

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 4 tháng 5 năm 2026/

Hà Nội, May 4<sup>th</sup> 2026

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

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

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty CP One Capital Hospitality (mã CK: OCH) thực hiện công bố thông tin báo cáo tài chính (BCTC) Quý I năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Pursuant to the regulations at Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated 16 November 2020, issued by the Ministry of Finance, providing guidance on information disclosure in the securities market, One Capital Hospitality Joint Stock Company (Stock Code: OCH) discloses the financial statements for Quarter I, 2026 to the Hanoi Stock Exchange as follow:

1. Tên tổ chức: Công ty CP One Capital Hospitality/Name of organization: One Capital Hospitality Joint Stock Company

- Mã chứng khoán/Stock Code: OCH
- Địa chỉ/Address: Tầng 23, tòa nhà Leadvisors, 643 Phạm Văn Đồng, P. Nghĩa Đô, TP. Hà Nội/ 23rd floor, Leadvisors Tower, 643 Pham Van Dong, Nghia Do Ward, Hanoi.
- Điện thoại liên hệ/Tel: 0243 783 0101 Fax: 0243 783 0202
- Email: [info@och.vn](mailto:info@och.vn) Website: <http://och.vn>

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

- BCTC Quý I năm 2026/Financial Statements

☐ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/Separate financial statements (Listed organizations without subsidiaries and superior accounting companies with affiliated companies);

☒ BCTC riêng và BCTC hợp nhất (TCNY có công ty con)/Separate financial statements and consolidated financial statements (Listed organizations with subsidiaries);

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/Consolidated financial statements (Listed organizations with accounting companies under the organization of private accounting system).

- Các trường hợp thuộc diện phải giải trình nguyên nhân:

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC/ The auditing organization issues not an unqualified opinion on the financial statements:

☐ Có/Yes

☐ Không/No

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

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại/Profit after tax in this period changes by 5% or more before and after auditing, or from loss to profit or vice versa:

☐ Có/Yes

☐ Không/No

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

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/Profit after corporate income tax in the income statement of this period changes by 10% or more compared to the same period of last year:

☒ Có/Yes

☐ Không/No

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

☒ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/ Profit after tax in this period is a loss, changing from profit in the same period last year to loss in this period or vice versa:

☒ Có/Yes

☐ Không/No

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

☒ Có/Yes

☐ Không/No

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 4/5/2026 tại đường dẫn: <http://och.vn/cong-bo-thong-tin/> This information was published on the company's website on: May 4<sup>th</sup> 2026 at the link: <http://och.vn/cong-bo-thong-tin/>

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

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

- Nội dung giao dịch/transaction content: .....
- Tỷ trọng giá trị giao dịch/tổng giá trị tài sản của doanh nghiệp (%) (căn cứ trên báo cáo tài chính năm gần nhất)/ Ratio of transactions value/total assets of the company (%) (based on the most recent financial statements);.....
- Ngày hoàn thành giao dịch/ Transaction completed date:.....

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin công bố/ We commit that the disclosure information above is true and are fully responsible before the law for the content of the disclosure information.

**Tài liệu đính kèm/  
Attached file:**

- BCTC riêng, hợp nhất Quý I năm 2026/ Separate and Consolidated financial statements Quarter I, 2026;
- Văn bản giải trình thông tin BCTC Quý I 2026/ Explanation of financial statements Quarter I 2026.

**Đại diện tổ chức**

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

(Ký, ghi rõ họ tên, chức vụ, đóng dấu)



**TỔNG GIÁM ĐỐC**  
*Nguyễn Đức Minh*





# **SEPARATE FINANCIAL STATEMENTS**

**ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY**

**First Quarter 2026**



# ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

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

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## STATEMENT OF FINANCIAL POSITION

		As at 31 March 2026		
Code	ASSETS	Note	31/03/2026	01/01/2026
100	<b>A. SHORT-TERM ASSETS</b>		171,002,509,137	103,138,626,141
110	<b>I. Cash and cash equivalents</b>	03	9,608,739,181	7,746,557,384
111	1. Cash		9,608,739,181	7,746,557,384
120	<b>II. Short-term financial investments</b>	04	129,600,000,000	33,800,000,000
123	1. Short-term held-to-maturity investments		129,600,000,000	33,800,000,000
130	<b>III. Short-term receivables</b>		20,879,881,569	50,512,206,522
131	1. Short-term trade receivables	05	14,402,493,193	47,679,813,636
132	2. Short-term advances to suppliers	06	396,534,921	450,000
135	3. Other short-term receivables	07	6,080,853,455	2,831,942,886
140	<b>IV. Inventories</b>	08	4,614,967,775	4,583,860,606
141	1. Inventories		4,614,967,775	4,583,860,606
160	<b>VI. Other short-term assets</b>		6,298,920,612	6,496,001,629
161	1. Short-term prepaid expenses	11	77,687,345	97,078,846
162	2. Deductible value-added tax		2,647,509	180,337,025
163	3. Taxes and other receivables from the government budget	14	6,218,585,758	6,218,585,758
200	<b>B. LONG-TERM ASSETS</b>		1,737,400,332,432	1,793,770,862,086
210	<b>I. Long-term receivables</b>		80,107,417,270	177,636,651,159
215	1. Other long-term receivables	07	80,107,417,270	177,636,651,159
220	<b>II. Fixed assets</b>		1,400,955,359	1,475,071,001
221	1. Tangible fixed assets	09	1,367,955,359	1,437,946,001
222	- Historical cost		2,938,894,810	2,938,894,810
223	- Accumulated depreciation		(1,570,939,451)	(1,500,948,809)
227	2. Intangible fixed assets	10	33,000,000	37,125,000
228	- Historical cost		446,708,682	446,708,682
229	- Accumulated amortization		(413,708,682)	(409,583,682)
260	<b>V. Long-term financial investments</b>	04	1,655,169,813,554	1,613,698,895,585
261	1. Investment in subsidiaries		1,782,883,733,518	1,782,883,733,518
263	2. Investments in equity of other entities		4,423,700,000	4,423,700,000
264	3. Allowance for impairment of long-term equity investments in		(803,819,544,261)	(805,290,462,230)
265	4. Held to maturity investments		671,681,924,297	631,681,924,297
270	<b>VI. Other long-term assets</b>		722,146,249	960,244,341
271	1. Long-term prepaid expenses	11	665,252,557	903,350,649
272	2. Deferred income tax assets	28	56,893,692	56,893,692
280	<b>TOTAL ASSETS</b>		1,908,402,841,569	1,896,909,488,227



STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Mã số	RESOURCES	Note	31/03/2026 VND	01/01/2026 VND
300	C. LIABILITIES		26,670,255,350	25,104,975,291
310	I. Short-term liabilities		26,670,255,350	25,104,975,291
311	1. Short-term trade payables	12	14,077,063,707	11,768,874,242
312	2. Short-term prepayments from customers		582,964,702	582,964,702
314	3. Taxes and amounts payables to the State budget	14	75,777,822	162,107,736
315	4. Payables to employees		568,543,468	1,062,357,085
316	5. Short-term accrued expenses	15	1,912,423,718	1,912,423,718
320	6. Other short-term payables	16	7,921,582,495	7,862,681,570
323	7. Bonus and welfare fund		1,531,899,438	1,753,566,238
400	D. OWNER'S EQUITY	17	1,881,732,586,219	1,871,804,512,936
411	1. Owners' contributed capital		2,000,000,000,000	2,000,000,000,000
411a	Ordinary shares with voting rights		2,000,000,000,000	2,000,000,000,000
418	2. Development and investment		4,493,439,505	4,493,439,505
419	3. Other equity funds		6,329,814,592	6,329,814,592
420	4. Undistributed profit after tax		(129,090,667,878)	(139,018,741,161)
420a	Undistributed profit after tax brought forward		(139,018,741,161)	(168,740,419,346)
420b	Undistributed profit after tax for		9,928,073,283	29,721,678,185
440	TOTAL LIABILITIES AND		1,908,402,841,569	1,896,909,488,227

