van Dong
Street, Nghia Do Ward, Hanoi City

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.22 Borrowings and finance lease liabilities

Unit: VND

	31/12/2025		Incurred during the year		01/01/2025	
	Carrying value	Repayable amount	Increase	Decrease	Carrying value	Repayable amount
Short-term borrowings	6,000,000,000	6,000,000,000	126,573,158,851	145,869,822,732	25,296,663,881	25,296,663,881
Joint Stock Commercial Bank For Foreign Trade Of Vietnam - Khanh Hoa Branch	-	-	-	25,296,663,881	25,296,663,881	25,296,663,881
18 - 4 Ha Noi Joint Stock Company	-	-	11,500,000,000	11,500,000,000	-	-
Viet Bac Real Estate Joint Stock Company	-	-	15,000,000,000	15,000,000,000	-	-
Ocean Group Joint Stock Company (i)	6,000,000,000	6,000,000,000	6,000,000,000	-	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch	-	-	94,073,158,851	94,073,158,851	-	-
Current Portion of Long-term Borrowings	160,000,000,000	160,000,000,000	160,000,000,000	130,000,000,000	130,000,000,000	130,000,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch (ii)	160,000,000,000	160,000,000,000	160,000,000,000	130,000,000,000	130,000,000,000	130,000,000,000
Long-term Borrowings	1,110,000,000,000	1,110,000,000,000	-	160,000,000,000	1,270,000,000,000	1,270,000,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch (ii)	1,110,000,000,000	1,110,000,000,000	-	160,000,000,000	1,270,000,000,000	1,270,000,000,000
Total	1,276,000,000,000	1,276,000,000,000	286,573,158,851	435,869,822,732	1,425,296,663,881	1,425,296,663,881
<i>In which:</i>						
<i>Borrowings from related parties:</i> <i>(Details in Note 7.1)</i>	<i>6,000,000,000</i>	<i>6,000,000,000</i>	<i>6,000,000,000</i>	<i>-</i>	<i>-</i>	<i>-</i>

(i) Under the loan agreement of Givral Bakery Joint Stock Company for the purpose of supplementing working capital, the interest rate is 6% per annum, with principal and interest payable in a lump sum at maturity; loan type: unsecured;



ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY23rd Floor, Leadvisors Tower, 643 Pham Van Dong
Street, Nghia Do Ward, Hanoi City**Form B 09 – DN/HN**Issued under Circular No. 202/2014/TT-BTC
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For the year ended 31 December 2025

5.22 Borrowings and finance lease liabilities (Continued)

(ii) According to the loan agreement between Givral Bakery Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – Ba Dinh Branch, the long-term loan has a credit limit of VND 1,500,000,000,000. The credit facility is granted for a term of 7 years from the first disbursement date, for the purpose of financing the acquisition of the entire capital contribution in Binh Hung Manufacturing Company Limited. The loan bears an annual interest rate of 7.7% (previous period: 7% per annum), with interest payable on a monthly basis. Givral has pledged third-party assets as collateral for this loan, including the entire equity interests and related rights in Binh Hung Manufacturing Company Limited (a subsidiary of the Company) held in another company; the entire capital contribution and dividends derived from Givral's capital contribution in Binh Hung Manufacturing Company Limited; all assets attached to the land lot located at 72 – 74 Tran Phu Street, Nha Trang Ward, Khanh Hoa Province; all assets attached to the land lot No. 5, map sheet No. 16, Dai Dong Commune, Bac Ninh Province; assets of the Company's shareholders; and a deposit contract of One Capital Hospitality Joint Stock Company.

5.23 Deferred corporate income tax expense

	31/12/2025 VND	01/01/2025 VND
Short-term	39,772,231,777	39,505,882,112
Deferred tax income arising from deductible temporary differences	39,772,231,777	39,505,882,112
Total	39,772,231,777	39,505,882,112

