

**CÔNG TY CỔ PHẦN
TẬP ĐOÀN ĐẠI DƯƠNG
OCEAN GROUP
JOINT STOCK COMPANY**

Số: 09/2025/CBTT- OGC
No: 09/2025/CBTT-OGC

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independent – Freedom - Happiness**

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Hà Nội, ngày 29 tháng 4 năm 2025
HaNoi, day 29 month 4 year 2025

**CÔNG BỐ THÔNG TIN
INFORMATION DISCLOSURE**

Kính gửi: Ủy ban Chứng khoán Nhà nước
Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh
To: *State Securities Commission of Vietnam
Ho Chi Minh City Stock Exchange*

Công ty Cổ phần Tập đoàn Đại Dương/ Ocean Group Joint Stock Company

Mã chứng khoán/Stock code: **OGC**

Địa chỉ/Address: Tầng 23, Tòa nhà Leadvisors Tower, Số 643 Phạm Văn Đồng, Phường Cổ Nhuế 1, Quận Bắc Từ Liêm, Thành phố Hà Nội, Việt Nam/23rd Floor, Leadvisors Tower, No. 643 Pham Van Dong Street, Co Nhue 1 Ward, Bac Tu Liem District, Hanoi

Điện thoại/Tel: 0398 618 018

Fax:

Người thực hiện công bố thông tin/ Information discloser: Phạm Hùng Việt

Điện thoại (di động, cơ quan, nhà riêng)/Tel:

Fax:

Loại thông tin công bố/Type of disclosed information:

☐ 24 giờ

☐ Bất thường

☐ Theo yêu cầu

☒ Định kỳ

/ 24h

/Extraordinary

/ As requested

/Periodic

Nội dung thông tin công bố/ Contents of disclosure:

+ Công bố Báo cáo tài chính riêng và hợp nhất tự lập quý I năm 2025 của Công ty Cổ phần Tập đoàn Đại Dương/ Announcement of the Separate and Consolidated financial statements for the first quarter of 2025 of Ocean Group Joint Stock Company.

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 29/4/2025 tại đường dẫn: http://oceangroup.vn/?page_id=55/ This information was published on the company's website on 29 April 2025, as in the link: http://oceangroup.vn/?page_id=55/.

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 đã công bố/ *We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Nơi nhận/ Recipients:

- Như trên/ *As above;*
- Lưu VP/ *Archived: Office;*

Đại diện tổ chức

Organization representative

Người đại diện theo pháp luật/

Legal representative



Phạm Hùng Việt

OCEAN GROUP JOINT STOCK COMPANY

SEPARATE FINANCIAL STATEMENTS

**For the period from 01 January 2025
to 31 March 2025**



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OCEAN GROUP JOINT STOCK COMPANY23rd Floor, Leadvisors Tower, No. 643 Pham Van Dong,
Co Nhue 1 Ward, Bac Tu Liem District, Hanoi**Separate Financial Statements**For the period from 01 January 2025
to 31 March 2025**SEPARATE BALANCE SHEET**

