

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 4th 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 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 4th 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



CONSOLIDATED FINANCIAL STATEMENTS

ONE CAPITAL HOSPITALITY JOINT STOCK COMPANY

Quarter I 2026

TABLE OF CONTENTS**Pages**

Consolidated Statement of financial position

02 - 04

Consolidated Income Statement

05

Consolidated Cash Flow Statement

06

Notes to Consolidated Financial Statements

07 - 33

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Code	ASSETS	Notes	31/03/2026	01/01/2026
			VND	VND
100	A. CURRENT ASSETS		691,689,581,606	681,519,277,530
110	I. Cash and cash equivalents	03	105,620,275,515	91,804,661,985
111	1. Cash		77,320,275,515	67,904,661,985
112	2. Cash equivalents		28,300,000,000	23,900,000,000
120	II. Short-term investments	04	185,294,386,578	197,973,991,585
123	1. Short-term held-to-maturity investments		190,650,346,577	204,329,951,584
124	2. Provision for allowance for short-term held-to-maturity investments		(5,355,959,999)	(6,355,959,999)
130	III. Short-term accounts receivable		236,819,476,902	222,135,403,878
131	1. Short-term trade receivables	05	28,105,769,728	23,981,789,460
132	2. Short-term prepayment to suppliers	06	56,250,249,043	51,541,899,445
135	3. Other short-term receivables	07	327,428,927,896	321,614,703,129
136	4. Provision for short-term doubtful debts		(176,978,217,346)	(176,978,217,346)
137	5. Shortage of assets awaiting for solution		2,012,747,581	1,975,229,190
140	IV. Inventories	08	142,667,134,806	151,638,089,096
141	1. Inventories		143,126,256,482	152,097,210,772
142	2. Provision for devaluation of inventories		(459,121,676)	(459,121,676)
160	V. Other short-term assets		21,288,307,805	17,967,130,986
161	1. Short-term deferred expenses	12	7,785,286,271	5,339,418,318
162	2. Deductible VAT		4,183,170,805	4,325,103,435
163	3. Taxes and other receivables from the State budget		9,319,850,729	8,302,609,233

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

(continued)

Code	ASSETS	Notes	31/03/2026	01/01/2026
			VND	VND
200	B. NON- CURRENT ASSETS		3,093,136,437,877	3,104,705,686,380
210	I. Long-term receivables		4,647,406,637	4,555,131,230
215	1. Other long-term receivables	07	4,647,406,637	4,555,131,230
220	II. Fixed assets		508,251,784,522	516,292,015,241
221	1. Tangible fixed assets	10	405,514,952,724	412,421,043,052
222	- Historical costs		840,910,296,077	847,119,921,638
223	- Accumulated depreciation		(435,395,343,353)	(434,698,878,586)
227	2. Intangible fixed assets	11	102,736,831,798	103,870,972,189
228	- Historical costs		127,141,738,188	127,076,488,188
229	- Accumulated amortization		(24,404,906,390)	(23,205,515,999)
240	III. Investment properties		19,672,220,448	19,973,518,869
241	- Historical costs		36,155,810,460	36,155,810,460
242	- Accumulated amortization		(16,483,590,012)	(16,182,291,591)
250	IV. Long-term assets in progress		184,149,352,587	182,118,817,336
252	1. Construction in process	09	184,149,352,587	182,118,817,336
260	V. Long-term investments		2,085,000,000,000	2,085,000,000,000
262	1. Investments in joint ventures and associates	04	2,085,000,000,000	-
263	2. Investments in equity of other entities	04	16,423,700,000	2,101,423,700,000
264	3. Provision for impairment of long-term investments in other entities		(16,423,700,000)	(16,423,700,000)
270	VI. Other long-term assets		291,415,673,683	296,766,203,704
271	1. Long-term deferred expenses	12	212,263,228,488	214,906,264,394
272	2. Deferred tax assets	28	169,972,404	184,366,547
279	3. Goodwill	13	78,982,472,791	81,675,572,763
280	TOTAL ASSETS		3,784,826,019,483	3,786,224,963,910

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

(continued)

Code	RESOURCES	Notes	31/03/2026	01/01/2026
			VND	VND
300	C. LIABILITIES		1,700,048,400,177	1,733,525,933,272
310	I. Current liabilities		573,029,993,352	560,472,526,838
311	1. Short-term trade payables	15	27,014,448,763	28,544,576,039
312	2. Short-term prepayments from customers	16	10,836,758,625	7,253,704,527
313	3. Dividends and profit distribution payable		2,080,702,000	2,080,702,000
314	3. Taxes and payables to the State budget	17	219,370,755,505	234,850,493,665
315	5. Payables to employees		14,783,236,601	14,275,595,864
316	6. Short-term accrued expenses	18	13,827,859,454	16,554,054,639
319	7. Short-term deferred revenue	21	56,998,801	19,171,528
320	8. Other short-term payables	19	24,979,026,744	80,531,131,374
321	9. Short-term loans and finance lease liabilities	14	250,157,035,716	166,000,000,000
323	10. Bonus and welfare fund		9,923,171,143	10,363,097,202
330	II. Non-current liabilities		1,127,018,406,825	1,173,053,406,434
331	1. Long-term trade payables	15	-	1,817,664,458
338	2. Other long-term payables	19	17,280,388,199	21,463,510,199
339	3. Long-term loans and finance lease liabilities	14	1,070,000,000,000	1,110,000,000,000
342	4. Deferred tax liabilities	28	39,738,018,626	39,772,231,777
400	D. OWNER'S EQUITY		2,084,777,619,306	2,052,699,030,638
410	I. Owner's equity	21	2,084,777,619,306	2,052,699,030,638
411	1. Contributed capital		2,000,000,000,000	2,000,000,000,000
411a	- Ordinary shares with voting rights		2,000,000,000,000	2,000,000,000,000
414	2. Other capital of the owner		4,984,000,000	4,984,000,000
418	3. Investment and development fund		14,565,711,839	14,676,314,159
419	4. Other funds belong to owner's equity		6,329,814,592	6,329,814,592
420	5. Retained earnings		(395,732,496,419)	(407,573,356,385)
420a	Retained earnings accumulated till the end of the previous year		(407,573,356,385)	(485,516,631,515)
420b	Retained earnings of the current period		11,840,859,966	77,943,275,130
429	6. Non-controlling shareholder interests		454,630,589,294	434,282,258,272
440	TOTAL RESOURCES		3,784,826,019,483	3,786,224,963,910