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.24 Owners' equity

a. Changes of owners' equity

Unit: VND

	Owners' Capital	Surplus share capital	Development Investment Fund	Other equity funds	Undistributed profit after tax	Non-controlling interest	Total
As at 01/01/2024	2,000,000,000,000	4,983,002,620	14,414,221,829	6,329,814,592	(626,910,505,151)	375,588,790,890	1,774,405,324,780
Capital increase at Subsidiary	-	-	-	-	-	2,007,386	2,007,386
Acquisition of additional shares in a subsidiary	-	-	-	-	(33,882,972,800)	-	(33,882,972,800)
Profit/Loss in previous year	-	-	-	-	177,788,446,056	(1,052,856,487)	176,735,589,569
Allocation to bonus and welfare fund at a subsidiary	-	-	-	-	(1,408,867,389)	(1,366,176,120)	(2,775,043,509)
Other increases/decreases	-	997,380	5,140,415	-	-	(6,137,795)	-
As at 31/12/2024	2,000,000,000,000	4,984,000,000	14,419,362,244	6,329,814,592	(484,413,899,284)	373,165,627,874	1,914,484,905,426
As at 01/01/2025	2,000,000,000,000	4,984,000,000	14,419,362,244	6,329,814,592	(484,413,899,284)	373,165,627,874	1,914,484,905,426
Loss for the current year	-	-	-	-	74,469,929,583	22,998,220,026	97,468,149,609
Impact from acquisition of a subsidiary	-	-	-	-	-	(13,792,319,600)	(13,792,319,600)
Impact from changes in ownership interest in a subsidiary	-	-	256,951,915	-	(24,460,544,709)	24,203,592,794	-
Allocation to bonus and welfare fund	-	-	-	-	(1,063,341,823)	(78,078,345)	(1,141,420,168)
Capital increase in a subsidiary	-	-	-	-	27,894,500,737	27,785,215,523	55,679,716,260
Increase from consolidation	-	-	-	-	(889)	-	(889)
As at 31/12/2025	2,000,000,000,000	4,984,000,000	14,676,314,159	6,329,814,592	(407,573,356,385)	434,282,258,272	2,052,699,030,638

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.24 Owners' equity (Continued)**b. Details of owners' equity**

	31/12/2025 VND	01/01/2025 VND
Ocean Group Joint Stock Company	1,111,945,520,000	1,111,945,520,000
Others	888,054,480,000	888,054,480,000
Total	2,000,000,000,000	2,000,000,000,000

c. Capital transactions with shareholders

	Year 2025 VND	Year 2024 VND
Shareholders' capital		
Opening balance	2,000,000,000,000	2,000,000,000,000
Increased during the year	-	-
Closing balance	2,000,000,000,000	2,000,000,000,000

d. Shares

	31/12/2025 Shares	01/01/2025 Shares
Quantity of registered shares	200,000,000	200,000,000
Quantity of issued shares	200,000,000	200,000,000
Common shares	200,000,000	200,000,000
Outstanding shares	200,000,000	200,000,000
Common shares	200,000,000	200,000,000
Par value of outstanding shares (VND/share)	10,000	10,000

5.25 Off – Consolidated Balance Sheet Items**a. Leased Assets****At Tan Viet Joint Stock Company (Subsidiary)**

The Company signed Land Lease Contract No. 66/2004/HĐTĐ with the Department of Natural Resources and Environment of Khanh Hoa Province dated 10 November 2004 for the land lot at 12 Tran Phu Street, Nha Trang Ward, Khanh Hoa Province, for the purpose of constructing a hotel and tourism services from 2001 to 2051. The leased land area is 5,226.8 m². Under the contract, the Company is obliged to pay land rental until the expiry date in accordance with prevailing regulations.

The Company signed Land Lease Contract No. 75/2004/HĐTĐ with the Department of Natural Resources and Environment of Khanh Hoa Province dated 23 December 2004 for the land lot at 14 Tran Phu Street, Nha Trang Ward, Khanh Hoa Province, for the purpose of constructing a hotel, restaurant, and tourism services under the combined development plan of Hotels 12 and 14 Tran Phu, covering the period from 2004 to 2050. The leased land area is 1,773.5 m². Under the contract, the Company is obliged to pay land rental until the expiry date in accordance with prevailing regulations.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.25 Off – Consolidated Balance Sheet Items (Continued)**a. Leased Assets (Continued)****At Evening Star Nha Trang Joint Stock Company (Subsidiary)**

The Company entered into Land Lease Contract No. 90/2011/HĐTĐ with the Department of Natural Resources and Environment of Khanh Hoa Province on 16/09/2011, for the land located at 72-74 Tran Phu Street, Nha Trang Ward, Khanh Hoa Province, to be used for the implementation of the Starcity Bayfront Nha Trang Hotel Project from 2005 to 2055. The leased land area is 2,453.4 m². Under this contract, the Company is required to pay land rent until the contract expiration date in accordance with prevailing regulations of the State.