As at 31 March 2025

FORM B01a-DN

Unit: VND

ASSETS		Codes	Notes	31/03/2025	01/01/2025
A.	CURRENT ASSETS	100		54,263,682,268	53,604,670,575
I.	Cash and cash equivalents	110	5	14,063,959,895	20,986,453,949
	1. Cash	111		1,063,959,895	6,486,453,949
	2. Cash equivalents	112		13,000,000,000	14,500,000,000
II.	Short-term financial investments	120	6	7,476,841,667	6,703,341,667
	1. Trading securities	121		21,755,491,533	21,755,491,533
	2. Provision for impairment of trading securities	122		(14,278,649,866)	(15,052,149,866)
III.	Short-term receivables	130		22,912,930,928	16,002,516,829
	1. Short-term trade receivables	131	7	5,967,908,037	6,266,092,187
	2. Short-term advances to suppliers	132		75,383,180	35,599,420
	3. Other short-term receivables	136	8	17,093,258,857	9,924,444,368
	4. Provision for short-term doubtful debts	137		(223,619,146)	(223,619,146)
IV.	Inventories	140		4,416,647,857	4,416,647,857
	1. Inventories	141	9	4,416,647,857	4,416,647,857
V.	Other short-term assets	150		5,393,301,921	5,495,710,273
	1. Value added tax deductibles	152		4,307,083,338	4,409,491,690
	2. Taxes and other receivables from the State budget	153		1,086,218,583	1,086,218,583
B.	NON-CURRENT ASSETS	200		1,444,352,762,510	1,458,329,646,294
I.	Long-term receivables	210		179,475,723,180	179,475,723,180
	1. Other long-term receivables	216	8	179,475,723,180	179,475,723,180
II.	Fixed assets	220		-	-
	1. Tangible fixed assets	221	10	-	-
	- Cost	222		1,379,211,818	1,379,211,818
	- Accumulated depreciation	223		(1,379,211,818)	(1,379,211,818)
	2. Intangible assets	227		-	-
	- Cost	228		313,750,000	313,750,000
	- Accumulated depreciation	229		(313,750,000)	(313,750,000)
III.	Long-term assets in progress	240		32,396,501,639	32,396,501,639
	1. Long-term construction in progress	242	11	32,396,501,639	32,396,501,639
IV.	Long-term financial investments	250		938,433,371,977	950,213,655,626
	1. Investments in subsidiaries	251	6	1,115,173,383,735	1,115,173,383,735
	2. Investments in joint-ventures, associates	252	6	104,228,000,000	104,228,000,000
	3. Provision for impairment of long-term financial investments	254	6	(280,968,011,758)	(269,187,728,109)
V.	Other long-term assets	260		294,047,165,714	296,243,765,849
	1. Long-term prepayments	261	12	294,047,165,714	296,243,765,849
TOTAL ASSETS (270 = 100+200)		270		1,498,616,444,778	1,511,934,316,869

SEPARATE BALANCE SHEET (Continued)

As at 31 March 2025

FORM B01a-DN

Unit: VND

RESOURCES		Codes	Notes	31/03/2025	01/01/2025
C.	LIABILITIES	300		946,602,613,701	948,741,659,836
I.	Current liabilities	310		138,856,807,628	139,166,862,495
	1. Short-term trade payables	311		2,472,844,461	2,489,521,461
	2. Short-term advances from customers	312	13	9,281,642,601	9,281,642,601
	3. Taxes and amounts payable to the State budget	313	14	51,779,000	93,070,800
	4. Payables to employees	314		278,045,500	453,859,467
	5. Short-term unearned revenue	318	15	7,315,965,077	7,400,340,077
	6. Other current payables	319	16	113,897,946,614	113,888,843,714
	7. Short-term loans and obligations under finance leases	320	17	4,500,000,000	4,500,000,000
	8. Bonus and welfare funds	322		1,058,584,375	1,059,584,375
II.	Long-term liabilities	330		807,745,806,073	809,574,797,341
	1. Long-term unearned revenue	336	15	245,011,419,528	246,840,410,796
	2. Other long-term payables	337	16	532,506,653,472	532,506,653,472
	3. Long-term loans and obligations under finance leases	338	17	30,227,733,073	30,227,733,073
D.	EQUITY	400		552,013,831,077	563,192,657,033
I.	Owner's equity	410	18	552,013,831,077	563,192,657,033
	1. Owner's contributed capital	411		3,000,000,000,000	3,000,000,000,000
	- Ordinary shares carrying voting rights	411a		3,000,000,000,000	3,000,000,000,000
	2. Other owner's capital	414		1,286,825,482	1,286,825,482
	3. Treasury shares	415		(10,000)	(10,000)
	4. Investment and development fund	418		99,871,176,744	99,871,176,744
	5. Other reserves	420		10,830,443,286	10,830,443,286
	6. Retained earnings	421		(2,559,974,604,435)	(2,548,795,778,479)
	- Retained earnings/(losses) accumulated to the prior year end	421a		(2,548,795,778,479)	(2,623,870,463,848)
	- Retained earnings/(losses) of the current year	421b		(11,178,825,956)	75,074,685,369
TOTAL RESOURCES (440=300+400)		440		1,498,616,444,778	1,511,934,316,869