Hanoi, 29 April 2026

Preparer



Pham Thi Thanh Huyen

Chief Accountant



Pham Tien Thanh

General Director




 Nguyen Duc Minh

Quarter 1 2026

Code	ITEMS	Notes	Quarter I 2026	Quarter I 2025	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
			VND	VND	VND	VND
01	1. Revenue from sale of goods and rendering of services	23	181,678,218,593	133,956,239,030	181,678,218,593	133,956,239,030
02	2. Revenue deductions	24	5,645,606,800	5,592,659,822	5,645,606,800	5,592,659,822
10	3. Net revenue from sale of goods and rendering of services		176,032,611,793	128,363,579,208	176,032,611,793	128,363,579,208
11	4. Cost of goods sold and service rendered	25	115,883,916,439	93,675,625,399	115,883,916,439	93,675,625,399
20	5. Gross profit from sale of goods and rendering of services		60,148,695,354	34,687,953,809	60,148,695,354	34,687,953,809
21	6. Gain/(loss) on disposal of investment property		-	-	-	-
22	7. Financial Income	26	2,451,438,448	2,192,871,120	2,451,438,448	2,192,871,120
23	8. Financial Expenses	27	25,128,069,328	26,761,916,428	25,128,069,328	26,761,916,428
24	<i>In which: Interest expenses</i>		25,122,326,617	26,760,266,430	25,122,326,617	26,760,266,430
25	9. Selling expenses		29,314,497,630	26,347,418,430	29,314,497,630	26,347,418,430
26	10. General and administrative expenses		31,490,720,441	24,047,079,801	31,490,720,441	24,047,079,801
27	11. Profit or loss in associate, joint-venture		-	-	-	-
30	12. Operating profit		(23,333,153,597)	(40,275,589,730)	(23,333,153,597)	(40,275,589,730)
31	13. Other income		4,743,431,178	5,292,521	4,743,431,178	5,292,521
32	14. Other expenses		3,481,224,576	2,715,389,470	3,481,224,576	2,715,389,470
40	15. Other profit		1,262,206,602	(2,710,096,949)	1,262,206,602	(2,710,096,949)
50	16. Profit before tax		(22,070,946,995)	(42,985,686,679)	(22,070,946,995)	(42,985,686,679)
51	17. Current Corporate income tax expenses		2,550,002,596	969,051,664	2,550,002,596	969,051,664
52	18. Deferred Tax expense (income)	28	(19,819,010)	(18,997,567)	(19,819,010)	(18,997,567)
60	19. Net profit/(loss) after tax		(24,601,130,581)	(43,935,740,776)	(24,601,130,581)	(43,935,740,776)
61	20. Net profit (loss) after tax of parent entity		(15,253,763,590)	(21,188,598,608)	(15,253,763,590)	(21,188,598,608)
62	21. Net profit (loss) after tax of non-controlling share holder		(9,347,366,991)	(22,747,142,168)	(9,347,366,991)	(22,747,142,168)

Sluz

Pham Thi Thanh Huyen



Pham Tien Thanh

5

Hanoi, 29 April 2026

General Director



Nguyen Duc Minh

CONSOLIDATED CASH FLOW STATEMENT

Quarter I 2026
(Indirect method)

Code	ITEMS	Notes	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
	I. Cash flows from operating activities			
01	1. Profit before tax		(22,070,946,995)	(42,985,686,679)
	2. Adjustments for		33,093,552,512	32,571,293,964
02	- Depreciation and amortization		11,416,220,465	10,685,881,496
03	- Allowances and provisions		(1,000,000,000)	(2,693,336,100)
05	- Gains, losses from investment activities		(2,444,994,570)	(2,181,517,862)
06	- Borrowing costs		25,122,326,617	26,760,266,430
08	3. Operating profit before changes in working capital		11,022,605,517	(10,414,392,715)
09	- Increase/decrease in receivables		(14,964,613,764)	243,441,521
10	- Increase/decrease in inventories		8,970,954,290	1,550,558,124
11	- Increase/decrease in payables (excluding interest payables, enterprise income tax payables)		3,926,050,139	10,497,200,482
12	- Increase/decrease in deferred expenses		197,167,953	(2,143,813,424)
14	- Borrowing costs paid		(24,901,830,611)	(26,706,283,552)
15	- Corporate income tax paid		(26,654,354,387)	(25,413,992,457)
17	- Other cash outflows from operating activities		(439,926,059)	(363,733,300)
20	Net cash flows from operating activities		(42,843,946,922)	(52,751,015,321)
	II. Cash flows from investing activities			
21	1. Purchase and construction of fixed assets and other long-term assets		(2,949,425,451)	(1,921,288,509)
24	2. Collections from borrowers and proceeds from sale of debt instruments of other entities		14,300,000,000	2,113,340,001
27	3. Interest and dividends received		1,151,950,187	1,451,480,234
30	Net cash flows from investing activities		12,502,524,736	1,643,531,726
	III. Cash flows from financing activities			
33	1. Long-term and short-term borrowings received		74,157,035,716	-
34	2. Repayment of borrowing		(30,000,000,000)	(19,794,816,961)
40	Net cash flows from (used in) financing activities		44,157,035,716	(19,794,816,961)
50	Net cash flows during the period		13,815,613,530	(70,902,300,556)
60	Cash and cash equivalents at beginning of period		91,804,661,985	169,749,007,919
61	Impact of exchange rate fluctuation		-	-
70	Cash and cash equivalents at the end of period	03	105,620,275,515	98,846,707,363

Hanoi, 29 April 2026

Preparer

Chief Accountant

General Director

Pham Thi Thanh Huyen

Pham Tien Thanh



Nguyen Duc Minh

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*Quarter I 2026***1. OPERATIONAL CHARACTERISTICS OF ENTERPRISE****Ownership form**

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

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

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

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

Business activities

The Company's main business activities are:

- Short-term accommodation activities;
- Other food service activities (excluding activities of bars, karaoke, and discotheques);
- Provision of food services under temporary contracts for clients (serving food for banquets, meetings, weddings, etc.);
- Restaurants and mobile food services (excluding activities of bars, karaoke, and discotheques);
- Beverage services (excluding activities of bars);
- Consulting, land use rights management for owners or leases;
- Real estate business;
- Investment and construction of infrastructure, housing, offices, factories, and warehousing;
- Construction of building civil works;
- Trading of foods...