At Givral Bakery Joint Stock Company (Subsidiary)

The Company entered into Land Lease Contract No. 02/KCN-HĐTĐ-2021 with Tan Binh Import-Export Joint Stock Corporation on 04/04/2011, for Land Lot II-4B, Le Trong Tan Street, Tan Binh Industrial Park, Ho Chi Minh City, with a leased land area of 5,697.6 m². The lease term is until 17/06/2047. The Company is required to pay annual land rent until the contract expiration date in accordance with regulations.

The Company also entered into a Premises Lease Agreement for the 2nd to 4th floors of VNT Tower, located at 19 Nguyen Trai Street, Khuong Trung Ward, Hanoi City, under Contract No. 2512/HĐTVP/OGC-GIVRAL dated 25/12/2019 with Ocean Group Joint Stock Company. The leased area is 3,000 m², with the lease term lasting until the expiration of the project (07/2059). The Company is required to pay rent until the contract expiration date in accordance with regulations.

Additionally, a Land Lease Agreement was signed between Northwest Saigon City Development Corporation (SCD) and Givral Bakery Joint Stock Company for a land lot of 18,000.32 m² at Lot C5, Tan Phu Hung Industrial Park, Cu Chi Commune, Ho Chi Minh City. The leased land is used for investment project implementation. The lease term is from 24/12/2020 to 16/12/2054.

At Trang Tien IceCream Joint Stock Company (Subsidiary)

Trang Tien IceCream Joint Stock Company signed several office lease contracts at 35 Trang Tien Street, Cua Nam Ward, Hanoi City, as well as land and factory lease contracts at Vinh Tuy Industrial Park, Hanoi City, and store rental agreements under operating lease contracts. According to these contracts, the Company is required to pay rent monthly or quarterly as stipulated in the agreements.

At Viptour Togi Joint Stock Company (Subsidiary)

The Company entered into a Land Lease Agreement with the People's Committee of Hanoi City under Decision No. 3270/QĐ-UBND dated 22/05/2013, for land located at 10 Tran Vu Street, Ba Dinh Ward, Hanoi City. The lease term is 50 years, commencing from 26/03/2009. The land rent was paid in a lump sum for the entire lease term.

At Binh Hung Manufacturing Company Limited (Indirect Subsidiary)

Binh Hung Manufacturing Company Limited entered into Land Lease Contract No. VSIPBN-LA-0714 dated 12/04/2011 with VSIP Bac Ninh Co., Ltd for Land Lot 027B, VSIP Bac Ninh Industrial, Urban and Services Park, Bac Ninh Province. The leased land area is 12,885 m², with the lease term ending on 30/11/2057.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

5.25 Off – Consolidated Balance Sheet Items (Continued)

Object name	Year of processing	31/12/2025 VND	01/01/2025 VND
Short-term receivables from customers		2,054,865,431	2,061,673,687
- Info Commodity Exchange Joint Stock Company	2022	471,500,857	471,500,857
- TV shopping Media Joint Stock Company	2022	557,377,711	557,377,711
- Hoang Gia Vietnam Limited Liability Company	2023	14,400,000	14,400,000
- Short-term receivables from other entities	2022	1,011,586,863	1,018,395,119
Other short-term receivables		844,370,612,374	844,370,612,374
- Mr. Ha Trong Nam	2022	586,131,347,928	586,131,347,928
- VNT Company Limited	2022	201,200,820,000	201,200,820,000
- Short-term receivables from other entities	2022	57,038,444,446	57,038,444,446
Other long-term receivables		6,255,083,564	6,255,083,564
- Mrs. 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
- Mrs. Dang Minh Le	2022	196,828,000	196,828,000
Short-term prepayments to suppliers		86,000,000	86,000,000
Total		852,766,561,369	852,773,369,625

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT**6.1 Revenue from sales and services rendered**