Prepare
 Nguyen Thi Na
 Hanoi, 29th April 2025

Chief Accountant
 Vu Xuan Duong

General Director
 Le Vu Hai



SEPARATE INCOME STATEMENT

FORM B02a-DN
Unit VND

No.	ITEMS	Codes	Notes	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024	Accumulated from the beginning of the year to the end of this period	
						Current year	Previous year
1	Gross revenue from goods sold and services rendered	01	19	3,005,611,860	2,797,769,691	3,005,611,860	2,797,769,691
2	Net revenue from goods sold and services rendered (10=01-02)	10		3,005,611,860	2,797,769,691	3,005,611,860	2,797,769,691
3	Cost of sales	11	20	2,206,501,309	2,033,735,685	2,206,501,309	2,033,735,685
4	Gross profit from goods sold and services rendered (20=10-11)	20		799,110,551	764,034,006	799,110,551	764,034,006
5	Financial income	21	21	193,487,614	33,231,076	193,487,614	33,231,076
6	Financial expenses	22	22	11,006,783,649	10,567,859,383	11,006,783,649	10,567,859,383
	- In which: Interest expense	23		-	658,379,939	-	658,379,939
7	Selling expenses	25		-	-	-	-
8	General and administrative expenses	26	23	1,164,640,472	1,477,489,265	1,164,640,472	1,477,489,265
9	Operating profit/(Loss) (30 = 20+(21-22)-(25+26))	30		(11,178,825,956)	(11,248,083,566)	(11,178,825,956)	(11,248,083,566)
10	Other income	31		-	-	-	-
11	Other expenses	32		-	-	-	-
12	Profit/(Loss) from other activities (40=31-32)	40	24	-	-	-	-
13	Accounting profit before tax (50=30+40)	50		(11,178,825,956)	(11,248,083,566)	(11,178,825,956)	(11,248,083,566)
14	Net profit after corporate income tax (60=50-51-52)	60		(11,178,825,956)	(11,248,083,566)	(11,178,825,956)	(11,248,083,566)



Chief Accountant
Vu Xuan Duong

General Director
Le Vu Hai

Prepare
Nguyen Thi Na
Hanoi, 29th April 2025

SEPARATE CASH FLOW STATEMENT
(Under indirect method)

FORM B03a-DN
Unit: VND

No.	ITEMS	Codes	Accumulated from the beginning of the year to the end of this period	
			Current year	Previous year
I	CASH FLOWS FROM OPERATING ACTIVITIES			
1	Profit/(Loss) before tax	01	(11,178,825,956)	(11,248,083,566)
2	Adjustments for:			
	Depreciation and amortisation of fixed assets	02	-	-
	Provisions	03	11,006,783,649	9,909,479,444
	(Gain)/loss from investing activities	05	193,487,614	-
	Interest expense	06	-	658,379,939
3	Operating profit before movements in working capital	08	21,445,307	(680,224,183)
	(Increase)/Decrease in receivables	09	(7,230,567,278)	(351,516,846)
	(Increase)/Decrease in inventories	10	-	-
	(Increase)/Decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(2,138,046,135)	(2,486,550,144)
	(Increase)/Decrease in prepaid expenses	12	2,196,600,135	2,038,919,492
	Interest paid	14	-	-
	Other cash inflows	16	-	-
	Other cash outflows	17	(1,000,000)	-
	Net cash generated by/(used in) operating activities	20	(7,151,567,971)	(1,479,371,681)
II	CASH FLOWS FROM INVESTING ACTIVITIES			
1	Cash recovered from investments in other entities	26	-	-
2	Interest earned, dividends and profits received	27	229,073,917	213,367,624
	Net cash generated by /(used in) investing activities	30	229,073,917	213,367,624
	CASH FLOWS FROM FINANCING ACTIVITIES			
	Net cash generated by /(used in) financing activities	40	-	-
	Net increase/(decrease) in cash (50=20+30+40)	50	(6,922,494,054)	(1,266,004,057)
	Cash and cash equivalents at the beginning of the year	60	20,986,453,949	22,944,111,995
	Effects of changes in foreign exchange rates (70=50+60)	70	14,063,959,895	21,678,107,938

Prepare
Nguyen Thi Na
Hanoi, 29th April 2025

Chief Accountant
Vu Xuan Duong

General Director
Le Vu Hai



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B09a-DN

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

1. GENERAL INFORMATION

Ownership form: Joint Stock Company.

