



OCEAN GROUP JOINT STOCK COMPANY
REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the period ended 30/06/2025

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REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Ocean Group Joint Stock Company presents this report together with the reviewed interim consolidated financial statements for the period ended 30/06/2025.

THE COMPANY

Ocean Group Joint Stock Company (hereinafter referred to as “the Company”) is established and operating under the Enterprise Registration Certificate No. 0102278484 issued by the Department of Planning and Investment of Hanoi City first time No. 0103017634 on 31st May 2007, the 22nd changes on 25th August 2025 on the change of legal representative of the Company.

The charter capital of the Company according to the 22nd amended Business Registration Certificate dated 25/08/2025 is VND 3,000,000,000,000 (*In words: Three trillion VND*).

The Company's shares are listed on the HOSE with the stock code OGC. At the time of this report, OGC shares are still under the warning status according to Notice No. 644/TB-SGDHCM dated 4th April 2025 of the Ho Chi Minh City Stock Exchange.

Address of the Company's head office: 23rd Floor, Leadvisors Tower Building, No. 643 Pham Van Dong, Nghia Do Ward, Hanoi City, Vietnam.

BOARD OF MANAGEMENT, BOARD OF SUPERVISORS AND BOARD OF GENERAL DIRECTORS

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

Board of Management

Mrs. Le Thi Viet Nga	Chairman
Mr. Le Dinh Quang	Member
Mr. Nguyen Dung Minh	Member
Mrs. Nguyen Thi Lan Huong	Member
Mr. Nguyen Duc Minh	Member

Board of Supervisors

Mrs. Duong Thi Mai Huong	Head of the Board
Mrs. Le Thi Bich Hanh	Member
Mrs. Tran Thi Chung	Member

Board of General Directors

Mr. Le Vu Hai	General Director
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SUBSEQUENT EVENTS

According to the Board of General Directors, in all material respects, there have been no other significant events occurring after the balance sheet date, affecting the financial position and operation of the Company which would require adjustments to or disclosures to be made in the interim consolidated financial statements for the year ended 30/6/2025.

AUDITORS

The Company's interim consolidated financial statements for the period ended 30/06/2025 have been reviewed by CPA VIETNAM Auditing Company limited - A Member Firm of INPACT.

REPORT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)

THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY

The Company's Board of General Directors is responsible for preparing the interim consolidated financial statements, which give a true and fair view of the financial position of the Company as at 30/06/2025 as well as of its income and consolidated cash flows statements for the period then ended, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of consolidated financial statements. In preparing these consolidated financial statements, the Board of General Directors is required to:

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

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

The Board of General Directors confirms that the Company has complied with the above requirements in preparing the interim consolidated financial statements.

For and on behalf of the Board of General Directors,



Mr. Le Vu Hai

General Director

Hanoi, 29th August 2025

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No: 414/2025/BCSXHN-CPA VIETNAM-NV2

REVIEW REPORT OF THE INTERIM FINANCIAL STATEMENTS

To: **Shareholders**
Boards of Management, Supervisors and General Directors
Ocean Group Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of Ocean Group Joint Stock Company, as prepared on 29th August 2025, set out on page 06 to page 51, including the Interim Consolidated Balance Sheet as at 30/6/2025, and the Interim Consolidated Income Statement, and Interim Consolidated Cash flows Statement for the period ended 30/6/2025, and Notes to the Interim Consolidated Financial Statements.

The Board of General Directors' responsibility

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

Auditors' Responsibility

Our responsibility is to express a conclusion on the interim consolidated financial statements based on the results of our review. We conducted our review in accordance with Vietnam Standards of review service contract No. 2410 - Review of interim financial information performed by the Corporation's independent auditors.

The review of interim consolidated financial information includes the interviews of people who are responsible for the financial and accounting matters, and performance of other analytical and review procedures. Basically, a review has a narrower scope than that of an audit in accordance with the Vietnam Auditing Standards and consequently, it does not allow us to gain assurance that we will be aware of all material issues that may be discovered during an audit. Accordingly, we do not express an audit opinion.

Auditors' conclusions

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the financial position of the Company as at 30/06/2025, its interim consolidated financial performance and interim cash flows for the accounting period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

Emphasis of matter

As presented in Note 5.6 and Note 5.22 in the Notes to the Interim Consolidated Financial Statements, which describe the agreements entered into by the Company with its partners to contribute capital and receive capital contributions for the joint implementation of the Project on the construction of the regulating lake park within the Southwest Hanoi Urban Area. The Company's management has prudently assessed the cooperative investment amount of VND 78,027,802,500 advanced to VNT Co., Ltd. and 7,000,000 OCH shares currently pledged as collateral for the Company's obligations to Than Dong International Education Joint Stock Company. At the same time, the Company has not incurred any contingent liabilities relating to the VND 200 billion received as capital contribution from Than Dong International Education Joint Stock Company. Accordingly, as of 30th June 2025, no related provisions have been recognized in the Company's Interim Consolidated Financial Statements.

Emphasis of matter (Continued)

As presented in Note 5.6 and Note 5.22 in the Notes to the Interim Consolidated Financial Statements, which describe the agreements entered into by the Company with its partners to contribute capital and receive capital contributions for the joint implementation of the Project on the construction of the Mixed-use Building – Commercial Offices and Residential Apartments on Le Van Luong Street, Thanh Xuan Ward, Hanoi. The Company's management has prudently assessed that the cooperative investment amount of VND 57 billion advanced to Licogi 19 Joint Stock Company and the construction in progress of the project amounting to VND 13,786,820,216 are not impaired, and at the same time, the Company has not incurred any contingent liabilities relating to the VND 220.5 billion received as capital contribution from High-Tech Agricultural Investment Joint Stock Company. Accordingly, no related provisions have been recognized in the Company's Interim Consolidated Financial Statements.

Our conclusion is not modified in respect of the above matters.



Mrs. Nguyen Thi Mai Hoa

Deputy General Director

Audit Practising Registration Certificate: 2326-2023-137-1

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

For and on behalf of,

CPA VIETNAM AUDITING COMPANY LIMITED

A Member of INPACT

Hanoi, 29th August 2025

INTERIM CONSOLIDATED BALANCE SHEET

As at 30/06/2025

ASSETS	Code	Note	30/6/2025	01/01/2025
			VND	VND
A - CURRENT ASSETS (100=110+120+130+140+150)	100		565,371,706,679	676,236,857,416
I. Cash and Cash Equivalents	110	5.1	164,673,522,923	190,735,461,868
1. Cash	111		109,273,522,923	73,435,461,868
2. Cash Equivalents	112		55,400,000,000	117,300,000,000
II. Short-term Financial Investments	120		47,752,972,824	32,738,333,738
1. Trading securities	121	5.2	21,755,664,092	21,755,664,092
2. Allowances for decline in value of trading securities	122	5.2	(14,839,895,892)	(15,052,229,225)
3. Held-to-Maturity Investments	123	5.2	40,837,204,624	26,034,898,871
III. Short-term Receivables	130		188,834,772,568	197,129,141,591
1. Short-term receivables from customers	131	5.3	29,528,819,671	27,957,315,328
2. Short-term Advances to Suppliers	132	5.4	131,278,185,746	66,872,330,619
5. Short-term Loan Receivables	135	5.5	6,355,959,999	5,900,000,000
6. Other Short-term Receivables	136	5.6	203,378,938,629	274,516,712,466
7. Provision for doubtful debts	137	5.7	(183,697,761,418)	(180,109,612,335)
8. Shortage of assets awaiting resolution	139		1,990,629,941	1,992,395,513
IV. Inventories	140	5.8	141,074,074,455	233,301,649,588
1. Inventories	141		142,007,715,879	335,554,876,361
2. Allowances for devaluation of inventories	149		(933,641,424)	(102,253,226,773)
V. Other Current Assets	150		23,036,363,909	22,332,270,631
1. Short-term prepaid expenses	151	5.9	4,286,221,754	3,121,996,508
2. Value added tax is deducted	152		8,616,154,004	9,825,446,307
3. Taxes and other receivables from government budget	153	5.19	10,133,988,151	9,384,827,816
B - NON-CURRENT ASSETS (200=210+220+240+250+260)	200		3,863,462,603,050	3,832,374,243,764
I. Long-term Receivables	210		324,418,854,410	323,836,126,954
6. Other Long-term Receivables	216	5.6	324,418,854,410	323,836,126,954
II. Fixed Assets	220		471,456,150,374	482,842,470,131
1. Tangible Fixed Assets	221	5.10	416,637,682,978	427,179,420,965
- Historical Cost	222		839,517,597,618	830,786,741,015
- Accumulated Depreciation	223		(422,879,914,640)	(403,607,320,050)
3. Intangible Fixed Assets	227	5.11	54,818,467,396	55,663,049,166
- Historical Cost	228		76,139,200,065	75,516,700,065
- Accumulated Amortization	229		(21,320,732,669)	(19,853,650,899)
III. Investment properties	230	5.12	20,576,115,711	21,178,712,553
1. Historical costs	231		36,155,810,460	36,155,810,460
2. Accumulated depreciation	232		(15,579,694,749)	(14,977,097,907)
IV. Long-term Work-in-progress Assets	240		211,978,720,869	214,342,763,029
2. Construction in Progress	242	5.13	211,978,720,869	214,342,763,029
V. Long-term Financial Investments	250	5.14	2,286,792,958,431	2,293,114,255,643
2. Investments in joint ventures and associates	252		201,792,958,431	208,114,255,643
3. Investments in equity of other entities	253		2,101,423,700,000	2,101,423,700,000
4. Allowances for long-term investments	254		(16,423,700,000)	(16,423,700,000)
VI. Other Non-current Assets	260		548,239,803,255	497,059,915,454
1. Long-term Prepaid Expenses	261	5.9	460,964,874,326	464,684,457,865
2. Deferred income tax assets	262	5.15	213,154,834	241,943,120
4. Goodwill	268	5.16	87,061,774,095	32,133,514,469
TOTAL ASSETS (270 = 100+200)	270		4,428,834,309,729	4,508,611,101,180

INTERIM CONSOLIDATED BALANCE SHEET (Continued)
As at 30/06/2025

RESOURCES	Code	Node	30/6/2025 VND	01/01/2025 VND
C- LIABILITIES (300=310+330)	300		2,753,539,322,002	2,773,612,325,843
I. Current Liabilities	310		766,430,869,710	723,732,909,020
1. Short-term Trade Payables	311	5.17	29,905,782,110	28,583,088,332
2. Short-term Advances from Customers	312	5.18	15,521,295,790	15,629,071,900
3. Taxes and Payables to the State Budget	313	5.19	223,758,835,785	229,203,463,779
4. Payables to Employees	314		15,755,608,667	11,867,951,136
5. Short-term accrued expenses	315	5.20	21,303,164,963	13,117,056,461
8. Short-term unearned revenues	318	5.21	6,208,728,081	5,882,416,956
9. Other Short-term Payables	319	5.22	191,812,311,373	249,320,115,674
Short-term borrowings and finance lease				
10. liabilities	320	5.23	250,274,731,629	155,296,663,881
11. Short-term provisions	321		-	3,386,672,199
12. Bonus and welfare funds	322		11,890,411,312	11,446,408,702
II. Long-term Liabilities	330		1,987,108,452,292	2,049,879,416,823
1. Long-term trade payables	331	5.17	2,235,664,458	2,625,664,458
6. Long-term unearned revenue	336	5.21	193,969,344,365	196,864,333,355
7. Other long-term payables	337	5.22	541,057,358,968	540,883,536,898
Long-term borrowings and finance lease				
8. liabilities	338	5.23	1,210,000,000,000	1,270,000,000,000
11. Deferred income tax payables	341	5.24	39,846,084,501	39,505,882,112
D- OWNERS' EQUITY (400 = 410)	400		1,675,294,987,727	1,734,998,775,337
I- Owners' Equity	410	5.25	1,675,294,987,727	1,734,998,775,337
1. Contributed Capital	411		3,000,000,000,000	3,000,000,000,000
- Ordinary shares with voting rights	411a		3,000,000,000,000	3,000,000,000,000
3. Other capital	414		6,270,825,481	6,270,825,481
4. Treasury shares	415		(10,000)	(10,000)
7. Development and investment funds	418		105,856,397,426	105,495,925,035
9. Other equity funds	420		14,345,072,839	14,345,072,839
10. Undistributed profit after tax	421		(2,472,107,505,908)	(2,448,628,588,999)
- Undistributed profit after tax brought forward	421a		(2,474,161,486,102)	(2,549,088,409,927)
- Undistributed profit after tax for the current period	421b		2,053,980,194	100,459,820,928
13. Non-controlling interests	429		1,020,930,207,889	1,057,515,550,981
TOTAL RESOURCES (440 = 300+400)	440		4,428,834,309,729	4,508,611,101,180

Hà Nội, 29th August 2025

Preparer

Chief Accountant

General Director

Nguyen Thi Na

Vu Xuan Duong



Le Vu Hai

INTERIM CONSOLIDATED INCOME STATEMENT
For the period ended 30/06/2025

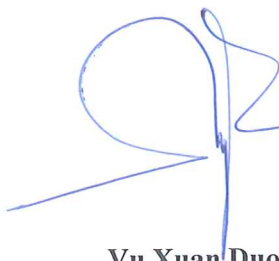
ITEMS	Code	Note	For the period ended 30/6/2025	For the period ended 30/6/2024
			VND	VND
1. Revenues from sales and services rendered	01	6.1	327,838,356,420	292,313,320,930
2. Revenue deductions	02	6.2	16,241,537,222	7,502,125,740
3. Net revenues from sales and services rendered (10 = 01-02)	10	6.3	311,596,819,198	284,811,195,190
4. Cost of goods sold	11	6.4	210,459,564,647	196,891,250,164
5. Gross revenues from sales and services rendered (20 = 10-11)	20		101,137,254,551	87,919,945,026
6. Financial income	21	6.5	5,120,782,107	11,776,003,549
7. Financial expenses	22	6.6	53,674,792,356	53,063,232,808
<i>In which: interest expenses</i>	23		53,882,305,472	53,049,951,563
8. Share of profit or loss of associates and joint ventures	24		22,028,702,788	14,798,433,694
9. Selling expenses	25	6.7	54,158,951,797	45,973,965,197
10. General administrative expenses	26	6.7	53,639,953,921	54,081,061,896
11. Net profits from operating activities {30 = 20+(21-22)+24-(25+26)}	30		(33,186,958,628)	(38,623,877,632)
12. Other income	31	6.8	25,875,650	433,915,518
13. Other expenses	32	6.8	5,912,254,553	6,205,972,262
14. Other profits (40 = 31-32)	40	6.8	(5,886,378,903)	(5,772,056,744)
15. Total net profit before tax (50 = 30+40+45)	50		(39,073,337,531)	(44,395,934,376)
16. Current corporate income tax expenses	51	6.9	5,532,676,834	6,670,655,320
17. Deferred corporate income tax expenses	52	6.10	368,990,675	(112,947,173)
18. Profits after corporate income tax (60 = 50-51-52)	60		(44,975,005,040)	(50,953,642,523)
19. Profit after tax attributable to owners of the parent	61		2,053,980,194	4,347,683,971
20. Profit after tax attributable to non-controlling interests	62		(47,028,985,234)	(55,301,326,494)
21. Basic earnings per share	70	6.11	7	14