Hanoi, 29 April 2026

Preparer



Do Le Anh

Chief Accountant



Pham Tien Thanh

General Director



Nguyen Duc Minh

## SEPARATE STATEMENT OF INCOME

Q1 2026

Code	Items	Note	From 01/01/2026 to	From 01/01/2025 to	From 01/01/2026 to	From 01/01/2025 to
			31/03/2026	31/03/2025	31/03/2026	31/03/2025
01	1. Revenue from sales of goods and provision of services	19	30,069,673,064	29,477,243,274	30,069,673,064	29,477,243,274
02	2. Revenue deductions	20	-	1,048,000	-	1,048,000
10	3. Net revenues from sales of goods and provision of services		30,069,673,064	29,476,195,274	30,069,673,064	29,476,195,274
11	4. Cost of goods sold	21	26,970,583,901	25,866,169,927	26,970,583,901	25,866,169,927
20	5. Gross profits from sales of goods and provision of services		3,099,089,163	3,610,025,347	3,099,089,163	3,610,025,347
22	7. Financial income	22	9,513,661,430	8,081,569,743	9,513,661,430	8,081,569,743
23	8. Financial expenses	23	(1,470,917,969)	18,566,685,331	(1,470,917,969)	18,566,685,331
24	<i>In which: Interest expenses</i>		-	-	-	-
25	9. Selling expenses		-	13,206,604	-	13,206,604
26	10. General administrative expenses	24	4,127,651,279	4,291,970,831	4,127,651,279	4,291,970,831
30	11. Net profits from operating activities		9,956,017,283	(11,180,267,676)	9,956,017,283	(11,180,267,676)
31	12. Other income	25	-	855,643	-	855,643
32	13. Other expenses	26	27,944,000	4,000,000	27,944,000	4,000,000
40	14. Profits from other activities		(27,944,000)	(3,144,357)	(27,944,000)	(3,144,357)
50	15. Total net profit before tax		9,928,073,283	(11,183,412,033)	9,928,073,283	(11,183,412,033)
51	16. Current corporate income tax expenses	27	-	-	-	-
52	17. Deferred corporate income tax expenses		-	-	-	-
60	18. Profits after corporate income tax		9,928,073,283	(11,183,412,033)	9,928,073,283	(11,183,412,033)

Hanoi, 29 April 2026

Preparer



Do Le Anh

Chief Accountant



Pham Tien Thanh

General Director


  
 Nguyen Duc Minh



## SEPARATE STATEMENT OF CASH FLOWS

First Quarter 2026

(Indirect Method)

Code	Items	Note	From 01/01/2026 to	From 01/01/2025 to
			31/03/2026	31/03/2025
			VND	VND
	<b>I. Cash flows from operating activities</b>			
01	1. Profit before tax		9,928,073,283	(11,183,412,033)
	2. Adjustments for		(10,910,463,757)	10,517,388,769
02	- Depreciation of fixed assets and investment properties		74,115,642	32,273,181
03	- Allowances and provisions		(1,470,917,969)	18,566,685,331
05	- Gains (losses) from investment activities		(9,513,661,430)	(8,081,569,743)
08	3. Operating profit before changes in working capital		(982,390,474)	(666,023,264)
09	- Increase (Decrease) in receivables		35,782,569,034	(23,950,798,094)
10	- Increase (Decrease) in inventories		(31,107,169)	(121,200,273)
11	- Increase (Decrease) in payables (excluding interest payables and corporate income tax payables)		1,786,946,859	(1,917,322,414)
12	- Increase/(Decrease) in prepaid expenses		257,489,593	(310,204,814)
17	- Other cash outflows from operating activities		(221,666,800)	(253,233,300)
20	Net cash flows from operating activities		36,591,841,043	(27,218,782,159)
	<b>II. Cash flows from investing activities</b>			
23	1. Loans to other entities and payments for purchase of debt instruments of other entities		(51,000,000,000)	-
24	2. Collections from borrowers and proceeds from sale of debt		15,800,000,000	-
27	3. Proceeds from interest, dividends and distributed profits		470,340,754	1,294,611,837
30	Net cash flows from investing activities		(34,729,659,246)	1,294,611,837
	<b>III. Cash flows from financing activities</b>			
50	Net cash flows during period		1,862,181,797	(25,924,170,322)
60	Cash and cash equivalents at the beginning of the fiscal year		7,746,557,384	53,415,041,718
70	Cash and cash equivalents at the end of the period	03	9,608,739,181	27,490,871,396

Hanoi, 29 April 2026

Preparer



Do Le Anh

Chief Accountant



Pham Tien Thanh

General Director



  
 Nguyen Duc Minh

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Q1 2026

**1. GENERAL INFORMATION****Form of equity ownership**

One Capital Hospitality Joint Stock Company was established and operates under the first Enterprise Registration Certificate No. 0403000464 dated 24 July 2006 issued by the Department of Planning and Investment of Hai Duong Province, and subsequent amendments to the Enterprise Registration Certificate issued by the Department of Planning and Investment of Hanoi City. The most recent amendment, the 17th revision, Enterprise Registration Certificate No. 0800338870, was issued by the Department of Planning and Investment of Hanoi City on 10 May 2022. English name: One Capital Hospitality Joint Stock Company.

Abbreviated name: OCH JSC.

The charter capital under the 17th amended Enterprise Registration Certificate dated 10 May 2022 is VND 2,000,000,000,000 (in words: two thousand billion Vietnamese dong).

Head office address: 23rd Floor, Leadvisors Tower, 643 Pham Van Dong Street, Nghia Do Ward, Hanoi.

The Company's shares are listed on the Hanoi Stock Exchange (HNX) under ticker OCH. As at the issuance date of this report, OCH shares remain under the trading restriction status as per Decision No. 367/QĐ-SGDHN and Announcement No. 1418/TB-SGDHN dated 06 April 2026, effective from 10 April 2026, issued by the Hanoi Stock Exchange.

**Business Areas**

The company's business areas are food business and hotel services.

**Business Activities**

The Company's main business activities are:

- Short-term accommodation activities;
- Other food service activities (excluding activities of bars, karaoke, and discotheques);
- Provision of food services under temporary contracts for clients (serving food for banquets, meetings, weddings, etc.);
- Restaurants and mobile food services (excluding activities of bars, karaoke, and discotheques);
- Beverage services (excluding activities of bars);
- Consulting, management, and advertising services for real estate;
- Real estate activities;
- Factory, office, housing, and warehousing leasing;
- Investment and construction of infrastructure, housing, offices, factories, and warehousing.

**2. ACCOUNTING REGIME AND POLICIES APPLIED AT THE COMPANY****2.1. Accounting Period, Accounting Currency**

The financial year of the Company begins on January 1st and ends on December 31st annually.

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



## 2.2. Accounting standards and applicable accounting regime

### *Applicable accounting regime*

The Company applies the corporate accounting regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance.

### *Declaration on Compliance with Vietnamese Accounting Standards and Regime*

The Company applies Vietnamese Accounting Standards and other guiding documents issued by the Government. The financial statements are prepared and presented in accordance with applicable accounting standards and the accounting regime currently in effect for Vietnamese enterprises.

## 2.3. Basis of preparation of

The Separate Financial Statements are prepared on a historical cost basis.

Users of these Separate Financial Statements should read them in conjunction with the Consolidated Financial Statements of the Company and its Subsidiaries (the Group) for the Q1 2026 to obtain sufficient information on the financial position, operating results, and cash flows of the entire Group.

## 2.4. Financial instruments

### *Initial recognition*

#### Financial assets

Company's financial assets include cash and cash equivalents, accounts receivable and other receivables, loans, short-term and long-term investments. At the initial recognition date, financial assets are measured at cost, which is the purchase price plus other directly attributable transaction costs incurred in acquiring the financial asset.

#### Financial liabilities

Company's financial liabilities include borrowings, accounts payable and other payables, and accrued expenses. At the initial recognition date, financial liabilities are measured at fair value plus transaction costs incurred directly attributable to the issuance of the financial liability.

### *Subsequent measurement after initial recognition*

Currently, there are no specific regulations on the revaluation of financial instruments after initial recognition.

## 2.5. Cash and cash equivalents

Cash includes cash on hand, demand deposits and term deposits, cash in transit, and monetary gold.

The cash equivalents are short-term investments with a maturity of three months or less at the time of purchase, are readily convertible to a definite amount of cash, and are subject to an insignificant risk of transformation into cash.

## 2.6. Financial investments

Investments held to maturity include: Deposits with banks with fixed terms, loans, etc., which are held until maturity with the aim of receiving periodic interest and other investments held to maturity.