Ocean Group Joint Stock Company ("the Company") was incorporated under the first Business Registration Certificate No. 0103017634 dated 31 May 2007 and the 21th amendment of the Business Registration Certificate No. 0102278484 dated 01 July 2024 issued by Hanoi Department of Planning and Investment with the charter capital of VND 3,000,000,000,000. Shares of the Company are listed at Ho Chi Minh City Stock Exchange with the code of OGC.

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

Operating industry and principal activities

- Real estate business;
- Business in real estate exchange (excluding real estate valuation);
- Business in trading center.

Regular manufacturing and business cycle

The Company's regular manufacturing and business cycle is not exceeding 12 months.

Business structure

List of direct subsidiaries at the end of the accounting period includes:

No.	Name of subsidiary	Place of incorporation	Proportion of ownership interest (%)	Proportion of voting power held (%)	Principal activity
1	One Capital Hospitality Joint Stock Company	Hai Duong	55,60	55,60	Hotel services
2	Ocean Natural Resources Development Joint Stock Company	Hanoi	75,05	75,05	Reforestation, forest care and forest exploitation
3	INFO Commodity Exchange Joint Stock Company (*)	Hanoi	100	100	Commodity exchange
4	Viet Nam TKD Real Estate Business Investment CO.,LTD (*)	Hanoi	100	100	Real estate business

List of direct associates at the end of the accounting period includes:

No.	Name of associates	Place of incorporation	Proportion of ownership interest (%)	Proportion of voting power held (%)	Principal activity
1	Ha Noi - Bac Giang BOT Joint Stock Company (**)	Bac Ninh	21,0	21,0	Construction and collection of road service fees

(*) On 16 August 2019, the Company's Board of Directors announced a resolution approving the dissolution policy and assigned capital representatives at these companies to propose dissolution plans to the Shareholders in accordance with the order and accordance with the law.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B09a-DN

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

(**) On 16 September 2019, the Company's Board of Directors announced a Resolution approving the policy of divesting all of the Company's investment capital in this company.

2. FISCAL YEAR AND ACCOUNTING CURRENCY

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

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

3. ACCOUNTING STANDARDS AND SYSTEM

Accounting System

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

Statements for the compliance with Accounting Standards and System

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Financial Statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the main accounting policies applied by the Corporation in preparing separate financial statements:

Accounting estimates

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

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

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

Financial investments

Held to maturity investments

Investments held until maturity include fixed-term bank deposits with a principal term of over 3 months for the purpose of earning interest each period.

Held-to-maturity investments are stated at cost less allowance for bad debts.

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

Investments in subsidiaries, associates and other investments

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

Profit distributions that Company received from the accumulated profits of the subsidiaries after the Company obtains control right are recognized in income statement. Other distributions are considered a recovery of investment and are deducted to the investment value.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**FORM B09a-DN***These notes are an integral part of and should be read in conjunction with the accompanying financial statements*

Profit distributions that Company received from the accumulated profits of the associates after the Company obtains control right are recognized in separate income statement. Other distributions are considered a recovery of investment and are deducted to the investment value.

Investments in subsidiaries, joint ventures, associates and other investments are presented at cost less allowance for diminution in value (if any) in the balance sheet.

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

Allowance for loss of investments

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

Receivables

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

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

Inventories

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

The value of inventory is determined using the weighted average cost method.

Inventory is accounted for using the periodic inventory system.

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

Tangible fixed assets and Depreciation

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

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

	2025
	Years
Machinery and equipment	8
Office equipment	3
Others	3

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

Intangible fixed assets and Amortization

Software and other intangible fixed assets are stated at history cost less accumulated amortization .

Software and other intangible fixed assets are allocated to the income statement using the straight-line method over a period of 3 years.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**FORM B09a-DN***These notes are an integral part of and should be read in conjunction with the accompanying financial statements***Construction in progress**

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

Prepaid expenses

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

Tools and supplies

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

Fixed assets major repairs expenses

Fixed assets major repairs expenses which have significant value incurring one time which are recorded to expenses and amortized on a straight-line basis over 3 years.

Prepaid expenses for renting offices and shopping centers

Rent for offices and shopping centers shows the amount of rent that has been paid in advance. Prepaid expenses are allocated gradually into operating expenses on the straight-line method over the duration of each lease.

Payables

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

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

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

Unrealized revenues

Unrealized revenue includes: advance receipts (e.g., prepayments from customers over multiple accounting periods for leased assets, infrastructure); excluding: advances from customers for which the Company has not provided products, goods, or services; uncollected revenue from leasing assets, providing services over multiple periods.