	Year 2025 VND	Year 2024 VND
Revenue from sales of goods	10,852,255,703	12,705,184,246
Revenue from sales of finished products	1,014,558,604,043	883,710,271,919
Revenue from provision of services	159,741,269,608	121,747,546,530
Others	969,470,373	412,976,112
Total	1,186,121,599,727	1,018,575,978,807

6.2 Revenue deductions

	Year 2025 VND	Year 2024 VND
Trade discount	52,271,944,664	34,836,247,272
Sale discount	349,728,954	-
Sale return	3,125,400,077	2,391,574
Total	55,747,073,695	34,838,638,846

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

6.3 Net revenue from sales and services rendered

	Year 2025 VND	Year 2024 VND
Net revenue from sales of goods	10,852,255,703	12,702,792,672
Net revenue from sales of finished products	958,811,530,348	848,874,024,647
Net revenue from provision of services	159,741,269,608	121,747,546,530
Others	969,470,373	412,976,112
Total	1,130,374,526,032	983,737,339,961

*In which:**Revenue from related parties:**(Details in Note 7.1)*

13,934,029

7,926,295

6.4 Cost of goods sold

	Year 2025 VND	Year 2024 VND
Cost of goods sold	7,134,672,822	7,136,252,544
Cost of finished goods	468,464,397,309	412,488,346,422
Cost of service	104,735,786,035	93,991,191,090
Others	667,285,204	310,138,889
Total	581,002,141,370	513,925,928,945

6.5 Financial income

	Year 2025 VND	Year 2024 VND
Interest income from deposits, loan receivable	13,038,023,833	24,663,511,260
Gain from exchange rate difference arising during the year	462,632,609	156,078,027
Gain from exchange rate difference due to revaluation of exchange rate difference at the end of the year	69,638,565	8,586,053
Other financial income	86,721,666	-
Total	13,657,016,673	24,828,175,340

*In which:**Financial income with related parties**(Details in Note 7.1)*

1,763,186,376

2,206,658,039

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

6.6 Financial expenses

	Year 2025 VND	Year 2024 VND
Interest expense (on borrowings)	108,068,012,234	107,769,515,970
Losses on foreign exchange differences revaluation at the end of the fiscal year	2,069,275	21,849,267
Loss from exchange rate difference arising during the year	8,505,364	30,103
Loss on disposal of investments	-	10,062,038,638
Others	172,559	117,592,593
Total	108,078,759,432	117,971,026,571

*In which:**Financial expenses with related parties*

260,000,000

-

*(Details in Note 7.1)***6.7 Selling expenses and General and administrative expenses**

	Year 2025 VND	Year 2024 VND
Selling expenses	208,851,758,275	180,844,467,757
Employee expenses	45,982,523,728	42,552,060,214
Materials expenses	96,730,341,617	85,543,126,133
Office supplies expenses	1,311,479,097	1,757,005,740
Amortization and Depreciation expenses	892,494,139	925,837,537
Outsourcing expenses	30,981,607,916	29,499,910,817
Other cash expense	32,953,311,778	20,566,527,316
General administrative expenses	113,896,498,163	130,209,016,383
Employee expenses	54,257,537,002	44,987,763,678
Materials expenses	319,531,438	40,424,626
Office supplies expenses	838,911,459	273,569,813
Amortization and Depreciation expenses	3,318,367,280	4,316,565,922
Charges and fee	9,134,829,668	21,650,411,437
Provision expenses	2,274,768,179	8,116,296,696
Outsourcing expenses	19,050,275,759	28,108,950,355
Other cash expense	15,875,504,079	15,032,220,820
Allocation of Goodwill	8,826,773,299	7,682,813,036
Total	322,748,256,438	311,053,484,140

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

6.8 Other income/ Other expenses

	Year 2025 VND	Year 2024 VND
Other income		
Disposals of tangible fixed assets	480,622,419	208,767,675
Derecognition of long-outstanding payables	-	211,170,005
Income from debt write-off	10,129,866,542	157,965,477,648
Others	1,476,402,821	59,451,837
Total	12,086,891,782	158,444,867,165
Other expenses		
Late payment fine of land rent (at Viptour - Togi Joint Stock Company)	10,637,140,772	11,030,681,352
Costs of asset disposal and carrying amount of disposed assets	125,151,226	34,820,388
Tax arrears, fines, late tax payment fines, administrative fines	1,041,175,620	3,252,728,391
Penalty for breach of contract	-	425,645,162
Others	334,208,710	396,470,572
Total	12,137,676,328	15,140,345,865
Other profits	(50,784,546)	143,304,521,300