Investments in subsidiaries, joint ventures, and associated companies are initially recognized in the accounting records at cost. After initial recognition, the value of these investments is determined at cost less any allowance for investment loss.

Investments in other entities include investments in equity instruments of another entity that do not control, jointly control, or have significant influence over the investee. The initial carrying amount of these investments is measured at cost. After initial recognition, these investments are measured at cost less allowance for investment loss.

Provisions for impairment of investments are made as of the year-end as follows:

- For trading securities investments: The basis for provision recognition is the difference between the carrying amount of the investments recorded in the general ledger and their market value at the time of provision
- For long-term investments (not classified as trading securities) and with no significant influence on the investee: If the investment in listed shares or the fair value of the investment can be reliably determined, the provision is based on the market value of the shares; if the fair value of the investment cannot be determined at the reporting date, the provision is based on the financial statements of the investee at the time the provision is recognized.
- For held-to-maturity investments: The provision for doubtful receivables is based on the recoverability assessment in accordance with the legal regulations.

## 2.7. Receivables

Receivables are classified as receivables from customers, terms, currency and other receivables according to the company's management needs.

The allowances for doubtful debts are made for each doubtful debt based on the age of overdue debts or expected losses that may occur. Increasing or decreasing the balance of allowances for doubtful debts are recorded in the general and administrative expenses account.

## 2.8. Inventories

Inventories are reported at historical cost including: purchasing, processing, and other directly attributable costs incurred in bringing the inventories to their present location and condition. After initial recognition, at the time of preparation of the separate financial statements, if the net realizable value of inventories is lower than cost, the inventories are recognized at net realizable value.

The method of calculating the value of inventory is determined by the weighted average method.

The method of inventory accounting is the method of perpetual inventory count.

Method of determining the value of work in progress at the end of the : Work in progress is collected for each work that has not been completed or revenue has not been recorded, corresponding to the amount of work in progress at The allowances for a devaluation of inventories are made at the end of based on the difference between the historical price of the inventory and the net realizable value.



**2.9. Fixed assets**

Tangible fixed assets, intangible fixed assets are stated at historical cost. During use, Tangible fixed assets, intangible fixed assets are stated at historical cost less accumulated depreciation

Depreciation are stated based on straight-line depreciation method with the estimated depreciation period as follows:

- Equipment	03 - 15 year
- Transportation	10 year
- Office Equipment	03 - 05 year
- Software Program	03 year
- Other intangible asset	10 year

**2.10. Construction in progress**

The assets under construction for the purpose of production, lease, administration, or any other purposes are stated at historical cost. Costs include construction costs, installation of machinery and equipment, other costs... and for qualifying assets, borrowing costs are recognized in accordance with the Company's accounting policies. Depreciation of these assets, like other fixed assets, will commence when the assets are ready for their intended use.

**2.11. Operating Leases**

Operating leases are a type of lease where substantially all the risks and rewards incidental to ownership of an asset remain with the lessor. Payments made under an operating lease are recognized as an expense in the statement of profit or loss on a straight-line basis over the lease term.

**2.12. Prepaid expenses**

Prepaid expenses are actual costs that arise as a result of production and business activities of the various accounting periods are accounted into prepaid expenses to gradually allocate to business results in the following accounting

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

**2.13. Payables and accrued expenses**

Liabilities are classified by payment term, payable suppliers, currency and other payables according to the Company's management needs.

**2.14. Loans**

Loans and finance lease debts are classified according to lender, loan contract and the repayment term of the loans and finance lease debts. In case of loans or debts in foreign currency, classification is done in the original currency.

**2.15. Borrowing Expenses**

Borrowing expenses are recorded in operating expenses in the year when incurred, except for borrowing expenses directly related to construction investment or production of unfinished assets which are included in the value of the asset. (capitalized) when all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs" are met. In addition, for separate loans to build fixed assets, invest real estate, loan interest is capitalized even if the construction period is less than 12 months

**2.16. Accrued Expenses**

Accrued expenses reflect the payables for goods and services which received from the seller or provided for the buyer during the reporting period but not actually paid are recorded in operating expenses of the reporting period.

The payable expenses into operating expenses during the year is recorded according to the principle of matching between revenue and expenses incurred during the year. The payable expenses will be settled with the actual expenses incurred. The difference between the pre-deducted amount and the actual cost is refunded.

## 2.17. Unearned Revenue

Unearned revenue is the amount of money received from customers in advance for one or more accounting periods

Unearned revenue is recognized in revenue from sales of goods and services according to the amount determined to be appropriate for each accounting period.

## 2.18. Owner's Equity

Owner's equity is recorded based on the actual contributed capital of the owner.

Retained earnings reflect the business results (profit or loss) after income tax and the distribution of profit or loss treatment of the company. Profit distribution is made when the Company has retained earnings that do not exceed the amount of retained earnings on the consolidated financial statements after excluding the effect of gains from bargain purchases. In case of paying dividends or profits to owners exceeding the amount of retained earnings recognized as a case of reducing capital contribution. Retained earnings can be distributed to investors based on their contribution ratio after being approved by the General Meeting of Shareholders and after setting up funds according to the Company's Charter and regulations of Vietnamese law.

## 2.19. Revenue And Earnings

### *Revenue from sales of finished goods and merchandise goods*

Revenue from sales of finished goods and merchandise goods are recorded when simultaneously satisfy the following conditions:

- Most of the risks and rewards associated with ownership of the goods have been transferred to the customers;
- The Company no longer retains management of goods as cargo owners or control of goods;
- The revenue can be measured reliably;
- The Company has obtained or will obtain economic benefits from the sale transaction;
- It is probable to determine the costs related to sales transactions.

### *Revenues from provision of services*

Revenue from provision of services is recorded when simultaneously satisfy the following conditions:

- The revenue can be measured reliably;
- It is probable that there are economic benefits associated with the transaction of providing such services;
- It is probable to specify the portion of work at the date of the separate statement of financial position;
- The costs incurred for the transaction and the costs to complete the transaction that provides that service.

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

### *Revenue from the sales of real estate and real estate business right*

Revenue from real estate sales is recorded when simultaneously satisfy the following conditions:

- The real estate has been fully completed and provided to the buyer. The company has transferred risks and benefits associated with the ownership of real estate to the buyer;
- The company no longer retains control over the real estate as the owner of the real estate or control over the real estate;
- Revenue is measured to be reasonably certain.
- The company has received or will receive economic benefits from the real estate sales transaction;



- Identifying costs associated with the real estate sales transaction.

#### *Revenue from operating leases*

Revenue from operating leases mainly includes revenue from the lease of assets recognized in the statement of income using the straight-line method throughout the lease term as prescribed by the lease agreement.

#### *Revenue from financial activities*

Revenue arising from interest, royalties, dividends, profit sharing, and other financial activity revenue is recognized when both of the following conditions are met:

- There is the possibility of obtaining economic benefits from that transaction;
- Revenue is measured to be reasonably certain.

### **2.20. Cost Of Goods Sold**

Cost of goods sold in the year is recognized in accordance with revenue generated in the year and ensuring compliance with the principle of prudence. Cases of loss of materials, goods exceeding the standard, inventory loss after deducting the responsibility of the collective, individuals involved... are fully recognized and timely in the cost of goods sold in the year.

### **2.21 Finance Costs**

The expenses recognized as financial expenses include:

- Borrowing costs; Contribution costs to joint ventures and associates; and losses related to financial investment activities.
- Provision for impairment losses on investments in other entities, losses incurred from foreign currency sales, exchange rate losses...

The above expenses are recognized based on the total amount incurred during the period, without offsetting against financial income.

### **2.22. Corporate income tax**

#### **a) Deferred Tax Assets and Deferred Tax Liabilities**

Deferred tax assets and deferred tax liabilities are recognized for the temporary differences between the carrying amount of an asset or liability and its tax base. Deferred tax assets are recognized for deductible temporary differences and carryforward of unused tax losses and tax incentives. Deferred tax liabilities are recognized for taxable temporary differences.

#### **b) Current Income Tax Expense and Deferred Income Tax Expense**

Current income tax expense is determined based on the taxable income for the period and the current income tax rate.

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

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

#### **c) Current Income Tax Rate**

The Company is subject to the corporate income tax rate of 20% for taxable income derived from business activities in the first quarter of 2026.