Preparer



Nguyen Thi Na

Chief Accountant



Vu Xuan Duong

Hanoi, 29th August 2025
General Director



Le Vu Hai

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the period ended 30/06/2025

ITEMS	Code	Note	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND (Re-presentation)
I. Cash Flows from Operating Activities				
1. Profit Before Tax	01		(39,073,337,531)	(44,395,934,376)
2. Adjustments for				
- Depreciation of Fixed Assets and Investment Properties	02		22,581,489,716	24,188,822,372
- Provisions	03		(10,856,449)	(4,155,006,055)
- Unrealized Foreign Exchange Gains/Losses	04		(56,604,425)	(55,184,098)
- Gains/Losses from Investment Activities	05		(27,006,306,851)	(26,482,205,957)
- Interest Expenses	06		53,882,305,472	53,049,951,563
3. Profit from Operating Activities Before Changes in Working Capital	08		10,316,689,932	2,150,443,449
- Increase/Decrease in Receivables	09		35,842,061,424	(20,782,119,595)
- Increase/Decrease in Inventories	10		92,227,575,133	(1,593,792,656)
- Increase/Decrease in Payables	11		(85,749,875,098)	(149,755,512)
- Increase/Decrease in Prepaid Expenses	12		(10,817,583,837)	10,859,749,718
- Interest Paid	14		(54,113,584,868)	(54,344,917,782)
- Corporate Income Tax Paid	15		(28,129,010,435)	(38,589,462,853)
- Other Payments from Operating Activities	17		(492,458,670)	(687,801,612)
Net Cash Flows from Operating Activities	20		(40,916,186,419)	(103,137,656,843)
II. Cash Flows from Investing Activities				
1. Payments for Purchase and Construction of Fixed Assets and Other Long-term Assets	21		(63,156,790,583)	(4,609,988,909)
2. Proceeds from Disposal of Fixed Assets and Other Long-term Assets	22		11,388,889	12,909,091
3. Payments for Loans Granted and Purchase of Debt Instruments of Other Entities	23		(19,371,605,753)	-
4. Proceeds from Loan Recoveries and Sale of Debt Instruments of Other Entities	24		4,113,340,001	21,041,946,492
5. Investments in other entities	25		(1,000,000,000)	-
7. Interest Received, Dividends, and Profits Distributed	27		3,542,526,487	2,605,056,736
Net Cash Flows from Investing Activities	30		(75,861,140,959)	19,049,923,410
III. Cash Flows from Financing Activities				
1. Proceeds from issuance of shares and receipt of contributed capital	31		55,680,716,260	-
3. Proceeds from Borrowings	33		69,580,078,420	41,259,528,146
4. Payments of Principal on Borrowings	34		(34,602,010,672)	(32,398,031,809)
Net Cash Flows from Financing Activities	40		90,658,784,008	8,861,496,337
Net Cash Flows for the Year (50 = 20+30+40)	50		(26,118,543,370)	(75,226,237,096)
Cash and Cash Equivalents at Beginning of Year	60	5.1	190,735,461,868	197,951,313,504
Effect of Exchange Rate Fluctuations on Cash and Cash Equivalents	61		56,604,425	55,184,098
Cash and Cash Equivalents at End of Year (70 = 50+60+61)	70	5.1	164,673,522,923	122,780,260,506

Ha Noi, 29th August 2025

Preparer

Nguyen Thi Na

Chief Accountant

Vu Xuan Duong

General Director



Le Vu Hai

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period ended 30/06/2025

1. COMPANY INFORMATION**1.1 Form of equity ownership**

Ocean Group Joint Stock Company established and operating under the Enterprise Registration Certificate No. 0102278484 issued by the Department of Planning and Investment of Hanoi City first time No. 0103017634 on 31st May 2007, the 22nd changes on 25th August 2025 on the change of legal representative of the Company.

The charter capital of the Company according to the 22nd amended Business Registration Certificate dated 25/08/2025 is VND 3,000,000,000,000 (*In words: Three trillion VND*).

The Company's shares are listed on the HOSE with the stock code OGC. At the time of this report, OGC shares are still under the warning status according to Notice No.644/TB-SGDHCM dated 04/04/2025 of the Ho Chi Minh City Stock Exchange.

Address of the Company's head office: 23rd Floor, Leadvisors Tower Building, No. 643 Pham Van Dong, Nghia Do Ward, Hanoi City.

The total number of employees of the Parent Company and its subsidiaries as at 30/06/2025 was 1,171 (as at 31/12/2024 is 1,100).

1.2 Operating industries and principal activities

- Real estate business;
- Real estate trading floor business (except real estate valuation);
- Commercial center business.

The Company's main activities during the period: real estate trading and office leasing.

1.3 Normal operating cycle

The Company's normal business production cycle is 12 months.

1.4 The Company structure

As at 30/6/2025, the Company has the following subsidiaries and associates:

Name	Address	Main business activities	Capital ratio	Voting ratio
Investments in Subsidiaries				
One Capital Hospitality Joint Stock Company(****)	Hanoi	Travel, Restaurant, Hotel	55.60%	55.60%
Ocean Natural Resources Development Joint Stock Company (*)	Hanoi	Afforestation, forest care, logging, wood production	75.05%	75.05%
INFO Commodities Exchange JSC (**)	Hanoi	Commodity Exchange	100.00%	100.00%
Vietnam TKD Real Estate Business Investment Company Limited (***)	Hanoi	Real estate business	100.00%	100.00%
Investments in Associates				
Hanoi - Bac Giang BOT Investment Joint Stock Company	Bac Ninh	Construction and collection of road use service fees	21.00%	21.00%

(*)According to Decision No. 61/QĐ-SKHĐT dated 09/05/2018 of the Department of Planning and Investment of Lang Son province on project revocation and Notice No. 69/TB-STNMT dated 25/06/2018 of the Department of Natural Resources and Environment of Lang Son province on project land revocation, Dai Duong Natural Resources Development Joint Stock Company is required to move assets out of the land within 24 months from 9th May 2018. This company has stopped operating and has no production and business activities during the period.

(**)According to Decision No. 3920/QĐ-BCT dated 18/10/2018 of the Ministry of Industry and Trade on revoking the license to establish the INFO Commodities Exchange JSC. This company has stopped operating and has no production and business activities during the period.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

1.4 The Company structure (Continued)

(***) Vietnam TKD Real Estate Business Investment Company Limited was established in January 2015, however, the capital contribution obligation has not been fully fulfilled by the members. This company has stopped operating and had no production and business activities during the period.

(****) As at 30/06/2025, One Capital Hospitality Joint Stock Company (OCH) has the following Subsidiaries and Associates:

Name	Address	Main business activities	Capital contribution ratio	Benefit ratio	Voting ratio
Direct subsidiary					
Tan Viet Joint Stock Company	Nha Trang	Short-term accommodation services	51.42%	51.42%	51.42%
One Capital Consumer Joint Stock Company (i)	Hanoi	Food manufacturing; manufacture of products from flour. Processing and preserving meat and products from meat	50.83%	62.67%	62.72%
Viptour - Togi Joint Stock Company	Ha Noi	Accommodation services	86.13%	86.13%	86.13%
Evening Star Nha Trang Joint Stock Company	Nha Trang	Restaurants and mobile food services	99.9997%	99.9997%	99.9997%
Leadvisors Special Opportunities Fund (ii)	Ha Noi	Securities investment fund management. securities investment company	99.00%	99.63%	100.00%
Indirect subsidiary					
Trang Tien Ice Cream Joint Stock Company <i>Indirectly held through One Capital Consumer Joint Stock Company</i>	Hanoi	Processing of milk and dairy products		62.66%	99.98%
Givral Bakery Joint Stock Company <i>Indirectly held through One Capital Consumer Joint Stock Company</i>	Ho Chi Minh	Production of cakes from flour		62.67%	99.99997 %
Japan Foods Joint Stock Company <i>Indirectly held through One Capital Consumer Joint Stock Company</i>	Hanoi	Processing and preserving seafood. meat and products from seafood and meat		62.67%	100.00%
Fuji Food Joint Stock Company <i>Indirectly held through Trang Tien Ice Cream Joint Stock Company</i>	Hanoi	Processing and preserving seafood. meat and products from seafood and meat		31.96%	51.00%
Binh Hung Manufacturing Company Limited <i>Indirectly held through Givral Bakery Joint Stock Company</i>	Bac Ninh	Real estate business. land use rights owned. used or leased		62.67%	100.00%
Tin Phat Ice Cream Joint Stock Company <i>Indirectly held through Trang Tien Ice Cream Joint Stock Company</i>	Ha Noi	Processing of milk and dairy products		62.58%	99.87%

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

1.4 The Company structure (Continued)

(i) OCH directly holds 50.83% and OCH's subsidiary, Leadvisors Special Opportunities Fund, holds 11.84% of the share capital in One Capital Consumer Joint Stock Company.

(ii) OCH directly holds 99% and OCH's subsidiary, Grival Bakery Joint Stock Company, holds 1% of the contributed capital in Leadvisors Special Opportunity Fund.

1.5 Statement of information comparability on the interim consolidated financial statements

The Company ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC dated 22/12/2014 issued by the Ministry of Finance and Circular 200/2014/TT-BTC dated 22/12/2014. Therefore, the information and figures presented in the consolidated financial statements are comparable.

2. FISCAL YEAR AND ACCOUNTING CURRENCY**2.1 Fiscal year**

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

The interim consolidated financial statements are prepared for the period ended 30/06/2025.

2.2 Accounting currency

The accompanying interim consolidated financial statements are expressed in Vietnamese Dong (VND).

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

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

3.2 Statements for the compliance with Accounting Standards and System

The Board of General Director ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Interim Consolidated Financial Statements for the period ended 30/06/2025.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Basis of preparation of the interim consolidated financial statements

The Company's interim consolidated financial statements are prepared in accordance with Circular 202/2014/TT-BTC dated 22/12/2014 of the Ministry of Finance on Guidance on methods of preparing and presenting consolidated financial statements, specifically:

The interim consolidated financial statements include the interim financial statements of the Company and the interim financial statements of the Company controlled by the Company (the Subsidiaries) prepared for the period ended 30/06/2025. The controlling activity is achieved when the Company has the power to govern the financial and operating policies of an investee company so as to obtain benefits from its activities.

The results of operations of subsidiaries acquired or sold during the period are presented in the Interim Consolidated Statement of Income from the date of acquisition or up to the date of sale of the investment in that subsidiary.

Where necessary, adjustments are made to the Financial Statements of Subsidiaries to bring their accounting policies in line with those of the Company and its Subsidiaries.

All transactions and balances between Companies within the same Company are eliminated upon consolidation of the Interim Financial Statements.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Basis of preparation of the consolidated financial statements (Continued)**

The non-controlling interest in the consolidated net assets of the subsidiary is identified as a consolidated item from the equity of the parent company. The non-controlling interest consists of the amount of the non-controlling interests at the date of the original business combination and the non-controlling interest in changes in equity since the date of the business combination. Losses arising at the subsidiary must be allocated in proportion to the ownership interest of the non-controlling shareholders, even if such losses are greater than the ownership interest of the non-controlling shareholders in the net assets of the subsidiary.

The assets, liabilities and contingent liabilities of the Subsidiary are measured at their fair values at the date of acquisition. Any additional difference between the purchase price and the fair value of the assets acquired is recognised as goodwill. Any negative difference between the purchase price and the fair value of the assets acquired is recognised in the income statement for the period in which the Subsidiary is acquired.

Accounting estimates

The preparation of the interim consolidated financial statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the interim consolidated financial statements and the reported amounts of revenues and expenses during the period. 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**Trading securities**

Trading securities are those held by the Company for trading purposes. Trading securities are initially recognized at cost which include fair value of the payment made at the time of transaction plus any directly attributable transaction cost.

At the subsequent financial years, the trading securities are measured at cost less allowance for diminution in value.

An allowance for diminution in value of trading securities is made in conformity with current accounting regulations.

Loans

Loans are stated at cost less allowance for doubtful loans.

Allowance for doubtful loans is made in conformity with current accounting regulations.

Investments in associates and other investments

Investments in associates and joint ventures in which the Company has significant influence are presented under the equity method in the Interim Consolidated Financial Statements.

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)*Allowance for loss of investments*

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

Receivables

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

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

Inventories

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

The cost of inventories is determined in accordance with the weighted average method.

Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution. The Company uses the perpetual inventory method and the inventory cost is calculated via weighted average.

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

Tangible fixed assets and Depreciation

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

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

	<u>Years</u>
Buildings and Structures	04 - 45
Machinery equipment	03 - 25
Office equipment	03 - 10
Transportation means	06 - 15
Others	04 - 08

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 period.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Intangible fixed assets and Amortization**

Intangible fixed assets are accounting software which are stated at cost less accumulated depreciation. The cost of intangible fixed assets is the total cost that the Company must spend to acquire intangible fixed assets up to the time the asset is ready for use. Computer software is depreciated using the straight-line method based on the estimated useful life of 03 years.

Land use rights: are all actual costs the Company has spent directly related to the land area used, including: money spent to obtain land use rights, costs for compensation, site clearance, site leveling, and registration fees.