6.9 Current corporate income tax expense

	Year 2025 VND	Year 2024 VND
Current corporate income tax expense based on taxable income	34,359,525,072	32,363,265,663
Current corporate income tax expense	34,359,525,072	32,363,265,663

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

6.10 Deferred corporate income tax expense

	Year 2025 VND	Year 2024 VND
Gain from deferred income tax arising from reversal of income tax payable	-	(430,136,455)
Deferred tax expense arising from reversal of deferred tax assets	57,576,573	165,604,799
Gain from deferred tax income arising from deductible temporary differences	266,349,665	85,273,369
Total	323,926,238	(179,258,287)

6.11 Basic earnings per share

	Year 2025 VND	Year 2024 VND (Re-presented)
Profit after corporate income tax	97,468,149,609	176,735,589,569
Profit after tax of Non-controlling interest	22,998,220,026	(1,052,856,487)
<i>Increase</i>	-	-
<i>Decrease</i>	-	(1,063,341,823)
<i>Deduction from bonus and welfare fund at Subsidiary</i>	-	(1,063,341,823)
Profits attributable to common shareholders of the Parent company	74,469,929,583	176,725,104,233
Average quantity of outstanding common shares (share)	200,000,000	200,000,000
Basic earnings per shares (VND/ share)	372	884

As at the reporting date, the Company has not estimated the amount of profit for the financial year ended December 31, 2025 to be allocated for remuneration of the Board of Directors, the non-executive Supervisory Board, and bonuses for the executive management; the final decision rests with the General Meeting of Shareholders of the Company, and profit attributable to shareholders and basic earnings per share may change.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

6.11 Basic earnings per share (Continued)

During the year, the Company restated basic earnings per share for the financial year ended December 31, 2024, due to its subsidiary, Givral Bakery Joint Stock Company, distributing the bonus and welfare fund, with the specific changes as follows:

	In 2024 (Stated)	In 2024 (Restated)	Difference
Accounting profit after corporate income tax	176,735,589,569	176,735,589,569	-
Profit after tax of non-controlling shareholders	(1,052,856,487)	(1,052,856,487)	-
Increasing adjustments	-	-	-
Decreasing adjustments	-	(1,063,341,823)	(1,063,341,823)
Appropriation to bonus and welfare funds at the Subsidiary	-	(1,063,341,823)	(1,063,341,823)
Profits allocated to the Parent Company's shareholders owning common shares	177,788,446,056	176,725,104,233	(1,063,341,823)
Average common shares outstanding during the year (shares)	200,000,000	200,000,000	-
Basic earnings per share (VND/share)	889	884	(5)

6.12 Production and business expenses by factors

	Year 2025 VND	Year 2024 VND (Re-presented)
Raw material expenses	406,667,617,135	357,624,568,892
Employee expenses	290,879,018,424	254,605,820,763
Amortization and Depreciation expenses	38,076,891,164	40,026,756,683
Provision expenses	2,333,769,701	8,256,884,453
Outsourcing expenses	118,366,704,031	116,261,525,447
Other cash expenses	96,243,431,042	91,777,032,190
Goodwill allocated	8,826,773,299	7,682,813,036
Total	961,394,204,796	876,235,401,464

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

7. OTHER INFORMATION**7.1 Information of related parties**

The Company has the following related parties:

Related parties	Relationship
Ocean Group Joint Stock Company	Parent company
Ocean Natural Resources Development Joint Stock Company	Same parent company
INFO Commodity Exchange Joint Stock Company	Same parent company
TKD Vietnam Real Estate Investment and Trading Company Limited	Same parent company
Members of the Board of Management, Board of Supervisors, Board of General Directors, other managers and close individuals in the families of these members	Significant influence

In the year, the Company has transactions with related parties as follows:

Transactions with key management personnel

Salary, Remuneration of Board of Management, Board of Supervisors, Board of General Directors

Related parties	Nature of transaction	Year 2025 VND	Year 2024 VND
Board of Management, Board of Supervisors, Board of General Directors	Salary, remuneration and bonus	2,224,643,700	3,108,578,022