Company structure

Details of Subsidiaries which are consolidated into these Consolidated Financial Statements at 31 March 2026 are given as follows:

Subsidiaries	Head quarter	The Parent Company's benefit rate (%)		The Parent Company's voting right rate (%)		Main operating activities
		31/03/2026	01/01/2026	31/03/2026	01/01/2026	
Tan Viet Joint Stock Company	Khanh Hoa	51.42%	51.42%	51.42%	51.42%	Hotel business
Evening Star Nha Trang Joint Stock Company	Khanh Hoa	99.99%	99.99%	99.99%	99.99%	Hotel business
Viptour – Togi Joint Stock Company	Ha Noi	86.13%	86.13%	86.13%	86.13%	Hotel business
Leadvisors Special Opportunity Fund	Ha Noi	99.00%	99.62%	99.00%	100%	Investment funds in stocks and bonds
One Capital Consumer Joint Stock Company	Ha Noi	61.09%	61.91%	61.20%	61.95%	Manufacturing of food and flour-based cakes; Processing and preservation of meat and meat
Givral Bakery Joint Stock Company (Subsidiary of One Capital Consumer Joint Stock Company)	Ho Chi Minh	61.09%	61.91%	99.99%	99.99%	Manufacturing and trading all kinds of cakes, ice creams
Binh Hung Manufacturing Company Limited (Subsidiary of Givral Bakery Joint Stock Company)	Bac Ninh	61.09%	61.91%	100%	100%	Industrial park factories for rent
Trang Tien Icecream Joint Stock Company (Subsidiary of One Capital Consumer Joint Stock Company)	Ha Noi	61.07%	61.89%	99.98%	99.98%	Manufacturing and trading all kinds of cakes, ice creams
Tin Phat Ice Cream Joint Stock Company (Subsidiary of Trang Tien Icecream Joint Stock Company)	Ha Noi	60.99%	61.81%	99.87%	99.87%	Processing milk and dairy products from milk
Fuji Food Joint Stock Company (Subsidiary of Trang Tien Icecream Joint Stock Company)	Hà Nội	31.15%	31.57%	51%	51%	Processing and preservation of meat and meat products and seafood
JP Good Food Company Limited (Subsidiary of One Capital Consumer Joint Stock Company)	Son La	61.09%	61.91%	100%	100%	Processing, preserving meat products, seafoods

2. APPLIED ACCOUNTING POLICIES AND REGIME

2.1. ACCOUNTING PERIOD, ACCOUNTING CURRENCY

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

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

2.2. ACCOUNTING STANDARDS AND APPLICABLE ACCOUNTING REGIME

Applicable accounting regime

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99"), replacing Circular No. 200/2014/TT-BTC dated 22 December 2014, which provides guidance on the corporate accounting regime. Circular 99 is effective for financial years beginning on or after 1 January 2026.

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43"), amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014, which provides guidance on the preparation and presentation of consolidated financial statements. Circular 43 is effective for financial years beginning on or after 1 January 2026.

The Company has adopted Circular 99 and Circular 43 in the preparation and presentation of these consolidated financial statements for Quarter I 2026.

Declaration on complying with accounting standards and accounting regimes

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

2.3. Basis of Preparation of Consolidated financial statements

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

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

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

Non-controlling shareholders

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

2.4. Financial instruments

Initial recognition

Financial assets

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

Financial liabilities

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

Subsequent measurement after initial recognition

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

2.5. Types of foreign exchange rates applied in accounting

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

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

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

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

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

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

2.6. Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

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

2.7. Financial investments

Held to maturity investments: comprise term deposits with banks, negotiable instruments (including treasury bills, promissory notes and certificates of deposit), bonds, preference shares classified as liabilities, and loans held to maturity for the purpose of earning periodic interest, as well as other held-to-maturity investments or instruments of a similar nature, and exclude derivative instruments.

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

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

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

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

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

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

2.8. Receivables

Receivables represent amounts due from customers and other parties that are expected to be collected. Receivables are recorded and tracked in detail by maturity, counterparty, original currency denomination and other attributes in accordance with the Company's management requirements.

Receivables are presented at their carrying amount less allowance for doubtful debts. An allowance for doubtful debts is made when there is any indication or evidence that the Company is unable, or may not be able, to recover the receivables in accordance with the prevailing accounting regulations.

2.9. Inventories

Inventories are reported at historical cost include: purchasing, processing, and other directly attributable costs incurred in bringing the inventories to their present location and condition. After initial recognition, at the time of preparation of the consolidated financial statements, if the net realizable value of inventories is lower than cost, the inventories are recognized at net realizable value. Net realisable value is determined as the estimated selling price less the estimated costs to complete and the estimated costs of marketing, selling and distribution.

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

Inventory is accounted for using the periodic inventory system.

Method of determining the value of work in progress at the end of the year: Work in progress is collected for each work that has not been completed or revenue has not been recorded, corresponding to the amount of work in progress at the end of the period.

An allowance for inventory write-down is recognised when there is reliable evidence that the net realisable value of inventories is lower than their cost.

2.10. Fixed assets

Tangible fixed assets, intangible fixed assets are stated at the historical cost less accumulated depreciation. The cost of tangible fixed assets comprises all costs incurred by the Company to acquire the assets up to the time they are brought to working condition for their intended use.