Intangible fixed assets are Land Use Rights with a definite term, amortized using the straight-line method based on the effective period of the land use right certificate. Land use rights are amortized over a period of 40 years.

Investment properties

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

The cost of an investment property comprises all costs paid by the Company or the fair value of other consideration given to acquire the investment property at the time of its acquisition or completion of construction.

Expenses related to Investment Real Estate arising after initial recognition must be recorded as production and business expenses in the period, unless these expenses are likely to make Investment Real Estate generate more economic benefits in the future than the initially assessed level of operation, then they are recorded as an increase in the original cost of Investment Real Estate.

Investment real estate for lease is depreciated using the straight-line method over its estimated useful life, as follows:

	<u>Years</u>
Buildings and Structures	30

Business cooperation contract (BCC)

A business cooperation contract (BCC) is a contractual agreement between two or more parties to jointly carry out an economic activity without forming an independent legal entity. This activity may be jointly controlled by the capital contributors under the joint venture agreement or controlled by one of the participating parties.

The company that contributes money to the business cooperation (BCC) activity is recorded as a receivable. During the implementation of the BCC activity, the BCC stipulates that the parties jointly divide the business cooperation results of the BCC as follows:

- The parties shall record in the Business Performance Report the revenue, expenses and profits corresponding to the share divided according to the BCC agreement.
- The party performing the accounting of the BCC shall be obliged to perform the BCC's obligations to the State Budget on behalf of the other parties, perform tax settlement and reallocate this obligation to the other parties according to the BCC agreement.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Prepaid expenses**

Prepaid expenses reflect actual expenses that have been incurred but are related to the business performance of many accounting periods and the transfer of these expenses to the business performance of the following accounting periods.

Prepaid expenses: are recorded at original cost and classified into short-term and long-term on the Balance Sheet based on the prepayment period of each contract.

Prepaid expenses are allocated using the straight-line method over the lease term (for house rental, land rental, operating lease, etc.), over the useful life but not exceeding 3 years.

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.

Payables

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

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

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, payables for import through trustees of which the seller is an independent entity with the Company.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

Accrued expenses

Actual expenses not yet paid but deducted in advance from production and business expenses in the period to ensure that when actual expenses arise, they do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses.

The Company records payable expenses according to the following main expense contents:

- Interest expense
- Other payable expenses

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 consolidated loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**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".

Unrealized revenues

Unearned revenue includes revenue received in advance such as: Amounts paid in advance by customers for one or more accounting periods for asset leasing. Periodically, calculate, determine and transfer unrealized revenue to revenue in the period in accordance with the asset leasing period.

Owners' equity

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

Capital surpluses are 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 are recorded as a decrease in share premiums.

Other sources of capital are due to the supplementation from business profits, revaluation of assets and net carrying values between the fair values of the assets gifted or granted to the Company after deducting taxes payable (if any) related to these assets.

Profit after corporate income tax is distributed to shareholders after setting up funds in accordance with the Company's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

Dividends are recognized as a liability when approved by the General Meeting of Shareholders.

Revenue and other income

The Company's revenue includes revenue from real estate sales and service provision...

Revenue from goods

Sales revenue is recognized when all five (5) following conditions are satisfied at the same time:

- The company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- Revenue is determined with relative certainty;
- The company will gain economic benefits from the sale transaction;
- Identify the costs associated with a sales transaction.

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:

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30/06/2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue and other income (Continued)

Revenue from real estate

The Company's revenue from sale of real estate is recognized when it satisfies all following conditions:

- The real estate is totally completed and handed over to the buyer. The Company has transferred the significant risks and rewards of ownership of the real estate to the buyer.
- The Company does not retain managerial right over the real estate as the owners or control involvement with the real estate.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The costs incurred in respect of the transaction can be measured reliably.

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

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

Cost of goods sold

Cost of goods sold is the total cost incurred in providing services; the cost of production of construction products during the period is consistent with the revenue principle. Expenses exceeding the normal level of inventories are recorded immediately in the cost of goods sold.

Financial expenses

Financial expenses reflect expenses incurred during the period, mainly including borrowing costs, provisions for devaluation of trading securities, provisions for losses on investments in other entities, losses incurred when selling foreign currencies, and exchange rate losses.

Current corporate income tax expense and deferred corporate income tax expense

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

- Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.
- Deferred income tax expenses: is corporate income tax payable in the future arising from: recognising deferred income tax payable during the year; reversing deferred tax assets recognised in previous years/periods; not recognising deferred tax assets or deferred tax liabilities arising from transactions that directly recorded to equity.

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

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

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

Earnings per share

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

Segment reporting

A segment is a distinguishable component of the Company that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment) that is subject to risks and returns that are different from those of other segments. The Board of Directors considers that the Company operates in four business segments: Sales of finished goods and products; Hotel and premises leasing; Real estate and other activities in a single geographical segment, which is Vietnam. Segment reporting will be prepared according to business segments.

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

	30/6/2025 VND	01/01/2025 VND
Cash	3,681,433,289	8,247,593,000
Bank deposits	105,501,843,467	65,146,223,191
Cash in transit	90,246,167	41,645,677
Cash equivalents	55,400,000,000	117,300,000,000
- Termly deposit under 3 months (*)	55,400,000,000	117,300,000,000
Total	164,673,522,923	190,735,461,868

(i): Term deposits of no more than 03 months at commercial banks with annual interest rates from 2.8%/year to 4.7%/year.

5.2 Short-term financial investments**a. Trading securities**

	30/6/2025 (VND)			01/01/2025 (VND)		
	Original cost	Fair value	Provision	Original cost	Fair value	Provision
Total value of shares	21,755,664,092		(14,839,895,892)	21,755,664,092		(15,052,229,225)
+ Ha Noi Pvr Investmentjoint Stock Company	18,184,066,533	3,344,250,000	(14,839,816,533)	18,184,066,533	3,131,916,667	(15,052,149,866)
+ Fafilm Ho Chi Minh City Joint Stock Company	3,571,425,000	(*)	-	3,571,425,000	(*)	-
- Others	172,559	(*)	(79,359)	172,559	(*)	(79,359)
Total	21,755,664,092		(14,839,895,892)	21,755,664,092		(15,052,229,225)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.2 Short-term financial investments (Continued)

As at 30/06/2025, the Company holds 6.14% ownership in PVR Hanoi Investment Joint Stock Company and 25% ownership in Fafilm Ho Chi Minh City Joint Stock Company. The Company determines that this ownership is only temporary and the Company will transfer these investments in the near future. Therefore, these investments are classified and presented in the item "Trading securities" on the Interim Consolidated Balance Sheet.

The fair value of securities of PVR Hanoi Investment Joint Stock Company is determined based on the average reference price in the 30 most recent consecutive trading days before the date of preparing the Financial Statement of the stock code PVR on the UpCOM on 30th June 2025. According, the fair value as at 30/06/2025 was VND 3,344,250,000.

(*) Ho Chi Minh City Fafilm Joint Stock Company is not listed, therefore the Company has not determined the fair value of this financial investment because Vietnamese Accounting Standards and Vietnamese Enterprise Accounting Regime currently do not provide guidance on how to calculate fair value using valuation techniques. The fair value of this financial instrument may differ from its carrying value.

b. Held to maturity investments

	30/6/2025 (VND)		01/01/2025 (VND)	
	Historical cost	Book value	Historical cost	Book value
Short-term	40,837,204,624	40,837,204,624	26,034,898,871	26,034,898,871
Termly deposits (i)	30,837,204,624	30,837,204,624	16,034,898,871	16,034,898,871
Other investments (ii)	10,000,000,000	10,000,000,000	10,000,000,000	10,000,000,000
Total	40,837,204,624	40,837,204,624	26,034,898,871	26,034,898,871

(i) Term deposits with a maturity of 6 months at commercial banks, bearing interest rates ranging from 1.9% to 5.6% per annum;

(ii) Debt purchase under Debt Purchase Contract No. 01/2023/HDMBN dated 19/06/2023 between the debt seller (Party A) and One Capital Hospitality Joint Stock Company (Party B); Party A transfers the rights and obligations of receivables to Tourism and Investment Promotion Joint Stock Company (Viptour) to Party B corresponding to the amount of VND 20,300,000,000.

5.3 Receivables from customers

	30/6/2025	01/01/2025
	VND	VND
Shor-term	29,528,819,671	27,957,315,328
Mika Trading Joint Stock Company	6,647,496,885	6,647,496,885
Others	22,881,322,786	21,309,818,443
Total	29,528,819,671	27,957,315,328

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.4 Repayments to suppliers

	30/6/2025 VND	01/01/2025 VND
Short-term	131,278,185,746	66,872,330,619
Viet Nam Investment Promotion And Tourism Joint Stock Company (i)	18,267,900,000	18,267,900,000
Song Da Construction And Investment Joint Stock Company (ii)	43,284,161,557	43,284,161,557
Sen Viet Management And Liquidation Of Assets Partnership Company (iii)	58,009,906,104	-
Others	11,716,218,085	5,320,269,062
Total	131,278,185,746	66,872,330,619

(i) The deposit payment to acquire the transfer of 3,853,010 shares in Viptour - Togi JSC (a subsidiary company), equivalent to 19% of the subsidiary's shares. The amount of VND 18,267,900,000 is currently frozen in a joint account co-owned by the Company and Tourism and Investment Promotion Joint Stock Company (formerly known as Tourism and Investment Promotion One Member Limited Liability Company, abbreviated as Viptour) at Modern Bank of Vietnam Limited (formerly Ocean Commercial One Member Limited Liability Bank). According to Appellate Judgment No. 10/2025/KDTM-PT dated 10/04/2025 of the High People's Court in Hanoi. Viptour was required to coordinate with OCH to release the amount of VND 18,267,900,000 and the accrued interest in the blocked account No. 00080048588100064 at Modern Bank of Vietnam Limited, jointly owned by the two companies, in order to return it to OCH. In addition. Viptour was ordered to reimburse OCH an amount of VND 20,300,000,000 previously received and to compensate OCH for damages of VND 15,259,760,274.

(ii) Advance Payment for the Execution of the Construction and Project Management Consulting Contract for the Star City Westlake Hanoi Hotel at Viptour – Togi Joint Stock Company (Viptour-Togi). Pursuant to the agreement minutes between Viptour-Togi and Song Da Investment and Construction Joint Stock Company (SDCON), the value of work completed by SDCON and currently being finalized for settlement documentation is VND 17,264,602,035; additionally, due to the early termination of the contract. Viptour-Togi is liable for compensation and penalties amounting to VND 26,019,559,522. Viptour-Togi has fully provisioned 100% of this compensation and penalty amount of VND 26,019,559,522.

iii) Pursuant to Asset Auction Sale and Purchase Contract No. 26/2025/HĐMBBDG-SV-GIVRAL dated 26/05/2025, the Company fully settled the purchase price of the auctioned assets, being the Land Use Right and other assets attached to the land, including factory and office buildings, with respect to Land Lot No. 4. Map Sheet No. 123, located at Lot II-2B, Cluster V, Street No. 10. Tan Binh Industrial Park, Tay Thanh Ward, Ho Chi Minh City, from Sen Viet Management And Liquidation of Assets Partnership Company. As at the end of the reporting period, the Company was in the process of completing the transfer procedures for the Land Use Right and the assets attached thereto. As of the date of preparation of these interim consolidated financial statements, the legal procedures for the transaction had been completed and the Company had received full transfer of the Land Use Right and the attached assets.

5.5 Loan receivables*Unit: VND*

	30/6/2025		01/01/2025	
	Book value	Allowances	Book value	Allowances
Short term	6,355,959,999	(5,786,659,999)	5,900,000,000	(5,900,000,000)
Tosy Robot Joint Stock Company (i)	5,786,659,999	(5,786,659,999)	5,900,000,000	(5,900,000,000)
Chickin Fast Food Solutions Joint Stock Company	569,300,000	(566,300,000)	-	-
Total	6,355,959,999	(5,786,659,999)	5,900,000,000	(5,900,000,000)

(i): Loan from Trang Tien Ice Cream Joint Stock Company to Tosy Robot Joint Stock Company under Contract No. 0107/2014/HVV/TOSY-KTT dated 16/07/2014. The purpose is to supplement working capital for the business activities of Tosy Robot Joint Stock Company. The loan term is 12 months (extended to 31/12/2016 according to Contract Appendix No. 01/2015/PLHĐCV/TOSY-KTT dated 18/07/2015). The loan interest rate is 8.0%/year. The loan is secured by a credit guarantee. Trang Tien Ice Cream Joint Stock Company has stopped accruing interest receivable on the loan to Tosy Robot Joint Stock Company since 31/12/2016.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.6 Other receivables

	30/6/2025		01/01/2025	
	Book value	Allowances	Book value	Allowances
Short-term	203,378,938,629	(140,903,080,295)	274,516,712,466	(137,991,337,503)
Deposits	8,055,418,800	(53,498,000)	7,841,918,800	(53,498,000)
Advance	21,590,960,643	-	11,158,532,317	-
Others	173,732,559,186	(140,849,582,295)	255,516,261,349	(137,937,839,503)
- Interest on deposits and loans	4,839,083,877	(724,833,334)	3,415,395,190	(1,611,493,333)
- Investment Organization Corporation	14,663,642,060	(14,663,642,060)	14,591,642,060	(14,591,642,060)
- Receivables from advances to individuals at Viptour - Togi JSC	46,240,000,000	(46,240,000,000)	46,240,000,000	(46,240,000,000)
- Mrs. Nguyen Thi Dung	53,200,000,000	(53,200,000,000)	53,200,000,000	(53,200,000,000)
- Dividends received (1)	28,350,000,000	-	-	-
- Receivables related to the transfer of shares (2)	-	-	114,000,000,000	-
- Others	26,439,833,249	(26,021,106,901)	23,997,224,099	(22,294,704,110)
Long-term	324,418,854,410	-	323,836,126,954	-
Deposits	144,945,304,230	-	144,362,576,774	-
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch (3)	140,400,000,000	-	140,400,000,000	-
- Others deposits	4,545,304,230	-	3,962,576,774	-
Others	179,473,550,180	-	179,473,550,180	-
- Vnt Company Limited (4)	78,027,802,500	-	78,027,802,500	-
- Licogi 19 Joint Stock Company (5)	57,000,000,000	-	57,000,000,000	-
- Leather Footwear And Garment Making Exporting Corporation (6)	44,383,247,680	-	44,383,247,680	-
- Others	62,500,000	-	62,500,000	-
Total	527,797,793,039	(140,903,080,295)	598,352,839,420	(137,991,337,503)

(1) According to Resolution of the 2025 Annual General Meeting of Shareholders No. 01/2025/NQ-ĐHĐCĐ-BOT dated 28/04/2025 of Hanoi – Bac Giang BOT Investment Joint Stock Company, dividends amounting to VND 135 billion were declared to shareholders from a portion of undistributed profits as at 31/12/2024. On July 2, 2025, the Company received this amount from Hanoi - Bac Giang BOT Investment Joint Stock Company.