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

Loans and finance lease liabilities

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

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B09a-DN

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

Recognition and capitalization of Borrowing costs

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

Owners' equity

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

Capital surplus is recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue, or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares.

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

The post-tax profit of the Company is distributed as dividends to shareholders after being approved by the Shareholders' Council at the Annual General Meeting of the Company and after provisions have been made for reserves as stipulated in the Company's Charter.

Dividends are recognized as accounts payable when approved by the Shareholders' Council.

Revenue and other income

Revenue from sale of goods

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

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

Revenue from services

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

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

For interest, dividends, and profits shared and other income: Revenue is recognized when the Company has the ability to receive economic benefits from the activity and it is reliably determinable.

Cost of goods sold

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

OCEAN GROUP JOINT STOCK COMPANY

23rd Floor, Leadvisors Tower, No. 643 Pham Van Dong,
Co Nhue 1 Ward, Bac Tu Liem District, Hanoi

Separate Financial Statements

For the period from 01 January 2025
to 31 March 2025

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**FORM B09a-DN**

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

Financial expenses

Borrowing costs: Recognized monthly based on the loan amount, loan interest rate, and actual number of days borrowed.

Current corporate income tax expense

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

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

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

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

Related parties

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

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

5. CASH AND CASH EQUIVALENTS

	<i>Unit: VND</i>	
	<i>31/03/2025</i>	<i>01/01/2025</i>
Cash on hand and cash in bank	1,063,959,895	6,486,453,949
Cash equivalents	13,000,000,000	14,500,000,000
	14,063,959,895	20,986,453,949

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

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6. FINANCIAL INVESTMENTS

	31/03/2025		01/01/2025		Unit: VND
	Cost	Provision	Cost	Provision	
a) Trading securities					
Hanoi PVR Investment Joint Stock Company	21,755,491,533	(14,278,649,866)	21,755,491,533	(15,052,149,866)	
Fafilm Ho Chi Minh City Joint Stock Company	18,184,066,533	(14,278,649,866)	18,184,066,533	(15,052,149,866)	
	3,571,425,000	-	3,571,425,000	-	
b) Investments in other entities					
b1) Investments in subsidiaries					
One Capital Hospitality Joint Stock Company	1,115,173,383,735	(280,968,011,758)	1,115,173,383,735	(269,187,728,109)	
Ocean Natural Resources Development Joint Stock Company	1,100,999,642,844	(266,794,270,867)	1,100,999,642,844	(255,013,987,218)	
INFO Commodity Exchange Joint Stock Company	11,310,000,000	(11,310,000,000)	11,310,000,000	(11,310,000,000)	
Viet Nam TKD Real Estate Business Investment Co., Ltd	2,818,740,891	(2,818,740,891)	2,818,740,891	(2,818,740,891)	
	45,000,000	(45,000,000)	45,000,000	(45,000,000)	
b2) Investments in associates					
Ha Noi - Bac Giang BOT Joint Stock Company	104,228,000,000	-	104,228,000,000	-	
	104,228,000,000	-	104,228,000,000	-	

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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7. SHORT-TERM TRADE RECEIVABLES

	31/03/2025	01/01/2025
Receivable from customers purchasing apartments	5,202,283,037	5,202,283,037
Short-term trade other receivables	765,625,000	1,063,809,150
	5,967,908,037	6,266,092,187

Unit: VND

8. OTHER RECEIVABLES

	31/03/2025	01/01/2025
a) Short-term		
Advances to employees	16,757,087,850	9,621,087,850
Other receivables	336,171,007	303,356,518
	17,093,258,857	9,924,444,368
b) Long-term		
VNT Company Limited	78,027,802,500	78,027,802,500
Licogi 19 Joint Stock Company	57,000,000,000	57,000,000,000
Leather Footwear & Garment Making Exporting Corporation	44,383,247,680	44,383,247,680
Gia Dinh Development Corporation	62,500,000	62,500,000
Deposits and mortgages	2,173,000	2,173,000
	179,475,723,180	179,475,723,180

Unit: VND

9. INVENTORIES

	31/03/2025	01/01/2025
Work in progress	4,416,647,857	4,416,647,857
	4,416,647,857	4,416,647,857