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

- Buildings and structures	04 - 45 year
- Machinery and equipment	03 - 25 year
- Means of transportation	06 - 15 year
- Office equipment	03 - 10 year
- Other tangible fixed assets	04 - 08 year
- Land use right, project investment right	21 - 40 year
- Management software	03 year
- Other intangible fixed assets	03 - 10 year

2.11. Deferred expenses

Deferred expenses comprise costs incurred that are related to the results of business operations of multiple accounting periods and are allocated to the results of operations in subsequent periods.

The allocation of deferred expenses to production and business expenses in each accounting period is based on the nature and significance of each type of cost in order to determine an appropriate allocation method and basis. Deferred expenses are allocated to production and business expenses on a straight-line basis.

2.12. Payables

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

2.13. Loans

Loans are monitored in detail by lender, individual loan agreement and repayment maturity.

2.14. Borrowing costs

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

2.15. Accrued expenses

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

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

2.16. Deferred revenue

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

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

2.17. Owner's equity

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

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

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

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

2.18. Revenue*Revenue from sales of finished goods and merchandise goods*

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

- Most of the risks and rewards associated with ownership of the goods have been transferred to the customers;
- The company no longer retains management of goods as cargo owners or control of goods;
- The revenue can be measured reliably;
- The company has obtained or will obtain economic benefits from the sale transaction;
- Costs related to the transaction of selling goods can be determined.

Revenue from rendering of services

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

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

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

Revenue from sales of real estate, real estate business rights

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

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

Financial income

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

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

2.19. Revenue deductions

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

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

2.20. Cost of goods sold

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

2.21. Financial Expenses

Expenses recorded in financial expenses are:

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

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

2.22. Corporate income tax**a) Deferred tax assets and deferred tax liabilities**

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

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

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

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

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

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

2.23. Related parties

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

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

In considering the relationship of the parties involved, for the purpose of preparing and presenting Consolidated Financial Statements, the nature of the relationship is more emphasized than the legal form of the relationship.

3. CASH AND CASH EQUIVALENTS

	31/03/2026	01/01/2026
	VND	VND
Cash on hand	4,394,690,532	6,504,580,825
Cash at bank	72,834,485,585	61,303,890,981
Cash in transit	91,099,398	96,190,179
Cash equivalents	28,300,000,000	23,900,000,000
	<u>105,620,275,515</u>	<u>91,804,661,985</u>

4. FINANCIAL INVESTMENTS

a) Held to maturity investments

	31/03/2026		01/01/2026	
	Historical Cost	Allowance	Historical Cost	Allowance amount
	VND	VND	VND	VND
Short-term	190,650,346,577	(5,355,959,999)	204,329,951,584	(6,355,959,999)
- Term Deposit	113,737,204,624	-	123,637,204,624	-
- Loan receivables	66,913,141,953	(5,355,959,999)	70,692,746,960	(6,355,959,999)
<i>Ocean Group Joint Stock Company</i>	61,557,181,954	-	64,336,786,961	-
<i>Tosy Robotics Joint Stock</i>	4,786,659,999	(4,786,659,999)	5,786,659,999	(5,786,659,999)
<i>Other</i>	569,300,000	(569,300,000)	569,300,000	(569,300,000)
- Other investments	10,000,000,000	-	10,000,000,000	-
	<u>190,650,346,577</u>	<u>(5,355,959,999)</u>	<u>204,329,951,584</u>	<u>(6,355,959,999)</u>

As at 31 March 2026, term deposits amounting to VND 100,600,000,000 have been pledged as collateral for long-term borrowings of Givral Bakery Joint Stock Company at Vietnam Joint Stock Commercial Bank for Industry and Trade.

b) Investment in associates and joint-venture companies

		31/03/2026	01/01/2026
	Address	The company's interest rate	Consolidated value by equity method
			VND VND
- IDS Equity Holdings Joint Stock Company. (Associate of Binh Hung Manufacturing Company Limited, contributed capital ratio 30%)	Ha Noi	18.33%	2,085,000,000,000 -
			<u>2,085,000,000,000</u> <u>-</u>

c) Equity investments in other entities

	31/03/2026		01/01/2026	
	Giá gốc	Giá trị dự phòng	Giá gốc	Giá trị dự phòng
	VND	VND	VND	VND
- Technical Construction and Building Materials Joint Stock	4,423,700,000	(4,423,700,000)	4,423,700,000	(4,423,700,000)
- Vneco Hanoi Trading and Investment Joint Stock Company	12,000,000,000	(12,000,000,000)	12,000,000,000	(12,000,000,000)
- IDS Equity Holdings Joint Stock Company.	-	-	2,085,000,000,000	-
	<u>16,423,700,000</u>	<u>(16,423,700,000)</u>	<u>2,101,423,700,000</u>	<u>(16,423,700,000)</u>

5. TRADE RECEIVABLES

	31/03/2026	01/01/2026
	VND	VND
a) Trade receivables detailed by customers with large balances		
- Mika Trading Joint Stock Company	6,647,496,885	6,647,496,885
- Quynh Chi Cake Company Limited	743,364,424	1,171,695,857
- Others	20,714,908,419	16,162,596,718
	<u>28,105,769,728</u>	<u>23,981,789,460</u>

6. SHORT-TERM PREPAYMENT TO SUPPLIERS

	31/03/2026	01/01/2026
	VND	VND
Short-term		
- Tiptop Cons Joint Stock Company	1,942,915,927	-
- Song Da Construction and Investment Joint Stock Company (at Viptour-Togi Joint Stock Company) (1)	43,284,161,557	43,284,161,557
- Short - term prepayment to other suppliers	11,023,171,559	8,257,737,888
	<u>56,250,249,043</u>	<u>51,541,899,445</u>

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

7. OTHER RECEIVABLES

	31/03/2026	01/01/2026
	VND	VND
a) Short-term		
- Receivable advances for individuals at Viptour - Togi Joint Stock Company	46,240,000,000	46,240,000,000
- Ms. Nguyen Thi Dung	53,200,000,000	53,200,000,000