(2) This represents the first instalment payment to an individual in connection with the Share Transfer Agreement No. 22.10/2024/HĐCNCP dated 22nd October 2024, entered into by Trang Tien Ice Cream Joint Stock Company for the acquisition of shares in Fuji Food Joint Stock Company. During the period, the Company completed this share acquisition transaction.

(3) These are deposit contracts of One Capital Hospitality Joint Stock Company at Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch, with a term of 12 months, interest rate of 4.2% - 5%/year, which have been pledged according to valuable papers pledge contracts to secure the loan of Givral Bakery Joint Stock Company (Indirect subsidiary).

(4) The capital contribution to VNT Company Limited with the amount of VND 78,027,802,500 to participate in the project "Construction of a lake park in the Southwest urban area of Hanoi". The total investment of the project is about VND 1,865 billion. According to the principle contract signed on April 20, 2012. the parties participating in the project cooperation include: (1) VNT Company Limited (Investor), (2) Ocean Group Joint Stock Company, (3) Ocean Thang Long Joint Stock Company (OTL - Subsidiary of Ocean Group Joint Stock Company at the time of signing the contract) with the capital contribution ratio of 50% - 25% - 25% respectively. On 24th February 2014, the parties signed a contract in principle to add a partner. Than Dong International Education Joint Stock Company (Than Dong), and Than Dong transferred VND 200 billion in advance to the Company to implement the project. At the same time, the Company used 7,000,000 OCH shares (shares of One Capital Hospitality Joint Stock Company, a subsidiary of the Company, listed on the HNX) as collateral for Than Dong's loan at Modern Bank of Vietnam Limited (formerly Ocean Commercial One Member Limited Liability Bank).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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5.6 Other receivables (Continued)

The Company received VND 200 billion from Than Dong and is presenting it as other long-term payables. On 10th November 2020, the participating parties signed a Memorandum of Understanding agreeing to let VNT Company Limited seek partners capable of investing in project development to recover invested capital to repay Than Dong and release 7,000,000 OCH shares that the Company is using as collateral at the Project. On 28th September 2021, the participating parties (04 parties) signed an agreement on the project investment cooperation settlement plan. Accordingly, the parties agreed that in case VNT Company Limited has not completed the work as prescribed in the Agreement and the Project is revoked by the State for any reason, VNT Company Limited is obliged to pay the Parties from the compensation funds at the Project and perform all other repayment obligations (if any) of the Company to the remaining parties according to the contracts and agreements signed between the parties related to the Project. Therefore, the Company's Board of Directors carefully assesses that the investment cooperation amount transferred to VNT Company Limited and 7,000,000 OCH shares being used as collateral at Modern Bank of Vietnam Limited as at 30/06/2025 will not decrease in value, so there is no need to set up provisions. On 31st October 2024, OGC and OTL signed an agreement on handling OTL's receivables at this Project, according to which OTL unconditionally agreed to let OGC receive and not refund the amount of VND 72,000,000,000 according to the Agreements in the Principle Contract and the Agreement on the Project Investment Cooperation Handling Plan dated 28th September 2021.

(5) Capital contribution of VND 57 billion to Licogi 19 Joint Stock Company for the two parties to establish a joint venture to invest in the project "Construction of a mixed-use building - Commercial Office and Housing" on Le Van Luong Street, Thanh Xuan Ward, Hanoi. According to the agreement dated 20th December 2012, the two parties agreed that Licogi 19 Joint Stock Company would receive a fixed profit from the capital contribution to the Project according to the capital contribution ratio in the Project (5%) and equal to VND 57 billion. Licogi 19 Joint Stock Company has received all profits from the Project and no longer has any rights from the Project. The Company has full authority to proactively implement the investment project and do business, exploit the Project, benefit from the investment in the Project as well as bear all risks during the investment process of the Project. The Company has implemented the Project and the total accumulated costs incurred up to 30/6/2025 was VND 13,786,820,216. On 7th October 2014, the Company signed a contract with Hanoi High-Tech Agriculture Investment Joint Stock Company (Hanoi Agri) to receive capital contribution to cooperate in implementing the Project with the profit rate that Hanoi Agri enjoys being 95%. Hanoi Agri has transferred the first instalment to the Company of VND 220.5 billion. On 7th January 2020, the two parties signed a Working Minutes, according to which the Company is entitled to receive the amount of VND 220.5 billion contributed from Hanoi Agri. Hanoi Agri will receive 100% of the profits from the Project. Up to this point, Hanoi Agri has not completed the procedures for competent State agencies to approve replacing the Company as the investor of the Project. Accordingly, the Company and Hanoi Agri have not signed an addendum to the contract to adjust or terminate the signed cooperation contract. The Company's Board of Directors has carefully assessed and believes that the amount transferred to Licogi 19 Joint Stock Company is VND 57 billion, the unfinished cost of the project of VND 13,786,820,216 has not decreased in value, so there is no need to set up provisions.

(6) This is a capital contribution of VND 43,383,247,680 under the business cooperation contract to jointly implement the project "Fashion design center and office building for lease" (Lega Fashion House Project) of this Company. On 9th August 2015, the Company signed an agreement with the parties on agreeing to terminate the business cooperation contract if it received the full amount contributed to the project. On 21st June 2019, the Company and the partner signed the Minutes of the meeting on OGC's continued participation in the implementation of this project and the Company is working with the partner to continue the business cooperation contract. The Company has carefully assessed and decided to make a 100% provision for this bad debt in previous years. However, during the year 2024, the Company received a document from the Export Garment and Leather Footwear Joint Stock Company (LEGAMEX), according to which the partner deposited the entire amount of VND 38,996,885,439 at the Vietnam Joint Stock Commercial Bank for Industry and Trade for the purpose of refunding the capital contribution to OGC, until OGC provided the account information to receive the money, for the amount of VND 5,445,906,441 of OGC deposited in the joint account between OGC and GDI Company. LEGAMEX requested OGC to contact GDI Company to receive this money back.

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For the period ended 30/06/2025

5.7 Bad debts

	30/6/2025 (VND)			01/01/2025 (VND)		
	Original value	Allowances	Recoverable amount	Original value	Allowances	Recoverable amount
a. Short-term	200,969,178,307	(183,697,761,418)	17,271,416,889	199,811,029,224	(180,109,612,335)	19,701,416,889
Accounts receivable	7,687,960,172	(7,687,960,172)	-	7,464,341,026	(7,464,341,026)	-
- <i>Mika Trading Joint Stock Company</i>	6,647,496,885	(6,647,496,885)	-	6,647,496,885	(6,647,496,885)	-
- <i>Others</i>	1,040,463,287	(1,040,463,287)	-	816,844,141	(816,844,141)	-
Repayments to suppliers	44,186,822,153	(26,922,220,118)	17,264,602,035	44,186,822,153	(26,922,220,118)	17,264,602,035
- <i>Song Da Construction And Investment Joint Stock Company</i>	43,284,161,557	(26,019,559,522)	17,264,602,035	43,284,161,557	(26,019,559,522)	17,264,602,035
- <i>Others</i>	902,660,596	(902,660,596)	-	902,660,596	(902,660,596)	-
Short-term loan receivable	6,355,959,999	(6,352,959,999)	3,000,000	5,900,000,000	(5,900,000,000)	-
- <i>Tosy Robotics Joint Stock Company</i>	5,786,659,999	(5,786,659,999)	-	5,900,000,000	(5,900,000,000)	-
- <i>Chickin Fast Food Solutions Joint Stock Company</i>	569,300,000	(566,300,000)	3,000,000			
Shortage of assets awaiting resolution	1,831,713,688	(1,831,540,834)	172,854	1,831,713,688	(1,831,540,834)	172,854
Other receivables	140,906,722,295	(140,903,080,295)	3,642,000	140,428,152,357	(137,991,510,357)	2,436,642,000
- <i>Receivables from advances to individuals At Viptour - Togi JSC</i>	46,240,000,000	(46,240,000,000)	-	46,240,000,000	(46,240,000,000)	-
- <i>Investment Organization Corporation</i>	14,663,642,060	(14,663,642,060)	-	14,591,642,060	(14,591,642,060)	-
- <i>Mrs Nguyen Thi Dung</i>	53,200,000,000	(53,200,000,000)	-	53,200,000,000	(53,200,000,000)	-
- <i>TNH Hoi An Hotel Investment and Management Joint Stock Company</i>	8,110,000,000	(8,110,000,000)	-	8,110,000,000	(5,677,000,000)	2,433,000,000
- <i>Others</i>	18,693,080,235	(18,689,438,235)	3,642,000	18,286,510,297	(18,282,868,297)	3,642,000
Total	200,969,178,307	(183,697,761,418)	17,271,416,889	199,811,029,224	(180,109,612,335)	19,701,416,889

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.8 Inventories*Unit: VND*

	30/6/2025		01/01/2025	
	Original value	Allowances	Original value	Allowances
Raw materials	46,584,005,539	-	24,933,391,662	-
Tools and supplies	1,793,502,920	-	1,464,041,433	-
Work in progress	79,644,358,478	-	297,826,379,196	(102,253,226,773)
Finished goods	7,752,614,592	(933,641,424)	5,419,083,016	-
Goods (Excluding real estate)	1,281,115,367	-	1,071,320,183	-
Real estate goods	4,840,660,871	-	4,840,660,871	-
Goods in transit	111,458,112	-	-	-
Total	142,007,715,879	(933,641,424)	335,554,876,361	(102,253,226,773)

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

	30/6/2025		01/01/2025	
	Original value	Allowances	Original value	Allowances
Short-term	79,644,358,478	-	297,826,379,196	(102,253,226,773)
Starcity Airport Project (1)	-	-	218,295,997,573	(102,253,226,773)
Tan Phu Trung Factory Project (2)	75,030,827,113	-	74,764,242,374	-
StarCity Le Van Luong Project	4,613,531,365	-	4,766,139,249	-
Total	79,644,358,478	-	297,826,379,196	(102,253,226,773)

(1) Details in Note 7.4;

(2) According to the Resolution of the General Meeting of Shareholders of Givral Bakery Joint Stock Company (Indirect Subsidiary) No. 04/2023/NQ-ĐHĐCĐ dated 17/11/2023, the General Meeting of Shareholders of Givral has approved the suspension of investment and construction of the Givral factory at Lot C5-12, Road N8, Area C5, Tan Phu Trung Industrial Park, Cu Chi Commune, Ho Chi Minh City and is in the process of developing a plan to transfer this Project.

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For the period ended 30/06/2025

5.9 Prepaid expenses

	30/6/2025 VND	01/01/2025 VND
Short-term	4,286,221,754	3,121,996,508
Tools and equipment	529,520,896	677,636,320
Insurance costs	390,904,358	85,781,157
Office rental expenses	1,077,979,289	356,809,959
Repair expenses	111,375,992	49,484,974
Other prepaid expenses	2,176,441,219	1,952,284,098
Long-term	460,964,874,326	464,684,457,865
Long-term rental cost of the Trade Center at Thang Long International Village (1)	137,890,310,976	139,884,449,946
Long-term rental cost of Ninh Binh Plaza Shopping Center (2)	40,209,192,658	40,908,493,354
Long term rental cost VNT Tower 19 Nguyen Trai (3)	68,700,012,717	69,733,112,433
Construction and repair cost of Nhat Tan Market (4)	8,865,354,349	8,983,559,071
Long-term rental costs at Starcity Le Van Luong - Vneco (5)	12,105,335,738	12,278,063,012
Costs related to land rental at Industrial Park - VSIP Bac Ninh	13,463,959,313	13,677,007,697
Long-term rental cost at 25 Tan Mai - Licogi 19 (6)	4,146,744,408	4,219,306,260
Right to exploit 12 villas in Hoi An (7)	132,280,175,403	134,560,868,085
Long-term rental cost of car parking space in basement B1 - VNT 19 Nguyen Trai (3)	19,926,498,111	20,226,144,699
Others	23,377,290,653	20,213,453,308
Total	465,251,096,080	467,806,454,373

(1) Long-term lease contract between Hanoi Construction Corporation and the Company on the lease of the entire 02 commercial areas with areas of 8,124.08 m² and 211.4 m² respectively in Nghia Do Ward, Hanoi City. The lessee uses the leased area for business, commercial services and other purposes. The lease term is determined to start from the date the two parties sign the Minutes of handover of the leased area and until the end of the remaining term of the Project according to the land allocation decision No. 643/QD-UBND dated 02/02/2010 of the Hanoi People's Committee.

(2) Lease contract for the first floor area (area 1,906 m²) and the second floor (area 800 m²) of Ninh Binh Plaza Hotel in Ninh Binh City. Purpose of use: for commercial center, office and other purposes suitable to the function of the building. Lease term: starting from the date the lessor hands over the premises to the lessee until the end of the term when the lessor is entitled to use the land to build the hotel according to the Land Use Right Certificate No. BD526021 issued on 29/01/2011.