### **2.23. Related parties**

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. The related parties of the Company include:



- Enterprises directly or indirectly through one or more intermediaries, control the Company or under the control of the Company, or jointly control the Company, including its parent company, subsidiaries, and associated companies;
- The individual directly or indirectly holds voting rights of the Company that have a significant impact on the Company, the key management personnel of the Company, the close members of the family of these individuals;
- Enterprises of the individuals above directly or indirectly hold an important part of the voting rights or have a significant influence on the Company.

In considering the relationship of the parties involved for the purpose of preparing and presenting the Separate Financial Statement. The nature of the relationship is more emphasized than the legal form of the relationship.

### 3. CASH AND CASH EQUIVALENTS

	31/03/2026	01/01/2026
	VND	VND
Cash	76,827,628	2,533,882,828
Demand deposits	9,531,911,553	5,212,674,556
<b>Total</b>	<b>9,608,739,181</b>	<b>7,746,557,384</b>

### 4. FINANCIAL INVESTMENT

#### a) Held to maturity investments

	31/03/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Short-term investments	129,600,000,000	-	33,800,000,000	-
- Term deposits (1)	100,600,000,000	-	-	-
- Short-term loans receivable	2,000,000,000	-	6,800,000,000	-
+ Givral Bakery Joint Stock Company	-	-	4,800,000,000	-
+ Viptour - Togi Joint Stock Company (3)	2,000,000,000	-	2,000,000,000	-
- Other investments	27,000,000,000	-	27,000,000,000	-
Long-term investments	671,681,924,297	-	631,681,924,297	-
- Long-term loans receivable	605,362,266,604	-	561,362,266,604	-
+ Evening Star Nha Trang Joint Stock Company (4)	90,016,266,604	-	90,016,266,604	-
+ Givral Bakery Joint Stock Company	394,000,000,000	-	343,000,000,000	-
+ Trang Tien Icecream Joint Stock Company (5)	18,846,000,000	-	25,846,000,000	-
+ One Capital Consumer Joint Stock Company (6)	102,500,000,000	-	102,500,000,000	-
- Other investments	66,319,657,693	-	70,319,657,693	-
<b>Total</b>	<b>801,281,924,297</b>	<b>-</b>	<b>665,481,924,297</b>	<b>-</b>

#### b) Held-to-maturity investments with related parties

	690,681,924,297	-	655,481,924,297	-
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(See Note 30 for details)

(1) The Company has reclassified bank deposits pledged as collateral (previously presented under deposits and security deposits). As at the reporting date, the carrying amount of these deposits pledged to secure the Company's borrowings and financial obligations amounted to VND 70,600,000,000.

(2) The loan to Givral Joint Stock Company is as follows:

- + Capital support agreement No. 3107/HĐ HTV/OCH-GIVRAL dated 31 July 2023 and Appendix No. 03/2023/PLHTV/OCH-GIVRAL dated 5 December 2023. The term of the capital support is until 5 December 2033, with an interest rate of 4.75% per annum. The outstanding principal as at 31 March 2026 amounted to VND 280,000,000,000;
- + Appendix No. 05/2025/PLHTV/OCH-GIVRAL to the capital support agreement dated 2 April 2025 and its amendments. The term of the capital support is until 31 December 2027, with an interest rate of 5.5% per annum. The outstanding principal as at 31 March 2026 amounted to VND 6,000,000,000.
- + Appendix No. 06/2025/PLHTV/OCH-GIVRAL to the capital support agreement dated 22 May 2025 and subsequent amendments. The term is until 31 December 2027, with an interest rate of 5.0% per annum. The outstanding principal as at 31 March 2026 amounted to VND 20,000,000,000;
- + Appendix No. 07/2025/PLHTV/OCH-GIVRAL to the capital support agreement dated 26 May 2025 and subsequent amendments. The term is until 31 December 2027, with an interest rate of 5.0% per annum. The outstanding principal as at 31 March 2026 amounted to VND 25,000,000,000;
- + Appendix No. 11/2025/PLHTV/OCH-GIVRAL to the capital support agreement dated 26 December 2025. The term is until 31 December 2027, with an interest rate of 5.5% per annum. The outstanding principal as at 31 March 2026 amounted to VND 12,000,000,000;
- + Appendix No. 12/2025/PLHTV/OCH-GIVRAL to the capital support agreement dated 28 January 2026. The term is until 31 December 2027, with an interest rate of 5.5% per annum. The outstanding principal as at 31 March 2026 amounted to VND 7,000,000,000;
- + Appendix No. 01/2026/PLHTV/OCH-GIVRAL to the capital support agreement dated 20 March 2026. The term is until 25 September 2027, with an interest rate of 7.0% per annum. The outstanding principal as at 31 March 2026 amounted to VND 44,000,000,000.

(3) The loan to Viptour-Togi Joint Stock Company is as follows:

- + Capital support agreement No. 06/2025/TTHTV/OCH-VTTG dated 9 June 2025 and its appendices. The term is until 9 December 2026, with an interest rate of 5.5% per annum. The outstanding principal as at 31 March 2026 amounted to VND 2,000,000,000.

(4) The loans to Sao Hom Nha Trang Joint Stock Company comprise the following:

- + Capital Support Agreement No. 05/2016/TTHTV/OCH-SHNT dated 31 March 2016, together with appendices adjusting the interest rate. The term of the capital support is until 31 March 2029, with an interest rate of 7.5% per annum. As at 31 March 2026, the outstanding principal balance amounted to VND 2,987,637,392;
- + Capital Support Agreement No. 07/2016/TTHTV/OCH-SHNT dated 01 June 2016, together with appendices adjusting the interest rate. The term of the capital support is until 01 June 2029, with an interest rate of 7.5% per annum. As at 31 March 2026, the outstanding principal balance amounted to VND 9,900,000,000;
- + Capital Support Agreement No. 08/2016/TTHTV/OCH-SHNT dated 30 June 2016, together with appendices adjusting the interest rate. The term of the capital support is until 30 June 2029, with an interest rate of 7.5% per annum. As at 31 March 2026, the outstanding principal balance amounted to VND 3,000,000,000;



- + Capital Support Agreement No. 09/2016/TTHTV/OCH-SHNT dated 28 July 2016, together with appendices adjusting the interest rate. The term of the capital support is until 28 July 2029, with an interest rate of 7.5% per annum. As at 31 March 2026, the outstanding principal balance amounted to VND 5,300,000,000;
- + Capital Support Agreements No. 15A/2016/TTHTV/OCH-SHNT dated 08 November 2016; No. 15B/2016/TTHTV/OCH-SHNT dated 14 November 2016; No. 15C/2016/TTHTV/OCH-SHNT dated 29 November 2016; No. 01-1/2017/TTHTV/OCH-SHNT dated 04 January 2017; No. 02/2017/TTHTV/OCH-SHNT dated 16 November 2017; No. 01/2018/TTHTV/OCH-SHNT dated 20 March 2018; No. 02/2018/TTHTV/OCH-SHNT dated 30 May 2018; and No. 01/2019/TTHTV/OCH-SHNT dated 01 April 2019, together with appendices adjusting the interest rate. The term of the capital support is until 15 January 2029, with an interest rate of 7.5% per annum. As at 31 March 2026, the outstanding principal balance amounted to VND 3,800,000,000;
- + Capital Support Agreement No. 02/2020/TTHTV/OCH-SHNT dated 30 June 2020, together with an appendix adjusting the interest rate. The term of the capital support is until 31 December 2029, with an interest rate of 7.5% per annum. As at 31 December 2025, the outstanding principal balance amounted to VND 22,431,929,608;
- + Three-party amendment minutes IOC-OCH-SHNT dated 07 March 2022, with an amount of VND 1,110,708,665;
- + Capital Support Agreement No. 01/2022/TTHTV/OCH-SHNT dated 30 March 2022, together with appendices adjusting the interest rate. The term of the capital support is until 31 December 2029, with an interest rate of 7.5% per annum. As at 31 March 2026, the outstanding principal balance amounted to VND 2,740,000,000;
- + Capital Support Agreement No. 02/2022/TTHTV/OCH-SHNT dated 08 September 2022, together with appendices adjusting the interest rate. The term of the capital support is until 31 December 2029, with an interest rate of 7.5% per annum. As at 31 March 2026, the outstanding principal balance amounted to VND 4,600,000,000;
- + Capital Support Agreement No. 03/2022/TTHTV/OCH-SHNT dated 30 November 2022, together with an appendix adjusting the interest rate. The term of the capital support is until 31 December 2029, with an interest rate of 7.5% per annum. As at 31 March 2026, the outstanding principal balance amounted to VND 6,400,000,000;
- + Capital Support Agreement No. 3105/2023/TTHTV/OCH-SHNT dated 31 May 2023, together with an appendix adjusting the interest rate. The term of the capital support is until 31 December 2029, with an interest rate of 7.5% per annum. As at 31 March 2026, the outstanding principal balance amounted to VND 1,085,699,604;