Unit: VND

10. TANGIBLE FIXED ASSETS

	Motor Vehicles	Office equipment	Total
Historical cost			
As at 01/01/2025	1,265,781,818	113,430,000	1,379,211,818
Additions	-	-	-
As at 31/03/2025	1,265,781,818	113,430,000	1,379,211,818
Accumulated depreciation			
As at 01/01/2025	1,265,781,818	113,430,000	1,379,211,818
Charge for the period	-	-	-
As at 31/03/2025	1,265,781,818	113,430,000	1,379,211,818
Net book value			
As at 01/01/2025	-	-	-
As at 31/03/2025	-	-	-

Unit: VND

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FORM B09a-DN

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

11. LONG-TERM CONSTRUCTION IN PROGRESS

	<i>Unit: VND</i>	
	<i>31/03/2025</i>	<i>01/01/2025</i>
Licogi 19 project	13,786,820,216	13,786,820,216
25 Tran Khanh Du project	16,468,231,409	16,468,231,409
Other projects	2,141,450,014	2,141,450,014
	32,396,501,639	32,396,501,639

12. LONG-TERM PREPAYMENTS

	<i>Unit: VND</i>	
	<i>31/03/2025</i>	<i>01/01/2025</i>
Long-term rental costs for the Trade Center at Thang Long International Village	138,887,380,461	139,884,449,946
Long-term rental costs for Ninh Binh Plaza Commercial Center	40,558,843,006	40,908,493,354
Long-term rental costs for VNT Tower 19 Nguyen Trai	69,216,562,575	69,733,112,433
Long-term rental costs for Starcity Le Van Luong	12,191,699,375	12,278,063,012
Construction and repair costs for Nhat Tan market	8,924,456,710	8,983,559,071
Long-term rental costs for 25 Tan Mai building	4,183,025,334	4,219,306,260
Long-term rental costs of car parking at basement B1 VNT Tower 19 Nguyen Trai	20,076,321,405	20,226,144,699
Other long-term prepaid expenses	8,876,848	10,637,074
	294,047,165,714	296,243,765,849

13. SHORT-TERM ADVANCES FROM CUSTOMERS

	<i>Đơn vị tính: VND</i>	
	<i>31/03/2025</i>	<i>01/01/2025</i>
Customers purchase apartments pay in advance	9,281,642,601	14,365,733,510
	9,281,642,601	14,365,733,510

14. TAXES AND AMOUNTS PAYABLES TO THE STAGE BUDGET

	<i>Unit: VND</i>	
	<i>31/03/2025</i>	<i>01/01/2025</i>
Personal income tax	51,779,000	93,070,800
	51,779,000	93,070,800

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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These notes are an integral part of and should be read in conjunction with the accompanying financial statements

15. UNEARNED REVENUE

	Unit: VND	
	31/03/2025	01/01/2025
a) Short-term		
Short-term unearned revenue	7,315,965,077	7,400,340,077
	7,315,965,077	7,400,340,077
b) Long-term		
Wincommerce General Commercial Services JSC.	186,899,267,943	188,279,146,707
An Thinh Services And Investment JSC.	4,125,939,871	4,154,135,359
Givral Bakery JSC.	49,594,580,668	49,976,077,441
Son Duong Medical Equipment CO.,LTD	4,391,631,046	4,431,051,289
	245,011,419,528	246,840,410,796

16. OTHER PAYABLES

	Unit: VND	
	31/03/2025	01/01/2025
a) Short-term		
Than Dong International Education JSC.	36,008,500,000	36,008,500,000
Gio Hat Company Limited	36,090,811,985	36,090,811,985
Manh Ha Investment and Trading JSC.	28,373,788,160	28,373,788,160
BSC Vietnam JSC.	6,131,655,786	6,131,655,786
National Citizen Commercial Joint Stock Bank	6,000,000,000	6,000,000,000
Other short-term payables	1,293,190,683	1,284,087,783
	113,897,946,614	113,888,843,714
b) Long-term		
Hanoi Hitech Agriculture Investment JSC.	220,500,000,000	220,500,000,000
Than Dong International Education JSC.	200,000,000,000	200,000,000,000
Gio Hat Company Limited	70,067,483,056	70,067,483,056
Viptour - Togi JSC.	28,295,867,512	28,295,867,512
National Citizen Commercial Joint Stock Bank	12,393,653,218	12,393,653,218
Other long-term payables	1,249,649,686	1,249,649,686
	532,506,653,472	532,506,653,472