(3) Commercial floor lease contract between VNT Company Limited and the Company on the Company leasing the entire floor area used as a commercial center from the 1st to the 4th floor of VNT TOWER building at No.19 Nguyen Trai, Phuong Liet Ward, Hanoi City. The total commercial floor area is 3,219 m². Lease purpose: providing premises rental services and other purposes in accordance with the architectural planning of the project, in compliance with the law. Lease term: the entire remaining time of the building according to the investment project recorded in the Investment Certificate No. 01121000314 of the Hanoi People's Committee dated 15/10/2010 and the subsequent extension period (if any).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.9 Prepaid expenses (Continued)

(4) Reflects the costs related to the construction and repair of Nhat Tan market that the Company has invested in. The Company has signed a business cooperation contract with An Thinh Investment and Service Company Limited on the investment, management, business and exploitation of Nhat Tan market at lane 464 Au Co, Hong Ha ward, Hanoi city. Accordingly, the two parties agree to cooperate in investing, managing, business and exploiting Nhat Tan market according to the contents of legal documents and records approved by competent State agencies. The cooperation period is from the effective date of the Contract until the end of the term when the Company is entitled to manage, do business and exploit Nhat Tan market. The above cooperation period will be adjusted according to the agreement of the two parties or according to the decision of the competent State agency.

(5) Long-term lease contract between Vneco Hanoi Investment and Trading Joint Stock Company and the Company on leasing 750 m² on the 5th floor of Starcity Le Van Luong building at No. 23 Le Van Luong, Thanh Xuan Ward, Hanoi City with a total lease area of 750 m². Lease purpose: business and sports facilities. Lease term: the entire remaining time of the building according to the investment project recorded in Investment Certificate No. 01121000868 of Hanoi City People's Committee dated 14/07/2010.

(6) Long-term lease contract between Licogi 19 Joint Stock Company and the Company on leasing 491.8 m² of the 2nd floor of the 15-storey building at 25 Tan Mai Street, Hoang Mai Ward, Hanoi City. Lease purpose: office and other purposes suitable to the functions of the Building. Lease term: until the end of the land lease term according to the Land Use Certificate of Licogi 19 Joint Stock Company and any subsequent extension (if any).

(7) The value of the acquisition of the exploitation rights of 12 villas at the Sunrises Hoi An project from individuals and legal entities is VND 189,383,774,997 and is allocated by Evening Star Nha Trang Company Limited (indirect subsidiary) until 22nd June 2054. These villas are located in the Sunrises Hoi An project complex invested by Investment Support and Development Services Joint Stock Company (IOC Company). The Sunrises Hoi An complex has been executed to pay IOC's debt at Vietnam Maritime Commercial Joint Stock Bank. Currently, this complex has not been put into operation after the execution of the judgment, so the 12 villas are still temporarily suspended from exploitation.

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5.10 Tangible fixed assets

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Others	Total
HISTORY COST						
As at 01/01/2025	528,853,520,770	253,187,935,190	36,354,415,825	1,781,727,082	10,609,142,148	830,786,741,015
Increase	468,534,000	8,122,170,003	238,204,100	56,310,000	45,000,000	8,930,218,103
Purchase	65,932,000	4,086,664,980	-	56,310,000	45,000,000	4,253,906,980
Increase due to consolidation	402,602,000	-	238,204,100	-	-	640,806,100
Decrease	-	199,361,500	-	-	-	199,361,500
Disposal	-	199,361,500	-	-	-	199,361,500
As at 30/6/2025	529,322,054,770	261,110,743,693	36,592,619,925	1,838,037,082	10,654,142,148	839,517,597,618
ACCUMULATED DEPRECIATION						
As at 01/01/2025	212,247,139,268	153,973,384,083	26,675,019,760	1,332,646,600	9,379,130,339	403,607,320,050
Increase	7,167,215,490	10,382,729,220	1,599,936,055	237,198,210	226,018,262	19,613,097,237
Depreciation	6,996,130,058	8,509,772,628	1,419,651,341	96,494,628	226,018,262	17,248,066,917
Reclassify	-	437,565	-	140,703,582	-	141,141,147
Increase due to consolidation	171,085,432	1,872,519,027	180,284,714	-	-	2,223,889,173
Decrease	437,565	199,361,500	-	-	140,703,582	340,502,647
Disposal	-	199,361,500	-	-	-	199,361,500
Reclassify	437,565	-	-	-	140,703,582	141,141,147
As at 30/6/2025	219,413,917,193	164,156,751,803	28,274,955,815	1,569,844,810	9,464,445,019	422,879,914,640
NET BOOK VALUE						
As at 01/01/2025	316,606,381,502	99,214,551,107	9,679,396,065	449,080,482	1,230,011,809	427,179,420,965
As at 30/06/2025	309,908,137,577	96,953,991,890	8,317,664,110	268,192,272	1,189,697,129	416,637,682,978

History cost of tangible fixed assets which are fully depreciated but still in use as at 30/6/2025 is VND 129,028,453,630 (As at 31/12/2024 is VND 126,402,655,884).

Net book value of tangible fixed assets used to secure bank loans as at 30/6/2025 is VND 190,691,196,237 (As at 31/12/2024 is VND 194,757,739,917).

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5.11 Intangible fixed assets*Unit: VND*

	Land use rights	Cost of designing brand, website	Software program	Others	Total
HISTORY COST					
As at 01/01/2025	70,000,000,000	235,928,682	5,280,771,383	-	75,516,700,065
Increase	-	-	507,500,000	115,000,000	622,500,000
Purchase	-	-	49,500,000	115,000,000	164,500,000
Increase due to consolidation	-	-	458,000,000	-	458,000,000
Decrease	-	-	-	-	-
As at 30/6/2025	<u>70,000,000,000</u>	<u>235,928,682</u>	<u>5,788,271,383</u>	<u>115,000,000</u>	<u>76,139,200,065</u>
ACCUMULATED AMORTIZATION					
As at 01/01/2025	15,949,367,099	235,928,682	3,668,355,118	-	19,853,650,899
Increase	886,075,950	-	579,855,820	1,150,000	1,467,081,770
Amortization	886,075,950	-	403,027,203	1,150,000	1,290,253,153
Increase due to consolidation	-	-	176,828,617	-	176,828,617
Decrease	-	-	-	-	-
As at 30/6/2025	<u>16,835,443,049</u>	<u>235,928,682</u>	<u>4,248,210,938</u>	<u>1,150,000</u>	<u>21,320,732,669</u>
NET VALUE					
As at 01/01/2025	<u>54,050,632,901</u>	-	<u>1,612,416,265</u>	-	<u>55,663,049,166</u>
As at 30/6/2025	<u>53,164,556,951</u>	-	<u>1,540,060,445</u>	<u>113,850,000</u>	<u>54,818,467,396</u>

The historical cost of intangible fixed assets which are fully amortized but still in use as at 30/6/2025 was VND 3,102,534,768 (as at 31/12/2024 is 1,939,331,047).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.12 Investment property*Unit: VND*

Items	01/01/2025	Increase	Decrease	30/6/2025
Investment property for lease				
History cost	36,155,810,460	-	-	36,155,810,460
- Buildings	36,155,810,460	-	-	36,155,810,460
Accumulated depreciation	14,977,097,907	602,596,842	-	15,579,694,749
- Buildings	14,977,097,907	602,596,842	-	15,579,694,749
Residual value	21,178,712,553	(602,596,842)	-	20,576,115,711
- Buildings	21,178,712,553	(602,596,842)	-	20,576,115,711

According to the regulations in Vietnamese Accounting Standard No. 05 - Investment Property, the fair value of Investment Property as at 30/06/2025, needs to be presented. However, the Company does not have sufficient information to determine the fair value of these assets at the date of preparing the Balance Sheet.

5.13 Construction in progress*Unit: VND*

	30/6/2025		01/01/2025	
	Original value	Recoverable amount	Original value	Recoverable amount
Fixed Asset Purchases'	277,245,455	277,245,455	313,245,455	313,245,455
Construction in progress	211,701,475,414	211,701,475,414	214,029,517,574	214,029,517,574
+ StarCity Westlake Hanoi Project (1)	178,659,544,802	178,659,544,802	178,659,544,802	178,659,544,802
+ Licogi 19 Project (2)	13,786,820,216	13,786,820,216	13,786,820,216	13,786,820,216
+ Project 25 Tran Khanh Du (3)	16,468,231,409	16,468,231,409	16,468,231,409	16,468,231,409
+ The other construction in progress (4)	2,786,878,987	2,786,878,987	5,114,921,147	5,114,921,147
Total	211,978,720,869	211,978,720,869	214,342,763,029	214,342,763,029

(1) StarCity Westlake Hanoi project is implemented by Viptour - Togi Joint Stock Company. Some information about the project is as follows:

- Project Name: StarCity Westlake Hanoi;
- Location: No. 10 Tran Vu, Ba Dinh Ward, Hanoi City;
- Investor: Viptour-Togi Joint Stock Company;
- Total investment: VND 230,000,000,000;
- Project scale: 5-star hotel, including 03 basements and 09 upper floors equivalent to 20,940 m² of construction floor.
- Estimated implementation time: 24 months from the date of handover of the construction site eligible for construction and the general contractor receives complete design documents, advance payment and payment in accordance with the contract;
- Project implementation status: Construction commenced in 2013, with the basement and the reinforced concrete columns supporting the first floor slab completed.

Currently, Viptour-Togi Joint Stock Company has extended the land use period by 24 months (from 4th January 2023) and is carrying out the procedures to implement the project. According to Inspection Conclusion No. 546/KLKT-SNNMT-TTr dated 30/06/2025 issued by the Department of Agriculture and Environment, the Company is implementing the necessary measures to resume the construction of the Project at the earliest possible time.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.13 Construction in progress (Continued)

(2) The Company is still actively working with its partner, Hanoi High-Tech Agriculture Investment Joint Stock Company, to resolve procedural and legal issues to transfer this project. The Company believes that the project will complete the procedures and transfer in the coming time and there will be no losses related to this project, nor is it eligible to record revenue/income related to the project due to the lack of certainty regarding revenue recognition according to regulations.

(3) The Company is still actively working with partners to resolve policy issues when using defence land at the 25 Tran Khanh Du project. On 17th November 2020, the National Assembly issued Resolution No. 132/2020/QH14 on piloting a number of policies to remove obstacles and backlogs in the management and use of defence land for economic activities. Accordingly, the Project is subject to continued implementation according to signed cooperation contracts. The Company believes that the Project can continue to be implemented in the coming time and there will be no losses related to the investment in this project.

(4) Including the balance of the Reservoir Park Project (Project) and other projects. In which, as presented in note 5.6, the partner and VNT Company Limited are still in the process of working on a debt settlement plan of Than Dong International Education Joint Stock Company at Modern Bank of Vietnam Limited (formerly Ocean Commercial One Member Limited Liability Bank) (the bank that provided capital for Than Dong to participate in the Project cooperation). The Company believes that the investments and debts related to this project can be completely settled with the related parties and there is no provision that needs to be set up related to this project.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.14 Long-term financial investments

Unit: VND

	Ratio		30/6/2025		01/01/2025	
	Capital ratio	Voting rights	Book value	Value under the equity method	Book value	Value under the equity method
Investment in Associates, Affiliates			104,228,000,000	201,792,958,431	104,228,000,000	208,114,255,643
Ha Noi - Bac Giang Bot Investment Joint Company	21.00%	21.00%	104,228,000,000	201,792,958,431	104,228,000,000	208,114,255,643
Total			104,228,000,000	201,792,958,431	104,228,000,000	208,114,255,643

	Ratio		30/6/2025			01/01/2025		
	Equity owned	Voting rights	Original cost	Fair value	Provision	Original cost	Fair value	Provision
Other long-term investments			2,101,423,700,000		(16,423,700,000)	2,101,423,700,000		(16,423,700,000)
Technical Construction and Building Materials Joint Stock Company			4,423,700,000		(4,423,700,000)	4,423,700,000		(4,423,700,000)
Vneco Hanoi Trading And Investment Joint Stock Company	4.0%	4.0%	12,000,000,000		(12,000,000,000)	12,000,000,000		(12,000,000,000)
Ids Equity Holdings Joint Stock Company	30%		2,085,000,000,000			2,085,000,000,000		
Total			2,101,423,700,000	(*)	(16,423,700,000)	2,101,423,700,000	(*)	(16,423,700,000)

(*): The Company has not determined the fair value of the investments because the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime currently do not provide guidance on how to calculate fair value using valuation techniques. The fair value of this financial instrument may differ from its book value.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30/06/2025

5.15 Deferred income tax assets

	30/6/2025 VND	01/01/2025 VND
Deferred income tax assets related to deductible temporary differences	213,154,834	241,943,120
Total	213,154,834	241,943,120

5.16 Goodwill

	30/6/2025 VND	01/01/2025 VND
Goodwill arising from the purchase of subsidiary Binh Hung	29,135,243,926	31,563,180,919
Goodwill arising from the purchase of subsidiary Fuji Foods	57,396,018,555	-
Goodwill arising from the purchase of subsidiary Tin Phat Ice Cream	321,281,202	340,180,097
Goodwill arising from the acquisition of subsidiary Viptour Togi	209,230,412	230,153,453
Goodwill at the end of the period	87,061,774,095	32,133,514,469

5.17 Trade payables

	30/6/2025		01/01/2025	
	Book value	Repayable amount	Book value	Repayable amount
Short-term	29,905,782,110	29,905,782,110	28,583,088,332	28,583,088,332
Urban Infrastructure Development Investment Corporation	940,670,171	940,670,171	940,670,171	940,670,171
Hanoi Construction Corporation - Joint Stock Company	1,410,566,240	1,410,566,240	1,410,566,240	1,410,566,240
Others	27,554,545,699	27,554,545,699	26,231,851,921	26,231,851,921
Long-term	2,235,664,458	2,235,664,458	2,625,664,458	2,625,664,458
Mr Phan Dao Son (i)	2,235,664,458	2,235,664,458	2,625,664,458	2,625,664,458
Total	32,141,446,568	32,141,446,568	31,208,752,790	31,208,752,790

(i) The appendix to the purchase contract attached to the purchase contract No. 160530/HD/TV-SM signed on 31/05/2016 between the buyer Tan Viet Joint Stock Company (Party A) and Sigma Leisure Company Limited (Party B) stipulates the method and payment term for the purchase of game equipment of the Electronic Game Club with Prizes. Party A is responsible for paying the entire contract value within 10 years, the minimum value of each payment is 15,000 USD and paid into the commercial brokerage account of Party B, Mr. Phan Dao Son.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.18 Prepayments from customers