(5) Loans to Tran Tien Ice Cream Joint Stock Company are as follows:

- + Appendix to Capital Support Agreement No. 04.01/2023/PLHTV/OCH-KTT dated 22 October 2024 and its amendments; capital support amount: VND 75,000,000,000; term of capital support until 22 October 2027; interest rate: 5.0% per annum. As at 31 March 2026, the outstanding principal balance amounted to VND 18,846,000,000;

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

- + Appendices to Capital Support Agreement No. 01/2025/PLHTV/OCH-OCC dated 19 December 2025, No. 02/2025/PLHTV/OCH-OCC dated 19 December 2025, and No. 03/2025/PLHTV/OCH-OCC dated 19 December 2025; capital support amount: VND 105,000,000,000; term of capital support until 22 December 2027; interest rate: 7.0% per annum. As at 31 March 2026, the outstanding balance amounted to VND 102,500,000,000.



## b) Equity investments in other entities

	31/03/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
<b>Investments in subsidiaries</b>	<b>1,782,883,733,518</b>	<b>(799,395,844,261)</b>	<b>1,782,883,733,518</b>	<b>(800,866,762,230)</b>
- Tan Viet Joint Stock Company	109,493,338,104	(16,249,431,405)	109,493,338,104	(20,365,731,235)
- Viptour - Togi Joint Stock Company	347,294,600,000	(266,483,109,549)	347,294,600,000	(264,606,959,792)
- Evening Star Nha Trang Joint Stock Company	790,804,325,414	(516,663,303,307)	790,804,325,414	(515,894,071,203)
- Leadvisors Special Opportunity Fund	99,000,000,000	-	99,000,000,000	-
- One Capital Consumer Joint Stock Company	436,291,470,000	-	436,291,470,000	-
<b>Other investments</b>	<b>4,423,700,000</b>	<b>(4,423,700,000)</b>	<b>4,423,700,000</b>	<b>(4,423,700,000)</b>
- Technical Construction And Building Materials Joint Stock Company	4,423,700,000	(4,423,700,000)	4,423,700,000	(4,423,700,000)
	<b>1,787,307,433,518</b>	<b>(803,819,544,261)</b>	<b>1,787,307,433,518</b>	<b>(805,290,462,230)</b>

## Investment in Subsidiaries

Details of the Company's subsidiaries as of 31/03/2026, are as follows:

Company name	Location	Benefit rate	Voting rate	Main activities
- One Capital Consumer Joint Stock Company	Ha Noi	61.09%	61.20%	Manufacturing of bakery products from flour, and processing and preservation of meat and seafood
- Tan Viet Joint Stock Company	Nha Trang	51.42%	51.42%	Accommodation and restaurant services
- Viptour - Togi Joint Stock Company	Ha Noi	86.13%	86.13%	Accommodation services
- Evening Star Nha Trang Joint Stock Company	Nha Trang	99.9997%	99.9997%	Accommodation and restaurant services
- Leadvisors Special Opportunity Fund	Ha Noi	99.00%	99.00%	Investment fund management

## Investment in associate company

Company name	Location	Shareholding	Main activities
- Technical Construction and Building Materials Joint Stock Company	Ho Chi Minh	442,370	Design and construction consulting

## 5. SHORT-TERM TRADE RECEIVABLES

	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>a) Receivables from customers with</b>				
- Givral Bakery Joint Stock Company	7,444,041,260	-	42,748,229,132	-
- Trang Tien Icecream Joint Stock Company	2,658,430,116	-	3,656,540,157	-
- Vietnam Joint Stock Commercial Bank for Industry and Trade	2,898,909,161	-	-	-
- Others	1,401,112,656	-	1,275,044,347	-
<b>Total</b>	<b>14,402,493,193</b>	<b>-</b>	<b>47,679,813,636</b>	<b>-</b>
<b>b) Receivable from related parties</b>	<b>10,560,783,803</b>	<b>-</b>	<b>46,757,814,207</b>	<b>-</b>

(See detailed information at Note 30)

## 6. SHORT-TERM ADVANCES TO SUPPLIERS

	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>a) Short-term</b>				
- General Technology Joint Stock Company	139,628,454	-	-	-
- Upbeat Communication And Event Company Limited	111,890,160	-	-	-
- Others	145,016,307	-	450,000	-
<b>Total</b>	<b>396,534,921</b>	<b>-</b>	<b>450,000</b>	<b>-</b>

## 7. OTHER RECEIVABLES

	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>a) Other short-term receivables</b>				
- Advances	3,089,620,631	-	378,772,389	-
- Short-term Deposits and Collaterals	5,000,000	-	5,000,000	-
- Other receivables	2,986,232,824	-	2,448,170,497	-
+ VietinBank - Ba Dinh Branch	1,588,547,945	-	299,793,972	-
+ Interest receivable on loans to Trang Tien Ice Cream Joint Stock Company	358,394,519	-	425,851,741	-
+ Interest receivable on loans to Givral Bakery Joint Stock Company	-	-	656,516,667	-
+ Interest receivable on loans to Tin Phat Icecream Joint Stock Company	95,007,195	-	137,118,466	-
+ Others	944,283,165	-	928,889,651	-
<b>Total</b>	<b>6,080,853,455</b>	<b>-</b>	<b>2,831,942,886</b>	<b>-</b>
<b>b) Other Long-term receivables</b>				
- Long-term deposits and Collaterals	520,318,890	-	106,520,318,890	-
+ VietinBank - Ba Dinh Branch (*)	-	-	105,400,000,000	-
+ BIDV- Thang Long Branch (*)	-	-	600,000,000	-
+ Others	520,318,890	-	520,318,890	-
- Interest receivable on loans to Givral Bakery Joint Stock Company	32,993,100,000	-	28,003,888,888	-
- Interest receivable on loans to Evening Star Nha Trang Joint Stock Company	44,598,998,380	-	42,911,193,381	-
- Interest receivable on loans to Trang Tien Ice Cream Joint Stock Company	-	-	-	-
- Interest receivable on loans to One Capital Consumer Joint Stock Company	1,995,000,000	-	201,250,000	-
	<b>80,107,417,270</b>	<b>-</b>	<b>177,636,651,159</b>	<b>-</b>
<b>c) Receivable from related parties</b>	<b>78,135,944,538</b>	<b>-</b>	<b>72,197,513,587</b>	<b>-</b>

(See detailed information at Note 30)

(\*) See detailed information in Note 4.



## 8. INVENTORIES

	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
- Tools and equipment	9,854,090	-	14,063,420	-
- Real estate inventory	4,519,394,429	-	4,519,394,429	-
- Other inventories	85,719,256	-	50,402,757	-
	<b>4,614,967,775</b>	<b>-</b>	<b>4,583,860,606</b>	<b>-</b>

## 9. TANGIBLE FIXED ASSET

	Machinery or equipment	Transportation and transmit	Instruments and tools for	Total
	VND	VND	VND	VND
<b>Historical cost</b>				
Beginning balance	586,593,900	2,196,146,364	156,154,546	2,938,894,810
Ending balance	<b>586,593,900</b>	<b>2,196,146,364</b>	<b>156,154,546</b>	<b>2,938,894,810</b>
<b>Accumulated depreciation</b>				
Opening balance	586,593,900	758,200,363	156,154,546	1,500,948,809
Increase in the period	-	69,990,642	-	69,990,642
- Depreciation in the period	-	69,990,642	-	69,990,642
Closing balance	<b>586,593,900</b>	<b>828,191,005</b>	<b>156,154,546</b>	<b>1,570,939,451</b>
<b>Residual value</b>				
Opening balance	-	1,437,946,001	-	1,437,946,001
Closing balance	<b>-</b>	<b>1,367,955,359</b>	<b>-</b>	<b>1,367,955,359</b>

- At 31 March 2026, the cost of fully depreciated but still in-use property, plant and equipment amounted to VND 742,748,446.