Details:

Full name	Title	Year 2025 VND	Year 2024 VND
Remuneration for Board of Management		754,500,000	761,500,000
Mrs. Nguyen Thu Hang	Chairman	247,500,000	249,000,000
Mr. Huynh Minh Viet	Member	126,500,000	128,000,000
Mr. Nguyen Dung Minh	Member	126,500,000	128,000,000
Mr. Nguyen Chinh Phuong	Member (Dismissed on 15/5/2024)	-	46,347,800
Mr. Dinh Hoai Nam	Member	126,500,000	128,000,000
Mrs. Hoang Thi Thuy Van	Member (Appointed on 15/5/2024)	127,500,000	82,152,200
Remuneration for Board of Supervisors		262,500,000	267,000,000
Mrs. Duong Thi Mai Huong	Head of Supervisory Board	127,500,000	129,000,000
Mrs. Tran Thi Kim Oanh	Member (Dismissed on 26/6/2025)	34,500,000	69,000,000
Mrs. Le Thi Bich Hanh	Member	67,500,000	69,000,000
Mrs. Trinh Thi Hang	Member (Appointed on 26/6/2025)	33,000,000	-
Salaries of the Board of General Directors and other executives		1,207,643,700	2,080,078,022
Mr. Le Dinh Quang	Deputy General Director (Dismissed from the position of General Director and appointed to the position of Deputy General Director effective from 15/01/2025)	1,207,643,700	1,319,432,000
Mr. Ha Trung Dung	Deputy General Director (Dismissed on 15/10/2024)	-	760,646,022

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

7.1 Information of related parties (Continued)**Transactions with related parties**

Related parties	Relationship	Nature	Year 2025 VND	Year 2024 VND
Selling			13,934,029	7,926,295
Ocean Group Joint Stock Company	Parent company	Semi-finished goods	13,934,029	7,926,295
Purchasing			1,527,874,442	2,169,866,459
Ocean Group Joint Stock Company	Parent company	Lease of premises	1,527,874,442	2,169,866,459
Financial income			1,763,186,376	2,206,658,039
Ocean Group Joint Stock Company	Parent company	Interest income from loans	1,763,186,376	2,206,658,039
Financial expenses			260,000,000	-
Ocean Group Joint Stock Company	Parent company	Interest expenses	260,000,000	-
Borrowings			6,000,000,000	-
Ocean Group Joint Stock Company	Parent company	Borrowings	6,000,000,000	-

Balance with related parties:

Related parties	Relationship	Nature	31/12/2025 VND	01/01/2025 VND
Receivables from customers			2,901,750	-
Ocean Group Joint Stock Company	Parent company	Sales of goods	2,901,750	-
Other long-term receivables			30,059,053,888	28,295,867,512
Ocean Group Joint Stock Company	Parent company	Capital support interest	30,059,053,888	28,295,867,512
Loan receivable			34,277,733,073	34,727,733,073
Ocean Group Joint Stock Company	Parent company	Short-term loans	34,277,733,073	4,500,000,000
		Long-term loans	-	30,227,733,073
Trade payables			852,454,004	-
Ocean Group Joint Stock Company	Parent company	Purchase of goods	852,454,004	-
Accrued expenses			117,828,434	117,828,434
Ocean Group Joint Stock Company	Parent company	Purchase of goods	117,828,434	117,828,434
Other payables			1,063,535,855	803,535,855
Ocean Group Joint Stock Company	Parent company	Purchase of services	803,535,855	803,535,855
Ocean Group Joint Stock Company	Parent company	Interest payable	260,000,000	-
Loans			6,000,000,000	-
Ocean Group Joint Stock Company	Parent company	Loans	6,000,000,000	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

7.2 Segment reporting (Continued)

Segment results for the fiscal year ended 31 December 2025 are as follows:

	Sales of goods and finished products	Hotel services and premises rental business	Real estate	Total
Net revenue	969,663,786,051	160,710,739,981	-	1,130,374,526,032
Cost	475,599,070,131	105,403,071,239	-	581,002,141,370
Gross profit	494,064,715,920	55,307,668,742	-	549,372,384,662
RESULTS OF OPERATIONS				
Segment results	494,064,715,920	55,307,668,742	-	549,372,384,662
Financial income				13,657,016,673
Financial expenses				(108,078,759,432)
Selling expenses				(208,851,758,275)
General administrative expenses				(113,896,498,163)
Other income not related to operation activities				(50,784,546)
Current corporate income tax				(34,359,525,072)
Deferred income tax				(323,926,238)
Profit for the year				97,468,149,609

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

7.2 Segment reporting (Continued)

Segment assets and segment liabilities as at 31 December 2024 are as follows:

	Sales of goods and finished products	Hotel services and premises rental business	Real estate	Total
Revenue	861,576,817,319	122,160,522,642	-	983,737,339,961
Cost	419,624,598,966	94,301,329,979	-	513,925,928,945
Gross profit	441,952,218,353	27,859,192,663	-	469,811,411,016
RESULTS OF OPERATIONS				
Segment results	441,952,218,353	27,859,192,663	-	469,811,411,016
Financial income				24,828,175,340
Financial expenses				(117,971,026,571)
Share of profit or loss in associate company				-
Selling expenses				(180,844,467,757)
General administrative expenses				(130,209,016,383)
Other income				143,304,521,300
Current corporate income tax				(32,363,265,663)
Deferred income tax				179,258,287
Profit for the year				176,735,589,569

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

7.2 Segment reporting (Continued)

Segment assets and segment liabilities as at 31 December 2025 are as follows:

	Sales of goods and finished products	Hotel services and premises rental business	Real estate	Total
ASSETS				
Segment assets	631,157,229,467	610,863,321,630	271,895,094,420	1,513,915,645,517
Unallocated assets				2,272,309,318,393
Total Assets				3,786,224,963,910
LIABILITIES				
Segment Liabilities	141,486,862,725	49,433,975,903	207,974,172,389	398,895,011,017
Non-allocate Liabilities				1,334,630,922,255
Total liabilities				1,733,525,933,272

Segment report of assets and liabilities as at 01 January 2025 are as follows: (Restated)

	Sales of goods and finished products	Hotel services and premises rental business	Real estate	Total
ASSETS				
Segment assets	476,837,914,879	641,778,820,787	386,479,125,543	1,505,095,861,209
Unallocated assets				2,348,160,988,208
Total Assets				3,853,256,849,417
LIABILITIES				
Segment Liabilities	72,606,871,267	81,462,565,226	315,169,575,292	469,239,011,785
Non-allocate Liabilities				1,469,532,932,206
Total liabilities				1,938,771,943,991

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 31 December 2025

7.3 Other information

As disclosed in Notes 5.8 and 5.21, as at January 1, 2025, the accumulated construction in progress of the project amounted to VND 218,295,997,573, of which the Company had received capital contributions under a business cooperation agreement from Pegasus Thang Long Company Limited amounting to VND 116,042,770,800; the Company recognized a provision for impairment of VND 102,253,226,773 (being the loss after offsetting against the funds received from the business cooperation with Pegasus Thang Long); all incurred costs (including land use rights and construction in progress) have been pledged to a bank as collateral for the loan of Pegasus Thang Long; in respect of this collateral, the Civil Judgment Enforcement Sub-department of Tan Binh District issued Decision No. 02/QD-CCTHADS dated October 10, 2024 on the enforcement of transfer of land use rights and Decision No. 63/QD-CCTHADS dated November 5, 2024 on the termination of the suspension of registration, transfer of ownership and use, and change in the status of the asset; on March 25, 2025, the Company and Pegasus Thang Long signed a debt reconciliation minutes, whereby the Company no longer has any obligation payable to Pegasus Thang Long Company Limited in relation to the project; accordingly, during the year, the Company adjusted the relevant accounting figures; the two parties will continue to coordinate to resolve the remaining issues of the project in the coming period.

7.4 Comparative figures

The comparative figures in the consolidated balance sheet and related notes are taken from the Consolidated financial statements for the fiscal year ended 31/12/2024, which have been audited by CPA VIETNAM Auditing Company Limited - Member of INPACT International Auditing Firm.

Hanoi, 30th March 2026

Preparer

Chief Accountant

General Director





Pham Thi Thanh Huyen

Pham Tien Thanh


 Nguyen Duc Minh