	30/6/2025 VND	01/01/2025 VND
Prepayment for apartment purchase	9,281,642,601	9,281,642,601
Others	6,239,653,189	6,347,429,299
Total	15,521,295,790	15,629,071,900

5.19 Taxes and amounts payables to/receivables from the State

Unit: VND

	01/01/2025	Additions	Paid	30/6/2025
Payables	229,203,463,779	47,413,251,610	52,857,879,604	223,758,835,785
VAT	948,218,031	19,007,600,476	11,772,099,218	8,183,719,289
Special consumption tax	118,865,753	860,696,552	831,145,107	148,417,198
Import and export tax	-	667,356,865	667,356,865	-
Corporate income tax	26,655,620,373	8,825,025,619	28,129,010,435	7,351,635,557
Personal income tax	1,159,542,067	2,849,388,050	3,634,477,144	374,452,973
Personal income tax	100,461,578,805	9,090,880,803	5,908,977,360	103,643,482,248
Environment Tax and others	99,859,638,750	5,903,044,870	1,705,555,100	104,057,128,520
Fee, charges and other payables	-	209,258,375	209,258,375	-
Receivable	9,384,827,816	-	749,160,335	10,133,988,151
VAT	1,791,000,000	-	-	1,791,000,000
Corporate income tax	7,593,827,816	-	-	7,593,827,816
Personal income tax	-	-	745,160,335	745,160,335
Environment Tax and others	-	-	4,000,000	4,000,000

5.20 Short-term accrued expenses

	30/6/2025 VND	01/01/2025 VND
Short-term	21,303,164,963	13,117,056,461
Borrowing expenses	1,836,117,866	2,067,397,262
Payroll expenses in advance	13,276,678,755	6,030,303,485
Others	6,190,368,342	5,019,355,714
Total	21,303,164,963	13,117,056,461

5.21 Unearned revenues

	30/6/2025 VND	01/01/2025 VND
Short-term	6,208,728,081	5,882,416,956
Rental income	5,938,265,157	5,519,515,056
Revenue received in advance from other economic contracts	270,462,924	362,901,900
Long-term	193,969,344,365	196,864,333,355
Wincommerce General Commercial Services Joint Stock Company	185,519,389,179	188,279,146,707
An Thinh Investment And Service Company Limited	4,097,744,383	4,154,135,359
Son Duong Medical Equipment Company Limited	4,352,210,803	4,431,051,289
Total	200,178,072,446	202,746,750,311

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.22 Other payables

	30/6/2025	01/01/2025
	VND	VND
Short-term	191,812,311,373	249,320,115,674
Surplus assets awaiting for resolution	107,462,343	76,724,123
Trade union fees	785,531,960	751,123,417
Social insurance	78,128,243	37,970,420
Health insurance	13,498,578	6,660,342
Unemployment insurance	6,159,368	46,598,485
Short-term deposits received	12,790,877,323	11,534,727,323
Other Payables	178,030,653,558	236,866,311,564
<i>Dividends payable</i>	<i>2,080,702,000</i>	<i>2,080,702,000</i>
<i>Interest due National Commercial Joint Stock Bank (1)</i>	<i>6,000,000,000</i>	<i>6,000,000,000</i>
<i>Thang Long Pegasus Company Limited (2)</i>	<i>-</i>	<i>116,042,770,800</i>
<i>Than Dong International Education Joint Stock Company (3)</i>	<i>36,008,500,000</i>	<i>36,008,500,000</i>
<i>Gio Hat Company Limited (4)</i>	<i>36,090,811,985</i>	<i>36,090,811,985</i>
<i>Manh Ha Investment And Trading Joint Stock Company (5)</i>	<i>28,373,788,160</i>	<i>28,373,788,160</i>
<i>Bsc Vietnam Joint Stock Company</i>	<i>6,131,655,786</i>	<i>6,131,655,786</i>
<i>Individuals (9)</i>	<i>55,679,716,260</i>	<i>-</i>
<i>Others</i>	<i>7,665,479,367</i>	<i>6,138,082,833</i>
Long-term	541,057,358,968	540,883,536,898
Long-term deposits received	3,327,616,269	3,153,794,199
Receive investment cooperation and other payments	491,817,132,742	491,817,132,742
<i>Than Dong International Education Joint Stock Company (6)</i>	<i>200,000,000,000</i>	<i>200,000,000,000</i>
<i>Hanoi Hitech Agriculture Investment Joint Stock Company (7)</i>	<i>220,500,000,000</i>	<i>220,500,000,000</i>
<i>Gio Hat Company Limited (4)</i>	<i>70,067,483,056</i>	<i>70,067,483,056</i>
<i>Others</i>	<i>1,249,649,686</i>	<i>1,249,649,686</i>
Interest payable	45,912,609,957	45,912,609,957
<i>Interest payable on loans due to National Citizen Commercial Joint Stock Bank (NCB) (1)</i>	<i>12,393,433,218</i>	<i>12,393,433,218</i>
<i>Interest payable to individuals purchasing debts (8)</i>	<i>29,794,176,739</i>	<i>29,794,176,739</i>
<i>Others</i>	<i>3,725,000,000</i>	<i>3,725,000,000</i>
Total	732,869,670,341	790,203,652,572

(1) Amount payable to National Citizen Commercial Joint Stock Bank ("NCB") for interest on the principal of VND 444,988,280,000 according to the Minutes of Meeting between NCB and OGC dated 12/12/2017. The payment term of this payable is until 31st December 2027. The outstanding interest payable as of 31st December 2024 is VND 18,393,433,218, of which the outstanding interest due in 2025 is VND 6,000,000,000. The Company has used 3,987,517 shares of One Capital Hospitality Joint Stock Company (a subsidiary of the Company) as collateral for the obligation to repay this interest expense.

(2) Details in Note 7.4.

(3) Reflects the long-term rental amount at Floor 5A of Starcity Le Van Luong Building. As of 30th June 2025, the parties are still in the process of working on the use of the leased area in accordance with the building's regulations and relevant laws.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.22 Other payables (Continued)

(4) Reflects the remaining amount payables to Gio Hat Company Limited ("Gio Hat") for the capital contribution received from this company in the "Clock Pillar" project in Ha Long city. Quang Ninh province. In 2014, the Company and Gio Hat agreed to terminate the investment cooperation contract, the Company will have to return the capital contribution received from Gio Hat to this project along with a penalty for violations and compensation for damages. The amount of cooperation payment to be paid by 30th June 2025 is VND 70,067,483,056 and the Company has provisionally deducted a penalty for violations of VND 36,090,811,985. As of 30th June 2025, the two parties have not yet finalized and liquidated the business cooperation contract. The Company's Board of Directors carefully assesses and believes that the recognition of this provisional penalty is appropriate at the time of occurrence, and that no related contingent liabilities arise.

(5) Reflects the amount payables to Manh Ha Trading and Investment Joint Stock Company ("Manh Ha") under the agreement between the Company. Manh Ha and the bank financing Manh Ha on the termination of the deposit agreement to receive the transfer of the commercial area of the SSG Tower project in Ho Chi Minh City. The total amount payable by the Company under the agreement is VND 205 billion (including the deposit received of VND 200 billion and the additional amount payable upon contract liquidation of VND 05 billion), the remaining amount payable by 30th June 2025 is VND 28,373,788,160. The Company's Board of Directors has prudently assessed and believes that no potential liabilities related to.

(6) Reflects the amount of capital contribution received from Than Dong International Education Joint Stock Company ("Than Dong") for investment cooperation to jointly implement the project "Construction of a lake park in the Southwest Hanoi urban area". The Company used 7 million OCH shares (One Capital Hospitality Joint Stock Company - a subsidiary of the Company) as collateral for the Company's payment obligation to Than Dong in the investment cooperation contract. The Company and its partners in the Project have reached an agreement and are in the process of working to repay the capital contribution received from Than Dong and release the mortgage of 7 million OCH shares. The Company's Board of Directors has carefully assessed and believes that no potential liabilities related to this will arise.

(7) This is the capital contribution received from Hanoi High-Tech Agriculture Investment Joint Stock Company to the project "Investment, construction and business of mixed-use office and apartment building" on a land area of approximately 4,632 m² on Le Van Luong, Thanh Xuan Ward, Hanoi. The Company's Board of Directors has carefully assessed and believes that no potential liabilities related to this project will arise.

(8) The outstanding loan interest balance that Evening Star Nha Trang Joint Stock Company (Debt Buyer) must pay to Modern Bank of Vietnam Limited (formerly Ocean Commercial One Member Limited Liability Bank) under Loan Agreement No. 0092/2012/HDTC-OCEANBANK 01 dated 17/12/2012, loan term of 180 months. The purpose of the loan is to receive the transfer of the business rights of the villas belonging to the Novotel Imperial Hoi An project (now Sunrise Hoi An). The loan interest rate is adjusted periodically, the loan interest rate is adjusted every 3 months from the first disbursement. Currently, the loan interest debt has been transferred to the debt buyer according to Notice No. 5253/2024/CV-TGD 01.01 dated 26/11/2024 of Modern Bank of Vietnam Limited (formerly Ocean Commercial One Member Limited Liability Bank)

(9) Share Subscription Agreement No. 01/2025/HĐ-OCC between One Capital Consumer Joint Stock Company and an individual investor. As of the date of issuance of this report, the procedures for recording the purchaser as a shareholder of the Company are still in progress.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.23 Borrowings and finance lease liabilities

Unit: VND

	30/6/2025		Movement during the period		01/01/2025	
	Carrying value	Repayable amount	Increase	Decrease	Carrying value	Repayable amount
Short-term borrowings	80,274,731,629	80,274,731,629	69,580,078,420	14,602,010,672	25,296,663,881	25,296,663,881
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Khanh Hoa Branch (1)	10,694,653,209	10,694,653,209	-	14,602,010,672	25,296,663,881	25,296,663,881
Hanoi 18-4 Joint Stock Company (2)	11,500,000,000	11,500,000,000	11,500,000,000	-	-	-
Viet Bac Real Estate Joint Stock Company (2)	15,000,000,000	15,000,000,000	15,000,000,000	-	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch (3)	43,080,078,420	43,080,078,420	43,080,078,420	-	-	-
Long-term loan due	170,000,000,000	170,000,000,000	60,000,000,000	20,000,000,000	130,000,000,000	130,000,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch (4)	170,000,000,000	170,000,000,000	60,000,000,000	20,000,000,000	130,000,000,000	130,000,000,000
Long-term borrowings	1,210,000,000,000	1,210,000,000,000	-	60,000,000,000	1,270,000,000,000	1,270,000,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch (4)	1,210,000,000,000	1,210,000,000,000	-	60,000,000,000	1,270,000,000,000	1,270,000,000,000
Total	1,460,274,731,629	1,460,274,731,629	129,580,078,420	94,602,010,672	1,425,296,663,881	1,425,296,663,881

(1) Loan contract under the limit No. 2024/TV signed on 03/07/2024 between the lender Joint Stock Commercial Bank for Foreign Trade of Vietnam - Khanh Hoa Branch and the borrower Tan Viet Joint Stock Company; Loan limit does not exceed VND 30,000,000,000; Loan limit maintenance period is 12 months from the date of signing the contract; Loan term of each debt is maximum: 11 months; Purpose of using loan capital: supplementing working capital for production and business; Interest rate is stated on each debt receipt from 5.9% to 7.3%/year. The loan is mortgaged by term deposit contracts opened at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Khanh Hoa Branch according to Asset Mortgage Contract No. 2023/TG-TV signed on 12/05/2023.

(2) According to the loan agreement of Givral Bakery Joint Stock Company for the purpose of supplementing working capital, with a term of 3 months, at an interest rate ranging from 6% to 7.1% per annum, both principal and interest are repayable in a single instalment on the maturity date. Loan type: Unsecured.

(3) According to the loan agreement between Givral Bakery Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – Ba Dinh Branch. the short-term loan has a credit limit of VND 45,000,000,000. The loan term is 4 months from the disbursement date, for the purpose of supplementing working capital to serve business operations. The loan bears an interest rate of 5.5% per annum during the period, with interest payable monthly. This loan is secured together with the long-term loan at the Bank under the amendments and supplements to Pledge Contract No. 591/2025/HĐBĐ/NHCT124, as further disclosed below.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.23 Borrowings and finance lease liabilities (Continued)

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

5.24 Deferred Corporate Income Tax

	30/6/2025 VND	01/01/2025 VND
Short-term	39,846,084,501	39,505,882,112
Deferred income tax liabilities related to deductible temporary differences	39,846,084,501	39,505,882,112
Total	39,846,084,501	39,505,882,112

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

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

	Owner's invested capital	Other capital	Treasury shares	Development and Investment Fund	Other equity funds	Undistributed profit after tax	Non-controlling interests	Total
Balance at 01/01/2024	3,000,000,000,000	6,269,828,101	(10,000)	105,490,784,620	14,345,072,839	(2,576,832,511,589)	1,007,825,667,298	1,557,098,831,269
Profit	-	-	-	-	-	119,297,830,833	95,849,463,177	215,147,294,010
Acquisition of additional shares in a subsidiary	-	-	-	-	-	(18,838,009,905)	(15,044,962,895)	(33,882,972,800)
Capital increase	-	-	-	-	-	-	2,007,386	2,007,386
Bonus and welfare fund deduction	-	-	-	-	-	(1,374,632,910)	(1,991,751,618)	(3,366,384,528)
Increase/decrease from consolidation	-	-	-	-	-	29,118,734,572	(29,118,734,572)	-
Other increase/decrease	-	997,380	-	5,140,415	-	-	(6,137,795)	-
Balance at 31/12/2024	3,000,000,000,000	6,270,825,481	(10,000)	105,495,925,035	14,345,072,839	(2,448,628,588,999)	1,057,515,550,981	1,734,998,775,337
Balance at 01/01/2025	3,000,000,000,000	6,270,825,481	(10,000)	105,495,925,035	14,345,072,839	(2,448,628,588,999)	1,057,515,550,981	1,734,998,775,337
Profit/loss for the period	-	-	-	-	-	2,053,980,194	(47,028,985,234)	(44,975,005,040)
Impact from acquisition of subsidiaries	-	-	-	-	-	-	(13,792,320,401)	(13,792,320,401)
Impact of changes in ownership interest in subsidiaries	-	-	-	360,472,391	-	(24,596,434,934)	24,235,962,543	-
Appropriation to bonus and welfare fund	-	-	-	-	-	(936,461,280)	-	(936,461,280)
Other increase/decrease	-	-	-	-	-	(889)	-	(889)
Balance at 30/6/2025	3,000,000,000,000	6,270,825,481	(10,000)	105,856,397,426	14,345,072,839	(2,472,107,505,908)	1,020,930,207,889	1,675,294,987,727

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.25 Owners' equity (Continued)**b. Capital transactions with shareholders**

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Shareholders' capital		
Opening balance	3,000,000,000,000	3,000,000,000,000
Increased during the period	-	-
Decreased during the period	-	-
Closing balance	3,000,000,000,000	3,000,000,000,000

c. Shares

	30/6/2025 Shares	01/01/2025 Shares
Quantity of registered shares	300,000,000	300,000,000
Quantity of issued shares	300,000,000	300,000,000
Common shares	300,000,000	300,000,000
Purchased shares	1	1
Common shares	1	1
Outstanding shares	299,999,999	299,999,999
Common shares	299,999,999	299,999,999
Par value of outstanding shares (VND/ shares)	10,000	10,000

5.26 Off interim consolidated balance sheet items**a. Outsourced assets****At the parent company**

Leased assets, see details in Note 5.9.