## 10. INTANGIBLE FIXED ASSETS

	Software Programs	Other intangible fixed assets	Total
	VND	VND	VND
<b>Historical cost</b>			
Beginning balance	210,780,000	235,928,682	446,708,682
Ending balance	<b>210,780,000</b>	<b>235,928,682</b>	<b>446,708,682</b>
<b>Accumulated amortization</b>			
Opening balance	173,655,000	235,928,682	409,583,682
- Amortization in the period	4,125,000	-	4,125,000
Closing balance	<b>177,780,000</b>	<b>235,928,682</b>	<b>413,708,682</b>
<b>Residual value</b>			
Opening balance	37,125,000	-	37,125,000
Closing balance	<b>33,000,000</b>	<b>-</b>	<b>33,000,000</b>

- At 31 March 2026, the cost of fully amortised but still in-use intangible assets amounted to VND 397,208,682.

## 11. PREPAID EXPENSES

	31/03/2026	01/01/2026
	VND	VND
<b>a) Short-term prepaid expenses</b>		
- Others	77,687,345	97,078,846
	<b>77,687,345</b>	<b>97,078,846</b>
<b>b) Long-term prepaid expenses</b>		
- Expenses for consulting	550,000,000	756,250,000
- Others	115,252,557	147,100,649
	<b>665,252,557</b>	<b>903,350,649</b>

## 12. SHORT-TERM PAYABLE TO SUPPLIERS

	31/03/2026		01/01/2026	
	Value	Amounts can be paid	Value	Amounts can be paid
	VND	VND	VND	VND
<b>a) Payable to suppliers with significant balances</b>				
- Hoang An Trading Printing Co., Ltd.	821,016,945	821,016,945	1,279,126,134	1,279,126,134
- Lan Chinh Service Trading Company Limited	2,221,441,200	2,221,441,200	2,489,022,000	2,489,022,000
- Trang Tien Icecream Joint Stock	2,081,734,497	2,081,734,497	887,500	887,500
- Huyen Linh Co., Ltd	1,446,925,032	1,446,925,032	209,524,320	209,524,320
- Others	7,505,946,033	7,505,946,033	7,790,314,288	7,790,314,288
	<b>14,077,063,707</b>	<b>14,077,063,707</b>	<b>11,768,874,242</b>	<b>11,768,874,242</b>
<b>b) Payable to suppliers are related parties</b>				
	<b>2,134,116,997</b>	<b>2,134,116,997</b>	<b>887,500</b>	<b>887,500</b>

(See detailed information at Note 30)

## 13. Short-term Advance Payments

	31/03/2026	01/01/2026
	VND	VND
- Nguyen Thi Thanh Loan - Apartment number 2105 Starcity Nha Trang	216,976,363	216,976,363
- Nguyen Viet Tuan - Apartment number 2002 Starcity Nha Trang	364,016,364	364,016,364
- Others	1,971,975	1,971,975
	<b>582,964,702</b>	<b>582,964,702</b>

## 14. TAXES AND AMOUNTS PAYABLES TO THE STATE BUDGET

	Receivable at the beginning of	Amount payable at the beginning	Amount payable in	Paid during	Receivable at the end of	Amount payable at the end of
	VND	VND	VND	VND	VND	VND
- Corporate income tax						
+ Corporate income tax from operating activities	4,760,610,671	-	-	-	4,760,610,671	-
+ Corporate income tax from real estate activities	1,457,975,087	-	-	-	1,457,975,087	-
- Personal income tax	-	162,107,736	103,473,477	189,803,391	-	75,777,822
	<u>6,218,585,758</u>	<u>162,107,736</u>	<u>103,473,477</u>	<u>189,803,391</u>	<u>6,218,585,758</u>	<u>75,777,822</u>



**15. SHORT-TERM ACCRUED EXPENSES**

	31/03/2026	01/01/2026
	VND	VND
- Expenses for electricity and water	1,686,060,082	1,686,060,082
- Others	226,363,636	226,363,636
	<b>1,912,423,718</b>	<b>1,912,423,718</b>
<b>Payables to related parties</b>	<b>117,828,434</b>	<b>117,828,434</b>

(See detailed information at Note 30)

**16. OTHER PAYABLES**

	31/03/2026	01/01/2026
	VND	VND
<b>a) Other short-term payables</b>		
- Labor union fundings	11,470,500	10,928,000
- Social insurance	36,187,998	-
- Health insurance	4,384,529	-
- Unemployment insurance	2,972,800	54,000
- Short-term deposits and collaterals received	5,273,628,372	5,273,628,372
- Others	2,592,938,296	2,578,071,198
	<b>7,921,582,495</b>	<b>7,862,681,570</b>
<b>b) Other payables to related parties</b>	<b>803,535,855</b>	<b>803,535,855</b>

(See detailed information at Note 30)

## 17. OWNER'S EQUITY

## a) Statement of changes in shareholder's equity

	Contributed capital	Investment in development	Other equity funds	Undistributed profit	Total
	VND	VND	VND	VND	VND
As at 01/01/2025	2,000,000,000,000	4,493,439,505	6,329,814,592	(167,803,958,066)	1,843,019,296,031
Profit for the previous year	-	-	-	29,721,678,185	29,721,678,185
Appropriation of reward and welfare	-	-	-	936,461,280	936,461,280
As at 31/12/2025	2,000,000,000,000	4,493,439,505	6,329,814,592	(139,018,741,161)	1,871,804,512,936
As at 01/01/2026	2,000,000,000,000	4,493,439,505	6,329,814,592	(139,018,741,161)	1,871,804,512,936
Profit for the period	-	-	-	9,928,073,283	9,928,073,283
As at 31/03/2026	2,000,000,000,000	4,493,439,505	6,329,814,592	(129,090,667,878)	1,881,732,586,219

## b) Details of owner's investment capital

	Closing balance	Ratio	Opening balance	Ratio
	VND	%	VND	%
Ocean Group Joint Stock Company	1,111,945,520,000	55.60%	1,111,945,520,000	55.60%
Others	888,054,480,000	44.40%	888,054,480,000	44.40%
	2,000,000,000,000	100%	2,000,000,000,000	100%

## c) Capital transactions with owners and dividend distribution, profit sharing

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Contributed capital		
- Opening balance	2,000,000,000,000	2,000,000,000,000
- Closing balance	2,000,000,000,000	2,000,000,000,000

## d) Shares

	31/03/2026	01/01/2026
Quantity of authorized issuing stocks	200,000,000	200,000,000
Quantity of issued stocks	200,000,000	200,000,000
- Common stocks	200,000,000	200,000,000
Quantity of outstanding stocks	200,000,000	200,000,000
- Common stocks	200,000,000	200,000,000
Par value per share (VND)	10,000	10,000

## e) The corporation's funds

	31/03/2026	01/01/2026
	VND	VND
- Investment and development fund	4,493,439,505	4,493,439,505
	4,493,439,505	4,493,439,505

**18. OFF-STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE AGREEMENT****a) Operating lease assets**

The Company currently leases its office space on the 8th floor of the Leadvisors Tower, No. 643 Pham Van Dong Street, Nghia Do Ward, Hanoi City.