- Investment Organization Corporation - IOC	14,663,642,060	14,663,642,060
- Deposits and collaterals	474,155,800	462,918,800
- Other receivables	212,851,130,036	207,048,142,269
	327,428,927,896	321,614,703,129

b) Long-term

- Deposits and collaterals	4,647,406,637	4,555,131,230
	4,647,406,637	4,555,131,230

8. INVENTORIES

	31/03/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
- Raw materials	50,353,813,031	-	54,915,604,587	-
- Tool and supplies	2,246,599,030	-	2,156,893,145	-
- Work in progress	75,437,032,076	-	75,230,479,120	-
<i>Tan Phu Trung Factory Project</i>	<i>75,184,909,852</i>	-	<i>75,030,827,113</i>	-
<i>Others</i>	<i>252,122,224</i>	-	<i>199,652,007</i>	-
- Finished goods	9,468,959,477	(459,121,676)	13,896,035,185	(459,121,676)
- Real estate products (1)	5,615,368,907	-	5,898,198,735	-
- Consignment goods	4,483,961	-	-	-
	143,126,256,482	(459,121,676)	152,097,210,772	(459,121,676)

(1) The balance as at 31 March 2026 including merchandise goods at subsidiaries and the right to trade, exploit, and use 05 rooms of StarCity Nha Trang Hotel at the Company is valued at VND 4,519,394,429. The hotel was completed and put into business on 15 January 2016. The company is continuing to look for customers to transfer the above apartments.

9. Construction in progress

	31/03/2026	01/01/2026
	VND	VND
- Property procurement	2,135,148,305	2,135,148,305
- Construction in progress	179,498,467,025	179,076,211,469
<i>StarCity Westlake Hanoi Project (1)</i>	<i>179,498,467,025</i>	<i>179,076,211,469</i>
- Fixed asset repairs	2,515,737,257	907,457,562
	184,149,352,587	182,118,817,336

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

10. TANGIBLE FIXED ASSETS

	Building and structures	Machinery, equipment	Transportation means	Management equipment and tools	Other assets	Total
	VND	VND	VND	VND	VND	VND
Historical cost						
Opening balance (01/01/2026)	537,839,640,306	261,176,733,721	35,389,298,381	1,690,617,082	11,023,632,148	847,119,921,638
Increase in the period	-	853,640,200	-	-	-	853,640,200
- Purchase in the period	-	853,640,200	-	-	-	853,640,200
Decrease in the period	(57,772,000)	(5,935,965,215)	(1,069,528,546)	-	-	(7,063,265,761)
- Liquidation, transfer	-	-	(1,069,528,546)	-	-	(1,069,528,546)
- Other reductions	(57,772,000)	(5,935,965,215)	-	-	-	(5,993,737,215)
Closing balance (31/03/2026)	537,781,868,306	256,094,408,706	34,319,769,835	1,690,617,082	11,023,632,148	840,910,296,077
Accumulated depreciation						
Opening balance (01/01/2026)	226,967,487,437	169,415,552,302	27,111,699,222	1,385,986,234	9,818,153,391	434,698,878,586
Increase in the period	4,120,799,586	2,867,230,870	540,294,831	49,532,502	447,860,556	8,025,718,345
- Depreciation in the period	4,107,975,750	2,391,450,763	521,769,749	49,532,502	151,702,917	7,222,431,681
- Tax inspection adjustments	12,823,836	475,780,107	18,525,082	-	296,157,639	803,286,664
Decrease in the period	(27,602,178)	(5,935,965,215)	(1,069,528,546)	(296,157,639)	-	(7,329,253,578)
- Tax inspection adjustments	-	-	-	(296,157,639)	-	(296,157,639)
- Liquidation, transfer	-	-	(1,069,528,546)	-	-	(1,069,528,546)
- Other reductions	(27,602,178)	(5,935,965,215)	-	-	-	(5,963,567,393)
Closing balance (31/03/2026)	231,060,684,845	166,346,817,957	26,582,465,507	1,139,361,097	10,266,013,947	435,395,343,353
Carrying amount						
As at opening balance (01/01/2026)	310,872,152,869	91,761,181,419	8,277,599,159	304,630,848	1,205,478,757	412,421,043,052
As at closing balance (31/03/2026)	306,721,183,461	89,747,590,749	7,737,304,328	551,255,985	757,618,201	405,514,952,724

11. INTANGIBLE FIXED ASSETS

	Land use right, project investment right	Software Program	Other intangible fixed assets	Total
	VND	VND	VND	VND
Historical cost				
Opening balance	121,084,638,123	5,640,921,383	350,928,682	127,076,488,188
Increase in the period	-	65,250,000	-	65,250,000
- Purchase in the period	-	65,250,000	-	65,250,000
Closing balance	121,084,638,123	5,706,171,383	350,928,682	127,141,738,188
Accumulated amortization				
Opening balance	18,713,037,296	4,243,900,019	248,578,684	23,205,515,999
Increase in the period	1,025,807,571	160,776,441	12,806,379	1,199,390,391
- Amortization in the period	1,025,807,571	160,776,441	12,806,379	1,199,390,391
Closing balance	19,738,844,867	4,404,676,460	261,385,063	24,404,906,390
Residual value				
Opening balance	102,371,600,827	1,397,021,364	102,349,998	103,870,972,189
Closing balance	101,345,793,256	1,301,494,923	89,543,619	102,736,831,798

12. DEFERRED EXPENSES

	31/03/2026	01/01/2026
	VND	VND
a) Short-term		
- Cost of insurance	129,516,422	304,920,501
- Dispatched tools and supplies	1,292,423,818	1,309,948,665
- Office, factory rental cost	1,954,442,350	368,685,227
- Repaired costs	267,675,384	156,835,641
- Others	4,141,228,297	3,199,028,284
	7,785,286,271	5,339,418,318
b) Long-term		
- Dispatched tools and supplies	6,068,432,003	5,541,059,405
- Repairing and renovation costs	3,160,671,422	4,214,781,868
- Cost of renting land in VSIP Bac Ninh Industrial Park	13,144,386,737	13,250,910,929
- Cost of renting land in Tan Binh Industrial Park	3,454,692,848	3,495,336,293
- Cost of renting land in VNT Tower 19 Nguyen Trai (1)	50,078,317,202	50,440,329,134
- Consulting expenses	258,703,297	756,250,000
- Exploitation right of 12 villas in Hội An (2)	128,859,136,380	129,999,482,721
- Others	7,238,888,599	7,208,114,044
	212,263,228,488	214,906,264,394