At Tan Viet Joint Stock Company (Indirect subsidiary)

The Company signed Land Lease Contract No. 66/2004/HDTĐ with the Department of Natural Resources and Environment of Khanh Hoa province on 10th November 2004 at 12 Tran Phu Street, Huong Xuan Ward, Nha Trang City for the purpose of building hotels and tourism services from 2001 to 2051. The leased land area is 5,226.8 m². According to these contracts, the Company must pay land rent until the contract maturity date according to current regulations of the State.

The Company signed Land Lease Contract No. 75/2004/HDTĐ with the Department of Natural Resources and Environment of Khanh Hoa province on 23rd December 2004 at 14 Tran Phu Street, Huong Xuan Ward, Nha Trang City for the purpose of building hotels, restaurants and tourism services according to the plan of combining the two hotels 12 and 14 Tran Phu from 2004 to 2050. The area of the leased land is 1,773.5 m². According to these contracts, the Company must pay land rent until the contract maturity date according to current regulations of the Stat.

At Evening Star Nha Trang Joint Stock Company (Indirect Subsidiary)

The Company signed Land Lease Contract No. 90/2011/HDTĐ with the Department of Natural Resources and Environment of Khanh Hoa province on 16th September 2011 at 72-74 Tran Phu Street, Loc Tho Ward, Nha Trang City, Khanh Hoa Province for the purpose of implementing the StarCity Nha Trang Hotel Project from 2005 to 2055. The leased land area is 2,453.4 m². According to this contract, the Company must pay land rent until the contract expires according to current regulations of the State.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.26 Off interim consolidated balance sheet items (Continued)

a. Outsourced assets (Continued)

At Givral Bakery Joint Stock Company (Indirect subsidiary)

The Company signed Land Lease Contract No. 02/KCN-HDTĐ-2021 with Tan Binh Production. Trading, Import-Export, Services and Investment Joint Stock Company on April 4th, 2011 to lease land lot II Lot 4B, Le Trong Tan Street, Tan Binh Industrial Park, Ho Chi Minh City, the leased land area is 5,697.6 m², the land lease term is until 17th June 2047. The Company must pay annual land rent until the contract expires according to regulations.

Land lease contract between Saigon Northwest Urban Development Joint Stock Company (SCD) and Givral Bakery Joint Stock Company on the lease of a land plot with an area of 18,000.32 m² at Lot C5, Tan Phu Hung Industrial Park, Cu Chi commune, Ho Chi Minh City. The lessee uses the leased area to implement an investment project. The lease term is determined from 24th December 2020 to 16th December 2054.

At Trang Tien Ice Cream Joint Stock Company (Indirect subsidiary)

Trang Tien Ice Cream Joint Stock Company signed contracts to lease offices at 35 Trang Tien, Cua Nam ward, Hanoi city, and to lease land, factories at Vinh Tuy Industrial Park. Hanoi City and stores under operating lease contracts. Under this contract, the Company must pay monthly and quarterly rental fees according to the contract as stipulated in the contract.

At Viptour Togi Joint Stock Company (Indirect subsidiary)

The Company signed a Land Lease Contract with the Hanoi City People's Committee under Decision No. 3270/QĐ-UBND dated 22/05/2013 to lease land at No. 10 Tran Vu, Ba Dinh ward, Hanoi city. The lease term is 50 years from 26th March 2009. The form of land lease is one-time payment for the entire lease term.

At Binh Hung Trading and Service Joint Stock Company (Indirect subsidiary)

Binh Hung Trading and Service Joint Stock Company signed Land Lease Contract No. VSIPBN-LA-0714 dated 12/04/2011 with VIP Bac Ninh Company Limited to lease land lot 027B. VSIP Bac Ninh Urban and Service Industrial Park, Tu Son town, Bac Ninh province. The leased land area is 12,885 m², the lease term is until 30th November 2057.

b. Bad debt resolved

Name	Year of processing	30/6/2025 VND	01/01/2025 VND
a. At Ocean Group Joint Stock Company		2,562,742,041,308	2,562,742,041,308
<i>Short-term loan receivables</i>		<i>1,143,933,229,981</i>	<i>1,143,933,229,981</i>
Manh Ha Investment & Trading Joint Stock Company	2021	480,782,169,169	480,782,169,169
Vneco Hanoi Investment & Trading Joint Stock Company	2021	370,150,060,812	370,150,060,812
Gio Hat Company Limited	2021	199,001,000,000	199,001,000,000
Bao Linh Joint Stock Company	2021	75,000,000,000	75,000,000,000
Phu Nguyen Development Investment Joint Stock Company	2021	19,000,000,000	19,000,000,000
<i>Short-term receivables from customers</i>		<i>81,273,856,974</i>	<i>81,273,856,974</i>
Tosy Robot Joint Stock Company	2021	27,823,311,313	27,823,311,313
Song Da Investment and Construction Joint Stock Company	2021	20,635,963,722	20,635,963,722
North Phi Kha Trading-Service and Manufacturing Company Limited	2021	5,344,267,999	5,344,267,999
Vinafacade Joint Stock Company	2021	5,522,659,768	5,522,659,768
Van Phu Building Investment Joint Stock Company	2021	5,707,549,314	5,707,549,314
Hung Yen Metal Materials Company Limited	2021	5,096,125,835	5,096,125,835
TVSHOPPING Media Joint Stock Company	2021	2,337,931,029	2,337,931,029
Ocean Retail & Assets Management JSC	2021	3,492,500,351	3,492,500,351
Mrs. Nguyen Thi Tuyet	2021	2,500,000,000	2,500,000,000
Others	2021	2,813,547,643	2,813,547,643

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.26 Items off the interim consolidated balance sheet (Continued)

b. Bad debt resolved (Continued)

Name	Year of processing	30/6/2025 VND	01/01/2025 VND
<i>Other short-term receivables</i>		<i>899,375,408,667</i>	<i>899,375,408,667</i>
Mr. Luu Duy Hung	2023	835,000,000	835,000,000
Mrs. Nguyen Thi Dung	2023	5,365,828,037	5,365,828,037
Mrs. Duong Thuy Chi	2023	577,400,136	577,400,136
Binh Duong Xanh Joint Stock Company	2021	270,150,000,000	270,150,000,000
VNT Company Limited	2021	161,545,208,763	161,545,208,763
Vietnam Investment and Trade Development Company Limited	2021	56,768,170,073	56,768,170,073
Vneco Hanoi Investment and Trade Joint Stock Company	2021	58,929,396,402	58,929,396,402
Manh Ha Investment and Trade Joint Stock Company	2021	40,928,235,832	40,928,235,832
Gio Hat Company Limited	2021	22,866,062,385	22,866,062,385
Bao Linh Joint Stock Company	2021	7,236,369,444	7,236,369,444
Phu Nguyen Investment and Development Joint Stock Company	2021	7,085,149,998	7,085,149,998
BMC Hanoi Investment and Construction Joint Stock	2021	28,002,299,999	28,002,299,999
Investment in Project 317 Truong Chinh of BMC Company	2021	904,349,500	904,349,500
Lam Hong Investment Joint Stock Company	2021	35,515,056,108	35,515,056,108
Project 25 Tran Khanh Du - Border Guard Command	2021	2,132,720,000	2,132,720,000
Mr. Nguyen Khoa Dien	2021	45,620,165,000	45,620,165,000
Mrs. Nguyen Trinh Minh Ha	2021	35,300,000,000	35,300,000,000
Mrs. Dao Thi Diep Huong	2021	27,470,959,196	27,470,959,196
Mrs. 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
Mrs. 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
Cost of supporting the construction of An Ha Pagoda - Bac Giang Province	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
<i>Shortage of assets awaiting resolution</i>		<i>3,508,248,253</i>	<i>3,508,248,253</i>
<i>Short-term repayments to suppliers</i>		<i>176,637,298,868</i>	<i>176,637,298,868</i>
Song Da Investment and Construction Joint Stock Company (SDCON)	2023	8,289,079,493	8,289,079,493
Branch of Comeeco Trading - Construction - Mechanical - Electrical Joint Stock Company	2023	30,000,000	30,000,000
FSE Financial Consulting and Services Joint Stock Company	2023	20,150,000	20,150,000
Bao Binh Furniture Company Limited	2023	133,332,791	133,332,791
Hanoi Land Administration Joint Stock Company	2023	18,168,250	18,168,250
Thanh An Investment Joint Stock Company	2021	144,000,000,000	144,000,000,000
Key Vietnam Law Company Limited	2021	10,000,000,000	10,000,000,000
Topcare Investment and Trading Company Limited	2021	10,000,000,000	10,000,000,000
Thanh Dong Trading Investment and Construction Joint Stock Company	2021	1,835,234,949	1,835,234,949
Others	2021	2,311,333,385	2,311,333,385
<i>Long-term repayments to suppliers</i>		<i>258,013,998,565</i>	<i>258,013,998,565</i>
BMC Hanoi Investment and Construction	2021	66,000,000,000	66,000,000,000
Lien Viet Investment and Consulting Joint Stock Company	2021	145,000,000,000	145,000,000,000
BSC Vietnam Joint Stock Company	2021	2,146,109,684	2,146,109,684
Gia Dinh Development Investment Joint Stock Company	2021	4,850,000,000	4,850,000,000
PVR Hanoi Investment Joint Stock Company	2021	40,017,888,881	40,017,888,881

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.26 Items off the interim consolidated balance sheet (Continued)**b. Bad debt resolved (Continued)**

Name	Year of processing	30/6/2025 VND	01/01/2025 VND
c. At OCH Company		852,773,369,625	852,773,369,625
<i>Short-term trade receivables</i>		<i>2,061,673,687</i>	<i>2,061,673,687</i>
Info Commodities Exchange Joint Stock Company	2022	471,500,857	471,500,857
Tvshopping Media Joint Stock Company	2022	557,377,711	557,377,711
Royal Vietnam Company Limited	2023	14,400,000	14,400,000
Short-term receivables from other entities	2022	1,018,395,119	1,018,395,119
<i>Other short-term receivables</i>		<i>844,370,612,374</i>	<i>844,370,612,374</i>
Mr Ha Trong Nam	2022	586,131,347,928	586,131,347,928
Mrs Hua Thi Bich Hanh	2022	56,794,444,446	56,794,444,446
Vnt Company Limited	2022	201,200,820,000	201,200,820,000
Short-term receivables from other entities	2022	244,000,000	244,000,000
<i>Other long-term receivables</i>		<i>6,255,083,564</i>	<i>6,255,083,564</i>
Mrs Dinh Thi Chang Nhung	2022	2,868,400,000	2,868,400,000
Mr Nguyen Khoa Dien	2022	3,189,855,564	3,189,855,564
Mrs Dang Minh Le	2022	196,828,000	196,828,000
Short-term repayments to suppliers	2022	86,000,000	86,000,000
Total		3,415,515,410,933	3,415,515,410,933

6 ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE INTERIM CONSOLIDATED INCOME STATEMENT**6.1 Revenue from sales of goods and provision of services**

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Revenue from sale of goods	9,046,468,865	7,929,558,193
Sales of finished goods	236,154,229,693	200,061,370,684
Revenue from rendering of services	82,030,585,340	73,502,755,690
Sales of real estate	607,072,522	10,819,636,363
Total	327,838,356,420	292,313,320,930

6.2 Revenue deductions

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Trade discount	16,221,435,741	7,419,839,234
Sale discount	1,048,000	-
Sale return	19,053,481	82,286,506
Total	16,241,537,222	7,502,125,740

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30/06/2025

6.3 Net revenue from sales and services

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Revenue from sale of goods	9,027,415,384	7,929,558,193
Sales of finished goods	219,931,745,952	192,559,244,944
Revenue from rendering of services	82,030,585,340	73,502,755,690
Sales of real estate	607,072,522	10,819,636,363
Total	311,596,819,198	284,811,195,190

6.4 Cost of goods sold

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Cost of goods	7,452,002,827	6,429,683,765
Cost of finished products	142,199,851,383	128,106,275,545
Cost of service	60,236,092,464	54,837,664,521
Cost of sales of real estate	571,617,973	7,517,626,333
Total	210,459,564,647	196,891,250,164

6.5 Financial income

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Interest expense	4,966,215,174	11,670,863,172
Losses on disposal of financial investments	97,962,508	49,956,279
Exchange rate difference loss arising during the period	56,604,425	55,184,098
Total	5,120,782,107	11,776,003,549

6.6 Financial expenses

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Interest expense	53,882,305,472	53,049,951,563
Exchange rate difference loss arising during the period	4,820,217	1,855,319
Provisions for financial investments	(212,333,333)	(106,166,667)
Others	-	117,592,593
Total	53,674,792,356	53,063,232,808