**b) Treatment for**

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

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

Object name	Handling Year	31/03/2026 VND	01/01/2026 VND
<b>Short-term trade receivables</b>		<b>2,040,465,431</b>	<b>2,040,465,431</b>
Viet Nam Info Commodity Exchange Joint Stock Company	2022	471,500,857	471,500,857
TVshopping Media Joint Stock Company	2022	557,377,711	557,377,711
Others	2022	1,011,586,863	1,011,586,863
<b>Other short-term receivables</b>		<b>844,370,612,374</b>	<b>844,370,612,374</b>
Mr. Ha Trong Nam	2022	586,131,347,928	586,131,347,928
VNT Company Limited	2022	201,200,820,000	201,200,820,000
Others	2022	57,038,444,446	57,038,444,446
<b>Other long-term receivables</b>		<b>6,255,083,564</b>	<b>6,255,083,564</b>
Ms. Dang Minh Le	2022	196,828,000	196,828,000
Ms. Dinh Thi Chang Nhung	2022	2,868,400,000	2,868,400,000
Mr. Nguyen Khoa Dien	2022	3,189,855,564	3,189,855,564
<b>Short-term advances to suppliers</b>	2022	<b>86,000,000</b>	<b>86,000,000</b>
<b>Total</b>		<b>852,752,161,369</b>	<b>852,752,161,369</b>

The company is undertaking necessary procedures to recover these outstanding debts

**b) Various foreign currencies**

	Unit	31/03/2026	01/01/2026
- United States Dollar (USD)	USD	201.45	201.45



## 19. REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Revenue from sales of goods	29,908,020,892	29,295,438,772
Revenue from provision of services	161,652,172	96,882,464
Other revenue	-	84,922,038
<b>Total</b>	<b>30,069,673,064</b>	<b>29,477,243,274</b>
Revenue from sales to related parties (See detailed information at Note 30)	<b>25,932,074,478</b>	<b>25,904,573,929</b>

## 20. REVENUE DEDUCTIONS

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Sales Discounts	-	1,048,000
<b>Total</b>	<b>-</b>	<b>1,048,000</b>
Sales deductions from related parties (See detailed information at Note 30)	<b>-</b>	<b>1,048,000</b>

## 21. COST OF GOODS SOLD

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Cost of goods sold	26,948,899,355	25,770,093,343
Cost of Services Provided	21,684,546	11,154,546
Cost of other operations	-	84,922,038
<b>Total</b>	<b>26,970,583,901</b>	<b>25,866,169,927</b>

## 22. FINANCIAL INCOME

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Interest on deposits, loan receivables	9,513,661,430	8,081,569,743
<b>Total</b>	<b>9,513,661,430</b>	<b>8,081,569,743</b>
Financial income from related parties (See detailed information at Note 30)	<b>8,199,553,861</b>	<b>6,073,437,194</b>

**23. FINANCIAL EXPENSES**

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Provision for (Reversal of) financial investment losses	(1,470,917,969)	18,566,685,331
<b>Total</b>	<b>(1,470,917,969)</b>	<b>18,566,685,331</b>

**24. GENERAL AND ADMINISTRATIVE EXPENSES**

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Employee benefits expenses	2,304,569,367	2,449,344,093
Office supplies expenses	14,616,722	16,996,546
Depreciation and Amortization expenses	74,115,642	32,273,181
Outsourcing expenses	1,149,164,287	1,358,246,726
Other cash expenses	585,185,261	435,110,285
<b>Total</b>	<b>4,127,651,279</b>	<b>4,291,970,831</b>

**25. OTHER INCOME**

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Others income	-	855,643
<b>Total</b>	<b>-</b>	<b>855,643</b>

**26. OTHER EXPENSES**

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Other expenses	27,944,000	4,000,000
<b>Total</b>	<b>27,944,000</b>	<b>4,000,000</b>

## 27. CURRENT CORPORATE INCOME TAX EXPENSES

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
<b>Corporate income tax on primary business operations</b>		
Accounting profit before tax	9,928,073,283	(11,183,412,033)
Adjustments increase	27,944,000	4,000,000
- <i>Non - deductible expenses</i>	27,944,000	4,000,000
Adjustments decrease	9,956,017,283	-
- <i>Tax losses carried forward</i>	9,956,017,283	-
Taxable Income	-	-
Corporate income tax rate	20%	20%
Corporate income tax payable at the beginning of the period from operating activities	(4,760,610,671)	(4,760,610,671)
<b>Corporate income tax payable at the end of the period from primary business activities</b>	<b>(4,760,610,671)</b>	<b>(4,760,610,671)</b>
<b>Corporate Income Tax from real estate business activities</b>		
Corporate income tax payable at the beginning of the period for real estate operations	(1,457,975,087)	(1,457,975,087)
<b>Corporate income tax expense payable at the end of the period of real estate business activities</b>	<b>(1,457,975,087)</b>	<b>(1,457,975,087)</b>
Total current corporate income tax expenses	-	-
<b>Total corporate income tax payable at the end of the period</b>	<b>(6,218,585,758)</b>	<b>(6,218,585,758)</b>

## 28. DEFERRED INCOME TAX

## a) Deferred tax assets

	31/03/2026	01/01/2026
	VND	VND
- Deferred tax assets related to deductible temporary differences	56,893,692	56,893,692
<b>Deferred tax asset</b>	<b>56,893,692</b>	<b>56,893,692</b>

## 29. FINANCIAL INSTRUMENTS

Types of financial instruments of the Company include:

	31/03/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
<b>Financial Asset</b>				
Cash and cash equivalents	9,608,739,181	-	7,746,557,384	-
Trade receivables and other	100,590,763,918	-	228,148,407,681	-
Loans	607,362,266,604	-	568,162,266,604	-
Short-term investments	127,600,000,000	-	27,000,000,000	-
Long-term investments	4,423,700,000	(4,423,700,000)	4,423,700,000	(4,423,700,000)
	<b>849,585,469,703</b>	<b>(4,423,700,000)</b>	<b>835,480,931,669</b>	<b>(4,423,700,000)</b>



	31/03/2026	01/01/2026
<b>Financial liabilities</b>	VND	VND
Accounts payable, other payables	21,998,646,202	19,631,555,812
Accrued expenses	1,912,423,718	1,912,423,718
	<b>23,911,069,920</b>	<b>21,543,979,530</b>

Financial assets and financial liabilities are not fair valued at the end of the reporting period according to Circular 210/2009/TT-BTC and other current regulations, which require the presentation of Financial Statements and Notes to the Financial Statements for financial instruments but do not provide equivalent guidance for the valuation and recognition of fair value of financial assets and financial liabilities, except for provisions for doubtful receivables as detailed in the relevant Notes.

### Financial risk management

Company's financial risks include market risk, credit risk, and liquidity risk. Company has established a control system to ensure a reasonable balance between the cost of risk incurred and the cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure a reasonable balance between risk and risk control.

#### Market Risk

Company's business operations will be mainly affected by changes in interest rates.

#### Interest Rate Risk

Company is exposed to interest rate risk due to the fact that the fair value of future cash flows of a financial instrument will fluctuate with changes in market interest rates when Company incurs deposits with or without a fixed term, loans and borrowings with floating interest rates. Company manages interest rate risk by analyzing market competition to obtain interest rates that are beneficial for Company's objectives.

#### Credit Risk

Credit risk is the risk that a party to a contract will be unable to fulfill its obligations, resulting in financial losses for the Company.

#### Accounts Receivable

The Company minimizes credit risk by only transacting with financially sound entities and the accounts receivable staff regularly monitors receivables to expedite collection. Based on this and the fact that the Company's receivables are related to many different customers, credit risk is not concentrated on any particular customer.

#### Bank deposits

A significant portion of the Company's bank deposits are held with large, reputable Vietnamese banks. The Company considers the credit risk concentration on bank deposits to be low.

#### Liquidity Risk

Liquidity risk is the risk that the Company will face difficulties in meeting its financial obligations due to a lack of funds. Liquidity risk of the Company mainly arises from the fact that financial assets and financial liabilities have different maturity dates.

The maturity of financial liabilities is based on the expected payment schedule according to the contract (based on the cash flow of the principal) as follows:

	Less than 1 year	From 1 years to 5 years	Over 5 years	Total
	VND	VND	VND	VND
<b>As at 31/03/2026</b>				
Accounts payable, other payables	21,998,646,202	-	-	21,998,646,202
Accrued expenses	1,912,423,718	-	-	1,912,423,718
	<b>23,911,069,920</b>	<b>-</b>	<b>-</b>	<b>23,911,069,920</b>
<b>As at 01/01/2026</b>				
Accounts payable, other payables	19,631,555,812	-	-	19,631,555,812
Accrued expenses	1,912,423,718	-	-	1,912,423,718
	<b>21,543,979,530</b>	<b>-</b>	<b>-</b>	<b>21,543,979,530</b>

The company believes that the risk concentration for debt repayment is manageable. The company has the ability to pay due debts from cash flow from business activities and proceeds from maturing financial assets.