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

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

13. GOODWILL

	31/03/2026	01/01/2026
	VND	VND
- Tin Phat Ice-cream Joint Stock Company	292,932,861	302,382,307
- Viptour - Togi Joint Stock Company	177,845,849	188,307,371
- Fuji Food Joint Stock Company	53,018,355,645	54,477,576,153
- Binh Hung Manufacturing Co., Ltd	25,493,338,435	26,707,306,932
	78,982,472,791	81,675,572,763

14. LOANS

	31/03/2026	01/01/2026
	VND	VND
a) Short-term	250,157,035,716	160,000,000,000
- <i>Short-term loans</i>	80,157,035,716	-
+ Vietnam Joint Stock Commercial Bank for Industry and Trade	59,157,035,716	-
+ Ocean Group Joint Stock Company	21,000,000,000	6,000,000,000
- <i>Long-term loans are due</i>	170,000,000,000	160,000,000,000
+ Vietnam Joint Stock Commercial Bank for Industry and Trade (1)	170,000,000,000	160,000,000,000
b) Long-term	1,070,000,000,000	1,110,000,000,000
+ Vietnam Joint Stock Commercial Bank for Industry and Trade (1)	1,070,000,000,000	1,110,000,000,000
	1,320,157,035,716	1,270,000,000,000

Detail information regarding loan:

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

15. TRADE PAYABLES

	31/03/2026	01/01/2026
	VND	VND
a) Classify by supplier balance		
- Hoang An Trading Service Production Printing Company Limited	821,016,945	1,279,126,134
- Lan Chinh Service Trading Company Limited	2,221,441,200	2,489,022,000
- Huyen Linh Trading and Construction Company Limited	1,446,925,032	209,524,320
- Mr Phan Dao Son	-	1,817,664,458
- Others	22,525,065,586	24,566,903,585
	27,014,448,763	30,362,240,497
b) Classify by payment terms		
- Short-term trade payables	27,014,448,763	28,544,576,039
- Long-term trade payables	-	1,817,664,458
	27,014,448,763	30,362,240,497

16. PREPAYMENT FROM CUSTOMERS

	31/03/2026	01/01/2026
	VND	VND
Short-term		
- Prepayment from customers purchase apartments	582,964,702	582,964,702
- Others	10,253,793,923	6,670,739,825
	10,836,758,625	7,253,704,527

17. TAXES AND PAYABLES TO THE STATE BUDGET

	31/03/2026	01/01/2026
	VND	VND
- Value-added tax	3,108,275,621	1,772,478,481
- Excise tax	-	168,914,303
- Corporate income tax	3,797,719,696	27,902,071,487
- Personal income tax	644,789,791	1,140,781,880
- Property tax, land rent	99,944,798,140	94,552,601,445
- Other taxes	111,875,172,257	109,313,646,069
	219,370,755,505	234,850,493,665

As at 31 March 2026, Viptour – Togi Joint Stock Company (Subsidiary) is reflecting a land rent and costs related to land rent in the amount of VND 211.8 billions.

18. ACCRUED EXPENSES

	31/03/2026	01/01/2026
	VND	VND
Short-term		
- Interest accrual expenses	1,814,136,986	1,607,506,849
- Salary accrual expenses	3,078,114,470	9,063,532,212
- Others	8,935,607,998	5,883,015,578
	13,827,859,454	16,554,054,639

19. OTHER PAYABLES

	31/03/2026	01/01/2026
	VND	VND
a) Short-term		
- Pending surplus assets	177,909,095	108,790,486
- Union funding	637,852,784	485,283,152
- Social insurance	100,619,417	7,889,451
- Health insurance	46,747,522	1,469,699
- Unemployment insurance	17,986,576	919,197
- Short-term deposits, collateral received	11,638,737,323	12,869,257,323
- Other payables	12,359,174,027	67,057,522,066
+ <i>Interest payables to individuals purchasing debts (i)</i>	6,000,000,000	6,000,000,000
+ <i>Others</i>	6,359,174,027	61,057,522,066
	24,979,026,744	80,531,131,374
b) Long-term		
- Long-term deposits, collateral received	3,280,388,199	3,738,510,199
- Other payables	14,000,000,000	17,725,000,000
+ <i>Interest payables to individuals purchasing debts (i)</i>	14,000,000,000	14,000,000,000
+ <i>MGM Nha Trang Joint Stock Company</i>	-	3,725,000,000
	17,280,388,199	21,463,510,199

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

20. DEFERRED REVENUE

	31/03/2026	01/01/2026
	VND	VND
- Unearned revenue from leasing premises and assets	56,998,801	19,171,528
	56,998,801	19,171,528

21 OWNER'S EQUITY

a) Changes in owner's equity

Unit: VND

	Contributed capital	Other capital of the owner	Other funds belong to owner's equity	Investment and development fund	Retained earnings	Non-controlling shareholder interests	Total
Opening balance of previous year (01/01/2025)	2,000,000,000,000	4,984,000,000	6,329,814,592	14,419,362,244	(484,413,899,284)	373,165,627,874	1,914,484,905,426
Profit/(loss) for previous year	-	-	-	-	74,469,929,583	22,998,220,026	97,468,149,609
Effect of acquisition of subsidiari	-	-	-	-	-	(13,792,319,600)	(13,792,319,600)
Changes in ownership interests in subsidiaries	-	-	-	256,951,915	(24,460,544,709)	24,203,592,794	-
Appropriation to bonus and welfare fund	-	-	-	-	(1,063,341,823)	(78,078,345)	(1,141,420,168)
Capital increase in subsidiary	-	-	-	-	27,894,500,737	27,785,215,523	55,679,716,260
Decrease arising from consolidation	-	-	-	-	(889)	-	(889)
Closing balance of previous year (31/12/2025)	2,000,000,000,000	4,984,000,000	6,329,814,592	14,676,314,159	(407,573,356,385)	434,282,258,272	2,052,699,030,638
Opening balance of current period (01/01/2026)	2,000,000,000,000	4,984,000,000	6,329,814,592	14,676,314,159	(407,573,356,385)	434,282,258,272	2,052,699,030,638
Profit for this period	-	-	-	-	(15,253,763,590)	(9,347,366,991)	(24,601,130,581)
Adjustment due to change in interest rate at subsidiaries	-	-	-	(110,602,320)	(799,877,181)	1,910,479,501	1,000,000,000
Increase capital in a subsidiary	-	-	-	-	27,894,500,737	27,785,215,523	55,679,716,260
Increase arising from consolidation	-	-	-	-	-	2,989	2,989
Closing balance of this period (31/03/2026)	2,000,000,000,000	4,984,000,000	6,329,814,592	14,565,711,839	(395,732,496,419)	454,630,589,294	2,084,777,619,306