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30/06/2025

6.7 Selling expenses and General and administrative expenses

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Selling expenses	54,158,951,797	45,973,965,197
Employee expenses	20,696,126,514	19,307,888,142
Materials expenses	4,455,774,303	4,510,992,467
Office supplies expenses	719,169,701	-
Amortization and Depreciation expenses	452,635,346	539,174,911
Outsourcing expenses	14,446,077,424	11,519,904,194
Other cash expense	13,389,168,509	10,096,005,483
General and administrative expenses	53,639,953,921	54,081,061,896
Employee expenses	23,654,728,806	19,115,993,443
Materials expenses	42,985,888	-
Office supplies expenses	308,159,893	493,896,195
Amortization and Depreciation expenses	1,603,204,036	2,360,557,636
Charges and fee	9,184,334,311	10,862,720,799
Provision expenses	1,215,766,657	(4,383,521,053)
Outsourcing expenses	7,910,151,312	14,714,478,243
Other cash expense	6,280,050,214	7,144,611,116
Allocation of Goodwill	3,440,572,804	3,772,325,517
Total	107,798,905,718	100,055,027,093

6.8 Other income/ Other expenses

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Other income		
Disposals of fixed assets	11,388,889	12,909,091
Others	14,486,761	421,006,427
Total	25,875,650	433,915,518
Other expenses		
Late payment of land rent (at Viptour-Togi Joint Stock Company)	5,417,837,172	5,485,202,202
Tax arrears, fines, late tax payment, administrative fines	135,658,298	-
Penalty for breach of contract	-	425,645,162
Others	358,759,083	295,124,898
Total	5,912,254,553	6,205,972,262
Net other income/ expenses	(5,886,378,903)	(5,772,056,744)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30/06/2025

6.9 Current corporate income tax expense

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Current corporate income tax expense calculated on taxable income	5,532,676,834	6,670,655,320
Current corporate income tax expense	5,532,676,834	6,670,655,320

6.10 Deferred corporate income tax expense

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Gain from deferred income tax arising from reversal of income tax payable	-	(430,136,455)
Deferred tax expense arising from reversal of deferred tax assets	28,788,286	58,156,272
Deferred tax expense arising from taxable temporary differences	340,202,389	259,033,010
Total	368,990,675	(112,947,173)

6.11 Basic earnings per share

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Profit after corporate income tax	(44,975,005,040)	(50,953,642,523)
Non-controlling shareholder interests	(47,028,985,234)	(55,301,326,494)
Profit / Loss distributable to common shareholders	2,053,980,194	4,347,683,971
Average quantity of outstanding common shares	299,999,999	299,999,999
Basic earnings per share (VND/share)	7	14

(*) As at the reporting date, the Company has not been able to reliably estimate the amount of profit for the accounting period ended 30/06/2025 that may be appropriated to the bonus and welfare fund and the management bonus fund. In case such appropriations are made, the net profit attributable to the shareholders of the parent company and basic earnings per share will be reduced accordingly.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30/06/2025

6.12 Production and business expenses by factors

	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Raw material expenses	106,592,940,203	86,504,405,946
Employee expenses	110,728,504,277	102,433,562,023
Amortization and Depreciation expenses	19,140,916,912	20,416,496,855
Outsourcing expenses	50,904,522,777	60,264,233,433
Other cash expenses	44,008,897,659	36,660,388,722
Provision expenses	1,275,766,657	(4,383,521,053)
Allocated goodwill	3,440,572,804	3,772,325,517
Total	336,092,121,289	305,667,891,443

7 OTHER INFORMATION

7.1 Information of related parties

The Company has the following related parties

Related parties	Relations
Vietnam Housing and Urban Development Trading Joint Stock Company	Major Shareholder
Song Hong Bac Viet Construction Joint Stock Company	Major Shareholder
Hung Linh Commercial Real Estate Investment Joint Stock Company	Major Shareholder
Ha Noi - Bac Giang Bot Investment Joint Company	Associate
Members of the Board of Directors, the Board of Management, the Board of Supervisors and individuals related to key management members	Significant impact

During the period, the Company had the following transactions with related parties:

Transactions with key personnel

Related parties	Nature of transaction	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Board of Directors, Supervisory Board and General Director	Salary and remuneration	1,020,500,000	958,695,600

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

7.1 Information of related parties (Continued)*Details are as follows:*

Full name	Title	For the period ended 30/6/2025 VND	For the period ended 30/6/2024 VND
Board of Management		540,000,000	519,130,400
Mrs. Le Thi Viet Nga	Chairman of the Board	300,000,000	300,000,000
Mrs. Pham Thi Hong Nhung	Member of Board of Directors and General Director (Dismissed from 08/01/2024)	-	39,130,400
Mrs. Nguyen Thi Lan Huong	Member	60,000,000	60,000,000
Mr. Le Dinh Quang	Member	60,000,000	40,000,000
Mr. Nguyen Dung Minh	Member	60,000,000	40,000,000
Mr. Nguyen Duc Minh	Independent Member of the Board of Directors	60,000,000	40,000,000
Board of Supervisors		120,000,000	90,000,000
Mrs. Duong Thi Mai Huong	Head of Supervisory Board (Appointed from 28/02/2024)	60,000,000	40,000,000
Mr. Le Thi Bich Hanh	Board of Supervisors member	30,000,000	20,000,000
Mrs. Tran Thi Chung	Board of Supervisors member	30,000,000	20,000,000
Mrs. Trinh Thi Trang	Board of Supervisors member (Dismissed from 28/2/2024)	-	10,000,000
Board of General Directors		360,500,000	349,565,200
Mr. Pham Hung Viet	General Director (Dismissed from 08/01/2024)	-	333,913,000
Mr. Le Vu Hai	Deputy General Director (Appointed from 16/12/2024)	360,500,000	15,652,200

7.2 Segment reporting

During the period, the Company has restated the Segment Report prepared for the fiscal year 30/06/2025

Segment report of income for the period ended 30/6/2025 :

	Sales of goods and finished products	Service Provider	Real estate	Total
Net revenues	228,959,161,336	82,030,585,340	607,072,522	311,596,819,198
Costs of goods sold	149,651,854,210	60,236,092,464	571,617,973	210,459,564,647
Gross revenues	79,307,307,126	21,794,492,876	35,454,549	101,137,254,551
PERFORMANCE				
Departmental results	79,307,307,126	21,794,492,876	35,454,549	101,137,254,551
Financial income				5,120,782,107
Profit or loss in joint ventures and associates				22,028,702,788
Financial expenses				(53,674,792,356)
Selling expenses				(54,158,951,797)
General administrative expenses				(53,639,953,921)
Other income not related to business activities				(5,886,378,903)
Current corporate income tax expenses				(5,532,676,834)
Deferred corporate income tax expenses				(368,990,675)
Profit for the period				(44,975,005,040)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

7.2 Segment reporting (Continued)

Segment report of income for the period ended 30/6/2024 :

	Sales of goods and finished products	Service Provider	Real estate	Total
Net revenues	200,488,803,137	73,502,755,690	10,819,636,363	284,811,195,190
Costs of goods sold	134,535,959,310	54,837,664,521	7,517,626,333	196,891,250,164
Gross revenues	65,952,843,827	18,665,091,169	3,302,010,030	87,919,945,026
PERFORMANCE RESULTS				
Departmental results	65,952,843,827	18,665,091,169	3,302,010,030	87,919,945,026
Financial income				11,776,003,549
Profit or loss in joint ventures and associates				14,798,433,694
Financial expenses				(53,063,232,808)
Selling expenses				(45,973,965,197)
General administrative expenses				(54,081,061,896)
Other income not related to business activities				(5,772,056,744)
Current corporate income tax expenses				(6,670,655,320)
Deferred corporate income tax expenses				112,947,173
Profit for the period				(50,953,642,523)

Segment report of assets and liabilities for the period ended 01/1/2025 is restated as follows:

	Sales of goods and finished products	Service Provider	Real estate	Total
ASSET				
Departmental assets	483,855,758,437	703,302,502,394	711,398,248,717	1,898,556,509,548
Unallocated assets				2,610,054,591,632
Total assets				4,508,611,101,180
LIABILITIES PAYABLE				
Liabilities of the departments	87,311,652,296	284,201,251,561	574,410,326,165	945,923,230,022
Non-allocatable liabilities				1,827,689,095,821
Total liabilities				2,773,612,325,843

Segment report of assets and liabilities for the period ended 30/6/2025:

	Sales of goods and finished products	Service Provider	Real estate	Total
ASSET				
Departmental assets	563,924,250,909	684,114,864,345	477,823,975,739	1,725,863,090,993
Unallocated assets				2,702,971,218,736
Total assets				4,428,834,309,729
LIABILITIES PAYABLE				
Liabilities of the departments	159,633,718,154	280,270,197,242	802,702,511,262	1,242,606,426,658
Non-allocatable liabilities				1,510,932,895,344
Total liabilities				2,753,539,322,002

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

7.3 Collateral

As at 30/06/2025, the Company has used some shares held by the Company as collateral, and has also received collateral from other companies as follows:

	30/6/2025 Number of shares
Pledge OCH shares at:	
Thien Dong International Education Joint Stock Company ⁽¹⁾	7,000,000
Binh Duong Xanh Joint Stock Company ⁽²⁾	8,000,000
National Citizen Commercial Joint Stock Bank ⁽³⁾	3,987,517
Vietnam Joint Stock Commercial Bank for Foreign Trade ⁽⁴⁾	19,339,902
Total	38,327,419
Pledge shares:	
Gia Phat Finance and Investment Joint Stock Company ⁽⁵⁾	27,000,000
Phuc Thinh Finance Joint Stock Company ⁽⁶⁾	2,900,000
Central Pharmaceutical Joint Stock Company 2 ⁽⁶⁾	2,550,000
Total	32,450,000

⁽¹⁾ The Company used 7 million OCH shares owned by the Company to secure a short-term loan contract between Than Dong International Education Joint Stock Company and Ocean Commercial Bank Limited - Hanoi Branch related to the capital contribution received from Than Dong International Education Joint Stock Company to jointly implement the Project "Construction of a lake park in the Southwest Hanoi urban area" (Details in Note 5.6).

⁽²⁾ The Company has used 8 million OCH shares owned by the Company to ensure the financial obligations of Binh Duong Xanh Joint Stock Company with Long Son Investment. Trade and Construction Joint Stock Company according to the 3-party Commitment Minutes No. 01/2014/BBCK-3 dated 29/09/2014.

⁽³⁾ The Company uses 3,987,517 OCH shares owned by the Company to secure the obligation to repay the remaining unpaid interest to National Citizen Commercial Joint Stock Bank (Details in note 5.22)

⁽⁴⁾ The Company used 19,339,902 OCH shares owned by the Company to secure the loan contract between Hanoi - Bac Giang BOT Investment Joint Stock Company (BOT) - an associate of the Company and Vietnam Joint Stock Commercial Bank for Foreign Trade to implement the Project "Investment in construction of renovation and upgrading works on National Highway 1, Hanoi - Bac Giang section under the form of Build - Operate - Transfer (BOT) contract.

⁽⁵⁾ On 21/10/2019, the Company completed the procedure for accepting the mortgage of 27,000,000 shares of Gia Phat Finance and Investment Joint Stock Company owned by Binh Duong Xanh Joint Stock Company as collateral for the obligation to pay the debt of VND 270.15 billion of Binh Duong Xanh Joint Stock Company.

⁽⁶⁾ The Company accepts the collateral for the capital support with Bao Linh Joint Stock Company as follows: 2,900,000 shares of Phuc Thinh Finance Joint Stock Company and 2,550,000 shares of Central Pharmaceutical Joint Stock Company 2 (In which: 75,200 shares are owned by Bao Linh Joint Stock Company, the remaining: 2,474,800 shares are being transferred by Bao Linh Joint Stock Company from the partner).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

7.4 Other information

In notes 5.8 and 5.22, the accumulated unfinished production and business costs as of 30th June 2025 of the Starcity Airport Project are described as VND 218,295,997,573. This project is a project in which One Capital Hospitality Joint Stock Company (OCH - a subsidiary of the Company) cooperates with Dai Duong Xanh Investment and Service Company Limited (now Pegasus Thang Long Company Limited "Pegasus Thang Long"), the amount of capital contribution received as of 30th June 2025 is VND 116,042,770,800. The total costs incurred are the value of land use rights and the unfinished construction costs of the Project that have been mortgaged at the Bank to secure Pegasus Thang Long's loan. This secured asset has a judgment enforcement decision to recover Pegasus Thang Long's debt. OCH Company determined the loss as the total cost of the project incurred an amount of VND 218,295,997,573. Therefore, OCH Company set aside a provision of VND 102,253,226,773 (equal to the loss after being offset from the source of money received from business cooperation from Pegasus Thang Long of VND 116,042,770,800).

In 2024, the Civil Judgment Enforcement Office of Ho Chi Minh City issued Decision No. 02/QD-CCTHADS dated 10/10/2024 on the enforcement of the transfer of land use rights and Decision No. 63/QD-CCTHADS dated 05/11/2024 on terminating the suspension of registration, transfer of ownership, use, and change of property status with "Land use rights and property attached to land at plot No. 58, map sheet No. 10, address Tan Son Hoa Ward, Ho Chi Minh City issued by the Department of Natural Resources and Environment of Ho Chi Minh City on 14/10/2013 to Dai Duong Hotel and Service Joint Stock Company (now One Capital Hospitality Joint Stock Company)". As of 25th March 2025, OCH Company and Pegasus Thang Long Company Limited have signed a debt confirmation memorandum, in which OCH Company does not have any payment obligations to Pegasus Thang Long Company Limited related to the Starcity Airport Project. The two parties will continue to work to resolve the remaining issues related to the project.

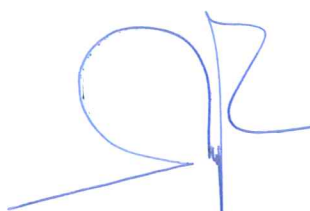
7.5 Comparison information

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

The comparative figures in the interim consolidated income statement, interim consolidated cash flow statement, and related notes are taken from interim consolidated financial statements for the period ended 30/6/2024, which have been reviewed by CPA VIETNAM Auditing Company Limited - Member of INPACT International Auditing Firm.

Ha Noi, 29th August 2025**Preparer****Chief Accountant****General Director**


Nguyen Thi Na



Vu Xuan Duong



Le Vu Hai