### 30. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

During the period, the Company has entered into its significant transactions and balances with related parties as follow

Transactions arising during the period

	Relationship	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
		VND	VND
<b>Revenue from sales of goods and rendering of services</b>		<b>25,932,074,478</b>	<b>25,904,573,929</b>
Givral Bakery Joint Stock Company	Indirect subsidiary	17,202,062,362	16,615,327,575
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	8,598,359,944	9,232,363,890
Evening Star Nha Trang Joint Stock Company	Subsidiaries	131,652,172	56,882,464
<b>Revenue deductions</b>		<b>-</b>	<b>1,048,000</b>
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	-	1,048,000
<b>Purchases of goods and services</b>		<b>2,225,365,231</b>	<b>2,612,545,523</b>
Givral Bakery Joint Stock Company	Indirect subsidiary	248,755,834	600,678,186
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	1,965,454,851	2,000,712,791
Evening Star Nha Trang Joint Stock Company	Subsidiaries	11,154,546	11,154,546
<b>Interest income</b>		<b>8,199,553,861</b>	<b>6,073,437,194</b>
Evening Star Nha Trang Joint Stock Company	Subsidiaries	1,687,804,999	1,687,804,999
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	262,797,222	862,500,000
Givral Bakery Joint Stock Company	Indirect subsidiary	4,332,694,445	3,325,000,000
Viptour – Togi Joint Stock Company	Subsidiaries	27,500,000	-
Tin Phat Icecream Joint Stock Company	Indirect subsidiary	95,007,195	198,132,195
One Capital Consumer Joint Stock Company	Subsidiaries	1,793,750,000	-



Balance as of the end of the reporting period:

	Relationship	31/03/2026	01/01/2026
		VND	VND
<b>Short-term receivables from related parties</b>		<b>10,560,783,803</b>	<b>46,757,814,207</b>
Givral Bakery Joint Stock Company	Indirect subsidiary	7,444,041,260	42,748,229,132
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	2,658,430,116	3,656,540,157
Evening Star Nha Trang Joint Stock Company	Subsidiaries	458,312,427	313,495,038
One Capital Consumer Joint Stock Company	Subsidiaries	-	39,549,880
<b>Investments held to maturity</b>		<b>690,681,924,297</b>	<b>655,481,924,297</b>
<b>Receivables on loans</b>		<b>607,362,266,604</b>	<b>568,162,266,604</b>
Evening Star Nha Trang Joint Stock Company	Subsidiaries	90,016,266,604	90,016,266,604
Givral Bakery Joint Stock Company	Indirect subsidiary	394,000,000,000	347,800,000,000
Viptour – Togi Joint Stock Company	Subsidiaries	2,000,000,000	2,000,000,000
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	18,846,000,000	25,846,000,000
One Capital Consumer Joint Stock Company	Subsidiaries	102,500,000,000	102,500,000,000
<b>Held-to-maturity short-term investments</b>		<b>83,319,657,693</b>	<b>87,319,657,693</b>
Evening Star Nha Trang Joint Stock Company	Subsidiaries	81,000,000,000	85,000,000,000
Tin Phat Icecream Joint Stock Company	Indirect subsidiary	2,319,657,693	2,319,657,693
<b>Other receivables</b>		<b>78,135,944,538</b>	<b>72,197,513,587</b>
Givral Bakery Joint Stock Company	Indirect subsidiary	32,993,100,000	28,660,405,555
Evening Star Nha Trang Joint Stock Company	Subsidiaries	44,598,998,380	42,911,193,381
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	358,394,519	425,851,741
Tin Phat Icecream Joint Stock Company	Indirect subsidiary	95,007,195	137,118,466
Viptour – Togi Joint Stock Company	Subsidiaries	90,444,444	62,944,444
One Capital Consumer Joint Stock Company	Subsidiaries	2,009,121,122	215,371,122
<b>Short-term trade payables</b>		<b>2,134,116,997</b>	<b>887,500</b>
Givral Bakery Joint Stock Company	Indirect subsidiary	40,112,500	-
Trang Tien Icecream Joint Stock Company	Indirect subsidiary	2,081,734,497	887,500
Evening Star Nha Trang Joint Stock Company	Subsidiaries	12,270,000	-
<b>Other payable expenses</b>		<b>117,828,434</b>	<b>117,828,434</b>
Dai Duong Group Joint Stock Company	Parent company	117,828,434	117,828,434
<b>Other payables</b>		<b>803,535,855</b>	<b>803,535,855</b>
Dai Duong Group Joint Stock Company	Parent company	803,535,855	803,535,855

Income of the Board of Directors, the Supervisory Board, and the Executive Board from 01/01/2026 to 31/03/2026:

	Position	Remunerations	Bonuses	Total income
		VND	VND	VND
<b>Remunerations of Board of Directors</b>				
Nguyen Thu Hang	Chairman	60,000,000	700,000	60,700,000
Huynh Minh Viet	Member	30,000,000	500,000	30,500,000
Nguyen Dung Minh	Member	30,000,000	500,000	30,500,000
Dinh Hoai Nam	Member	30,000,000	500,000	30,500,000
Hoang Thi Thuy Van	Member	30,000,000	700,000	30,700,000
<b>Total</b>		<b>180,000,000</b>	<b>2,900,000</b>	<b>182,900,000</b>



	Position	Remunerations	Bonuses	Total income
<b>Remunerations of the Supervisory Board</b>				
Duong Thi Mai Huong	Head of the Supervisory	30,000,000	700,000	30,700,000
Le Thi Bich Hanh	Member	15,000,000	700,000	15,700,000
Trinh Thi Hang	Member	15,000,000	700,000	15,700,000
<b>Total</b>		<b>60,000,000</b>	<b>2,100,000</b>	<b>62,100,000</b>

**Salaries and bonuses of the Board of Management**

	Position	Salaries	Bonuses	Total income
		VND	VND	VND
Nguyen Duc Minh	General Director	-	10,000,000	10,000,000
Le Dinh Quang	Deputy General Director	300,500,000	23,000,000	323,500,000
<b>Total</b>		<b>300,500,000</b>	<b>33,000,000</b>	<b>333,500,000</b>

**31 COMPARATIVE FIGURES**

The figures in the Statement of Financial Position are compared with the separate financial statements for the financial year ended 31 December 2025, which were audited by CPA Vietnam Audit Co., Ltd. The comparative figures in the Statement of Profit or Loss and the Statement of Cash Flows are compared with the quarterly financial statements for Q1 2025 which have been disclosed.

During the period, the Company reclassified and re-presented certain items in the Statement of Financial Position in order to comply with the presentation requirements under Circular 99/2025/TT-BTC dated 27 October 2025. The opening balances have been restated accordingly to reflect the change in classification, ensuring consistency and comparability between reporting periods. This adjustment does not affect total assets, total liabilities, or equity of the Company. Details are as follows:

Item	Previously reported	Reclassification	Reclassified
1. Short-term held-to-maturity investments	27,000,000,000	6,800,000,000	33,800,000,000
2. Short-term loans receivable	6,800,000,000	(6,800,000,000)	-
3. Long-term investments held to maturity	70,319,657,693	561,362,266,604	631,681,924,297
4. Long-term loans receivable	561,362,266,604	(561,362,266,604)	-

**32. EXPLANATION OF DIFFERENCES IN FIGURES IN THE INCOME STATEMENT**

*(This explanation is provided pursuant to the provisions of Circular No. 96/2020/TT-BTC dated November 16, 2020, guiding the disclosure of information on the securities market.)*

Profit after tax for Q1/2026 reached VND 9.9 billion, an increase of VND 21.1 billion compared to Q1/2025. The main reasons for this fluctuation are as follows:

1. Net revenue reached VND 30.1 billion, increasing by 2% compared to the same period last year, reflecting that the Company's core business activities remained relatively stable.
2. Cost of goods sold amounted to approximately VND 27 billion, increasing by 4% compared to the same period last year, resulting in gross profit of VND 3.1 billion, a decrease of 14% compared to the same period. This fluctuation was mainly due to changes in the Company's product mix structure.

3. Financial income amounted to VND 9.5 billion, an increase of VND 1.4 billion, equivalent to an 18% increase compared to the same period, mainly driven by interest income from loans.
4. Financial expenses decreased significantly by VND 20 billion compared to the same period last year. In Q1/2026, the Company recorded a reversal of impairment provision for financial investments of approximately VND 1.5 billion, driven by positive developments in the business performance of subsidiaries, thereby directly contributing to the improvement in profit for the period.
5. General and administrative expenses in Q1/2026 amounted to VND 4.1 billion, decreasing by 4% compared to the same period last year. The reduction in operating expenses reflects improved efficiency in management and optimization of the Company's resources.

Hanoi, 29 April 2026

Preparer



Do Le Anh

Chief Accountant



Pham Tien Thanh

General Director



Nguyen Duc Minh