b) Detailed of owner's contributed capital

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

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	14,565,711,839	14,676,314,159
- Other funds belong to owner's equity	6,329,814,592	6,329,814,592
	<u>20,895,526,431</u>	<u>21,006,128,751</u>

22. OFF CONSOLIDATED BALANCE SHEET ITEMS**a) Operating lease assets**

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

b) Treatment for doubtful debts

	Handling Year	31/03/2026	01/01/2026
		VND	VND
Short-term trade receivables		2,054,865,431	2,054,865,431
Info Commodity Exchange., Joint Stock Company	2022	471,500,857	471,500,857
TV Shopping Media., Joint Stock Company	2022	557,377,711	557,377,711
Viet Nam Royal Co., Ltd	2023	14,400,000	14,400,000
Others	2022	1,011,586,863	1,011,586,863
Other short-term receivables		844,370,612,374	844,370,612,374
Mr Ha Trong Nam	2022	586,131,347,928	586,131,347,928
VNT Co., Ltd	2022	201,200,820,000	201,200,820,000
Others	2022	57,038,444,446	57,038,444,446
Other long-term receivables		6,255,083,564	6,255,083,564
Ms Dang Minh Le	2022	196,828,000	196,828,000
Ms Dinh Thi Chang Nhung	2022	2,868,400,000	2,868,400,000
Mr Nguyen Khoa Dien	2022	3,189,855,564	3,189,855,564
Short-term prepayment to suppliers	2022	86,000,000	86,000,000
Total		852,766,561,369	852,766,561,369

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

23. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Revenue from finished goods	125,062,695,847	93,249,178,837
Revenue from merchandise goods	7,311,829,652	5,795,936,036
Revenue from rendering of services	49,303,693,094	34,911,124,157
	181,678,218,593	133,956,239,030

24. REVENUE DEDUCTIONS

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
- Trade discount	5,582,560,185	5,561,008,509
- Sales returns	723,712	-
- Sales allowances	62,322,903	31,651,313
	5,645,606,800	5,592,659,822

25. COST OF GOODS SOLD AND SERVICE RENDED

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Cost of finished goods sold	85,834,902,454	65,044,066,851
Cost of merchandise sold	2,329,110,172	2,083,207,306
Cost of services rendered	27,719,903,813	26,548,351,242
	115,883,916,439	93,675,625,399

26. 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	2,444,994,570	2,181,517,862
Foreign exchange gains	6,443,878	11,353,258
	2,451,438,448	2,192,871,120

27. FINANCIAL EXPENSES

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Loan interest	25,122,326,617	26,760,266,430
Foreign exchange losses	5,742,711	1,649,998
	25,128,069,328	26,761,916,428

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

	31/03/2026	01/01/2026
	VND	VND
- Corporate income tax rate used to determine the value of deferred tax assets	20.0%	20.0%
- Deferred corporate income tax income arising from deductible temporary differences	169,972,404	184,366,547
Deferred tax assets	169,972,404	184,366,547

b) Deferred tax liabilities

	31/03/2026	01/01/2026
	VND	VND
- Corporate income tax rate used to determine the value of deferred tax liabilities	20%	20%
- Deferred corporate income tax income arising from unused taxable losses and incentives	39,738,018,626	39,772,231,777
Deferred tax liabilities	39,738,018,626	39,772,231,777

29. FINANCIAL INSTRUMENTS

The company's financial instruments include:

	Net book value			
	31/03/2026		01/01/2026	
	Historical Cost	Provision	Historical Cost	Provision
Financial assets	VND	VND	VND	VND
Cash and cash equivalents	105,620,275,515	-	91,804,661,985	-
Trade receivables and other receivables	360,182,104,261	(148,423,420,795)	350,151,623,819	(148,423,420,795)
Loan receivables, held-to-maturity investments	190,650,346,577	(5,355,959,999)	204,329,951,584	(6,355,959,999)
	656,452,726,353	(153,779,380,794)	646,286,237,388	(154,779,380,794)

	Net book value	
	31/03/2026	01/01/2026
	VND	VND
Financial liabilities		
Borrowings and liabilities	1,320,157,035,716	1,276,000,000,000
Trade payables and other payables	69,273,863,706	132,356,882,070
Accrued expenses	13,827,859,454	16,554,054,639
	1,403,258,758,876	1,424,910,936,709

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

Financial risk management

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

Market risk

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

Price risk management

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

Risk management on exchange rates

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

Risk management on interest rates

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

Credit risk

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

	Less than 1 year	From 1 years to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 31/03/2026				
Cash and cash equivalents	105,620,275,515	-	-	105,620,275,515
Trade receivables and other receivables	207,111,276,829	4,647,406,637	-	211,758,683,466
Loan receivables, held-to-maturity	185,294,386,578	-	-	185,294,386,578
investments				
	<u>498,025,938,922</u>	<u>4,647,406,637</u>	<u>-</u>	<u>502,673,345,559</u>
As at 01/01/2026				
Cash and cash equivalents	91,804,661,985	-	-	91,804,661,985
Trade receivables and other receivables	197,173,071,794	4,555,131,230	-	201,728,203,024
Loan receivables, held-to-maturity	197,973,991,585	-	-	197,973,991,585
investments				
	<u>486,951,725,364</u>	<u>4,555,131,230</u>	<u>-</u>	<u>491,506,856,594</u>