17. LOANS AND OBLIGATIONS UNDER FINANCE

	Unit: VND			
	01/01/2025	In the period		31/03/2025
	Amount	Increases	Decreases	Amount
Short-term loans	4.500.000.000	-	-	4.500.000.000
Current portion of long-term loan	4.500.000.000	-	-	4.500.000.000
Viptour - Togi JSC.	4.500.000.000	-	-	4.500.000.000
Long-term loans	30.227.733.073	-	-	30.227.733.073
Viptour - Togi JSC.	30.227.733.073	-	-	30.227.733.073
	34.727.733.073	-	-	34.727.733.073

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FORM B09a-DN**18. OWNER'S EQUITY**

	Owner's contributed capital	Other owner's capital	Treasury shares	Investment and development fund	Other reserves	Retained earnings	Total
							Unit: VND
Balance as at 01/01/2024	3.000.000.000.000	1.286.825.482	(10.000)	99.871.176.744	10.830.443.286	(2.623.279.122.829)	488.709.312.683
Profit/(loss) for the year	-	-	-	-	-	75.074.685.369	75.074.685.369
Fund allocation	-	-	-	-	-	(591.341.019)	(591.341.019)
Balance as at 01/01/2025	3.000.000.000.000	1.286.825.482	(10.000)	99.871.176.744	10.830.443.286	(2.548.795.778.479)	563.192.657.033
Profit/(loss) for the year	-	-	-	-	-	(11.178.825.956)	(11.178.825.956)
Balance as at 31/03/2025	3.000.000.000.000	1.286.825.482	(10.000)	99.871.176.744	10.830.443.286	(2.559.974.604.435)	552.013.831.077

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19. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Unit: VND	
	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
Gross revenue from goods sold and services rendered	3.005.611.860	2.797.769.691
Sales of services	3.005.611.860	2.797.769.691
Net revenue from goods sold and services rendered	3.005.611.860	2.797.769.691

20. COST OF SALES

	Unit: VND	
	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
Cost of services rendered	2.206.501.309	2.033.735.685
	2.206.501.309	2.033.735.685

21. FINANCIAL INCOME

	Unit: VND	
	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
Interest income	193.487.614	33.231.076
	193.487.614	33.231.076

22. FINANCIAL EXPENSES

	Unit: VND	
	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
Provision for impairment of investments	11.006.783.649	9.909.479.444
Interest expense	0	658.379.939
	11.006.783.649	10.567.859.383

23. GENERAL AND ADMINISTRATIVE EXPENSES

	Unit: VND	
	From 01/01/2025 to 31/03/2025	From 01/01/2024 to 31/03/2024
Management staff expenses	635.500.000	808.239.127
Stationery expense	1.760.226	5.183.807
Chi bằng tiền khác	527.380.246	664.066.331
	1.164.640.472	1.477.489.265

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24. BAD DEBTS HANDLED OFF THE BALANCE SHEET

	Handling year	31/03/2025	Unit: VND 01/01/2025
Short-term loan receivables		1.143.933.229.981	1.143.933.229.981
Manh Ha Investment and Trading JSC.	2021	480.782.169.169	480.782.169.169
VNECO Hanoi Trading and Investment JSC.	2021	370.150.060.812	370.150.060.812
Gio Hat Co., Ltd	2021	199.001.000.000	199.001.000.000
Bao Linh JSC.	2021	75.000.000.000	75.000.000.000
Phu Nguyen Investment Development JSC.	2021	19.000.000.000	19.000.000.000
Short-term trade receivables		81.273.856.974	81.273.856.974
Tosy Robotics JSC.	2021	27.823.311.313	27.823.311.313
Song Da Construction and Investment JSC.	2021	20.635.963.722	20.635.963.722
North Phi Kha Trading-Service and Manufacturing Co.,Ltd	2021	5.344.267.999	5.344.267.999
Vinafacade JSC.	2021	5.522.659.768	5.522.659.768
Van Phu - Building Investment JSC.	2021	5.707.549.314	5.707.549.314
Hung Yen Material And Metal Co., Ltd	2021	5.096.125.835	5.096.125.835
TVshopping Media JSC.	2021	2.337.931.029	2.337.931.029
Ocean Retail & Assets Management JSC.	2021	3.492.500.351	3.492.500.351
Ms. Nguyen Thi Tuyet	2021	2.500.000.000	2.500.000.000
Others	2021	2.813.547.643	2.813.547.643
Other short-term receivables		899.375.408.667	899.375.408.667
Mr. Luu Duy Hung	2023	835.000.000	835.000.000
Ms. Nguyen Thi Dung	2023	5.365.828.037	5.365.828.037
Ms. Duong Thuy Chi	2023	577.400.136	577.400.136
Binh Duong Xanh JSC.	2021	270.150.000.000	270.150.000.000
VNT Co., Ltd	2021	161.545.208.763	161.545.208.763
Viet Nam Development of Trade and Investment Co., Ltd	2021	56.768.170.073	56.768.170.073
Vneco Hanoi Trading and Investment JSC.	2021	58.929.396.402	58.929.396.402
Manh Ha Investment and Trading JSC.	2021	40.928.235.832	40.928.235.832
Gio Hat Co., Ltd	2021	22.866.062.385	22.866.062.385
Bao Linh JSC.	2021	7.236.369.444	7.236.369.444
Phu Nguyen Investment Development JSC.	2021	7.085.149.998	7.085.149.998
BMC Ha Noi Investment Construction and Trading JSC.	2021	28.002.299.999	28.002.299.999
317 Truong Chinh project	2021	904.349.500	904.349.500
Lam Hong Investment JSC.	2021	35.515.056.108	35.515.056.108
25 Tran Khanh Du project	2021	2.132.720.000	2.132.720.000
Mr. Nguyen Khoa Dien	2021	45.620.165.000	45.620.165.000
Ms. Nguyen Trinh Minh Ha	2021	35.300.000.000	35.300.000.000
Ms. Dao Thi Diep Huong	2021	27.470.959.196	27.470.959.196
Ms. Nguyen Thi Xuyen	2021	6.737.500.000	6.737.500.000
Mr. Dao Vu Nguyen	2021	6.095.864.000	6.095.864.000
Ms. Tran Thi Thu Huong	2021	2.081.000.000	2.081.000.000
Mr. Le Tien Ngoc	2021	2.679.720.105	2.679.720.105
Others	2021	29.533.550.110	29.533.550.110
Expenses to support the construction of An Ha Pagoda	2020	7.691.868.657	7.691.868.657
Mr. Ha Van Tham	2020	9.750.800.000	9.750.800.000
Mr. Hoang Van Tuyen	2020	18.500.000.000	18.500.000.000
Others	2020	9.072.734.922	9.072.734.922

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	Handling year	31/03/2025	Unit: VND 01/01/2025
Deficits in assets awaiting solution	2021	3.508.248.253	3.508.248.253
Short-term advances to suppliers		176.637.298.868	176.637.298.868
Song Da Construction And Investment JSC.	2023	8.289.079.493	8.289.079.493
Others	2023	201.651.041	201.651.041
Thanh An Investment JSC.	2021	144.000.000.000	144.000.000.000
Key Vietnam Law Co., Ltd	2021	10.000.000.000	10.000.000.000
Topcare Investment and Trading Co., Ltd	2021	10.000.000.000	10.000.000.000
Thanh Dong Investment, Construction and Commercial JSC.	2021	1.835.234.949	1.835.234.949
Others	2021	2.311.333.385	2.311.333.385
Long-term trade receivables		258.013.998.565	258.013.998.565
BMC Ha Noi Investment Construction and Trading JSC.	2021	66.000.000.000	66.000.000.000
Lien Viet Consultancy And Investment JSC.	2021	145.000.000.000	145.000.000.000
BSC Vietnam JSC.	2021	4.850.000.000	4.850.000.000
Gia Dinh Development Corporation	2021	2.146.109.684	2.146.109.684
Hanoi PVR Investment JSC.	2021	40.017.888.881	40.017.888.881
Total		2.562.742.041.308	2.562.742.041.308

Prepare
Nguyen Thi Na
Hanoi, 29th April 2025

Chief Accountant
Vu Xuan Duong

General Director
Le Vu Hai