Liquidity risk

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

The payment terms of financial liabilities based on contractual expected payments (on the basis of cash flow of principal) are as follows:

	Less than 1 year	From 1 years to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 31/03/2026				
Borrowings and liabilities	250,157,035,716	1,070,000,000,000	-	1,320,157,035,716
Trade payables and other payables	51,993,475,507	17,280,388,199	-	69,273,863,706
Accrued expenses	13,827,859,454	-	-	13,827,859,454
	315,978,370,677	1,087,280,388,199	-	1,403,258,758,876
As at 01/01/2026				
Borrowings and liabilities	166,000,000,000	1,110,000,000,000	-	1,276,000,000,000
Trade payables and other payables	109,075,707,413	23,281,174,657	-	132,356,882,070
Accrued expenses	16,554,054,639	-	-	16,554,054,639
	291,629,762,052	1,133,281,174,657	-	1,424,910,936,709

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. SUBSEQUENT EVENTS AFTER REPORTING PERIOD

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

31. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

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

Transactions with related parties during the year:

	Relationship	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
		VND	VND
Revenue from sales of goods and rendering of services		29,989,441	-
Ocean Group Joint Stock Company	Parent company	29,989,441	-
Purchase of goods and services		427,787,703	391,946,949
Ocean Group Joint Stock Company	Parent company	427,787,703	391,946,949
Financial Income		620,405,855	-
Ocean Group Joint Stock Company	Parent company	620,405,855	-
Loan		15,000,000,000	-
Ocean Group Joint Stock Company	Parent company	15,000,000,000	-
Financial Expenses		265,000,000	-
Ocean Group Joint Stock Company	Parent company	265,000,000	-

Balance as at the end of reporting period

	Relationship	31/03/2026	01/01/2026
		VND	VND
Short-term trade receivables		852,454,004	-
Ocean Group Joint Stock Company	Parent company	852,454,004	-
Loan		21,000,000,000	-
Ocean Group Joint Stock Company	Parent company	21,000,000,000	-
Short-term held-to-maturity investments		61,557,181,954	64,336,786,961
Ocean Group Joint Stock Company	Parent company	61,557,181,954	64,336,786,961
Short-term other payables		1,328,535,855	803,535,855
Ocean Group Joint Stock Company	Parent company	1,328,535,855	803,535,855

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

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

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

	Position	Salaries	Bonuses	Total income
		VND	VND	VND
Salaries of General Director and other managers				
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
Total		300,500,000	33,000,000	333,500,000

32. COMPARATIVE FIGURES

Representing figures on the Consolidated Statement of Financial Position are taken from audited Consolidated Financial Statements for the fiscal year ended 31 December 2025 by CPA Vietnam Auditing Company Limited. Comparative figures on the Income Statement and Cash Flow Statement are compared with the Consolidated Financial Statements of the same period in 2025 that have been disclosed.

As disclosed in Note 2.2, with effect from 1 January 2026, the Company has adopted Circular No. 43/2026/TT-BTC ("Circular 43") issued by the Ministry of Finance on 20 April 2026, which provides guidance on the preparation and presentation of consolidated financial statements. Accordingly, certain figures in the consolidated financial statements for the fiscal year ended 31 December 2025 have been reclassified to conform with the presentation of the current period. Details are as follows:

Items	Previously reported	Reclassification	Reclassified
1. Short-term held-to-maturity investments	27,637,204,624	176,692,746,960	204,329,951,584
2. Provision for allowance for short-term held-to-maturity investments	-	(6,355,959,999)	(6,355,959,999)
3. Loan receivables	40,633,693,072	(40,633,693,072)	-
4. Other short-term receivables	351,673,757,017	(30,059,053,888)	321,614,703,129
5. Provision for short-term doubtful debts	(183,334,177,345)	6,355,959,999	(176,978,217,346)
6. Other long-term receivables	110,555,131,230	(106,000,000,000)	4,555,131,230
7. Dividends and profit distribution payable	-	2,080,702,000	2,080,702,000
8. Other short-term payables	82,611,833,374	(2,080,702,000)	80,531,131,374

33. EXPLANATION OF INCOME STATEMENT

The net profit after corporate income tax index on the Consolidated Income Statement for Quarter I 2026 recorded a loss of VND 24.6 billion, representing a decrease in loss of VND 19.3 billion compared to the same period in 2025, mainly due to the following factors:

1. Revenue from sale of goods and rendering of services in Quarter I 2026 reached nearly VND 181.7 billion, an increase of VND 47.7 billion, equivalent to a 36% increase compared to the same period in 2025, due to the expansion of the food business segment through the acquisition of a subsidiary, together with the positive growth of the food and hospitality segments. Cost of goods sold and service rendered in Quarter I 2026 reached VND 115.9 billion, increasing by VND 22.2 billion, compared to Quarter I 2025, equivalent to an increase of 24%; therefore, Gross profit from sale of goods and rendering of services in Quarter I 2026 reached nearly VND 60.1 billion, equivalent to an increase of 73% over the same period last year.
2. Financial income in this period reached VND 2.5 billion, representing an increase of 12% compared to the corresponding period of the previous year, mainly due to higher interest income from bank deposits and loan receivables.
3. Financial expenses for the period reached nearly VND 25 billion, a decrease of VND 1.6 billion compared to the corresponding period of the previous year, mainly due to lower interest expenses.

4. General and administrative expenses in this period were VND 31.5 billion, representing an increase of VND 7.4 billion, equivalent to 31% compared to the same period of the previous year, mainly due to the amortisation of goodwill arising from subsidiaries.
5. Other income in this period reached VND 4.7 billion, due to in this period the subsidiary recognizing financial support from a partner.

Hanoi, 29 April 2026

Prepared by



Pham Thi Thanh Huyen

Chief Accountant



Pham Tien Thanh

General Director



Nguyen Duc Minh

