

OCEAN GROUP JOINT STOCK COMPANY
REVIEWED INTERIM SEPARATE 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 separate 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 25/8/2025 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 |
|---------------|------------------|

SUBSEQUENT EVENTS

According to the Board of General Director, 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 separate financial statements for the period ended 30/06/2025.

AUDITORS

The Company's interim separate 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 DIRECTOR'S RESPONSIBILITY

The Company's Board of General Directors is responsible for preparing the interim separate 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 interim separate income and interim separate 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 interim separate financial statements. In preparing these interim separate financial statements, the Board of General Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to the Company are followed or not, and all the material differences from these standards are disclosed and explained in the Interim Separate Financial Statements;
- Design and implement effectively the internal control system in order to ensure that the preparation and presentation of the Interim Separate Financial Statements are free from material misstatements due to frauds or errors;
- Prepare the Interim Separate 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 separate 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 separate financial statements.

For and on behalf of the Board of General Directors,



Mr. Le Vu Hai
General Director

Hanoi, 29th August 2025

Head Office in Hanoi:

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

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No: 413/2025/BCSX-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 separate financial statements of Ocean Group Joint Stock Company, as prepared on 29th August 2025, set out on page 06 to page 36, including the Interim Separate Balance Sheet as at 30/6/2025, and the Interim Separate Income Statement, and Interim Separate Cash flows Statement for the period ended 30/6/2025, and Notes to the Interim Separate Financial Statements.

The Board of General Director's responsibility

The Board of General Director are responsible for the true and fair preparation and presentation of these interim separate financial statements in compliance with Vietnamese Standards on Accounting, Vietnamese Accounting Enterprise System and prevailing relevant regulations in preparation and presentation of the Interim Separate Financial Statements and for such internal control as the Board of General Director determine is necessary to enable the preparation of the Interim Separate 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 separate 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 Company's independent auditors.

The review of interim separate 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 separate 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 separate financial performance and interim separate 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 separate financial statements.

Emphasis of matter

As disclosed in Notes 5.6 and 5.22 to the Interim Separate 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 Separate Financial Statements.

Emphasis of matter (Continued)

As disclosed in Notes 5.6 and 5.22 to the Interim Separate 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 Separate Financial Statements.

As disclosed in Note 4 to the Interim Separate Financial Statements, as at 30th June 2025, the Company's current liabilities exceeded its current assets by VND 57,109,951,876; net cash flows from operating activities for the period were negative VND 5,144,394,489; and the Company incurred a net loss of VND 5,619,905,037 for the six-month period then ended. As at 30th June 2025, the Company was carrying accumulated losses of VND 2,554,415,683,516. The Company's ability to continue as a going concern depends on its core business activities in real estate, the comprehensive restructuring of its existing investments and assets, and the implementation of plans to restart certain real estate projects. These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.

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 SEPARATE BALANCE SHEET

As at 30/06/2025

| ASSETS | CODE | NOTE | 30/6/2025 VND | 01/01/2025 VND |
|---|------------|-------------|--------------------------|--------------------------|
| A - CURRENT ASSETS (100=110+120+130+140+150) | 100 | | 81,731,913,870 | 53,604,670,575 |
| I. Cash and Cash Equivalents | 110 | 5.1 | 4,507,813,635 | 20,986,453,949 |
| 1. Cash | 111 | | 507,813,635 | 6,486,453,949 |
| 2. Cash Equivalents | 112 | | 4,000,000,000 | 14,500,000,000 |
| II. Short-term Financial Investments | 120 | | 11,915,675,000 | 6,703,341,667 |
| 1. Trading securities | 121 | 5.2 | 21,755,491,533 | 21,755,491,533 |
| 2. Allowances for decline in value of trading securities | 122 | | (14,839,816,533) | (15,052,149,866) |
| 3. Held-to-Maturity Investments | 123 | 5.3 | 5,000,000,000 | - |
| III. Short-term Receivables | 130 | | 55,562,680,759 | 16,002,516,829 |
| 1. Short-term receivables from customers | 131 | 5.4 | 6,039,842,187 | 6,266,092,187 |
| 2. Short-term Advances to Suppliers | 132 | | 120,494,946 | 35,599,420 |
| 5. Short-term Loan Receivables | 135 | 5.5 | 6,000,000,000 | - |
| 6. Other Short-term Receivables | 136 | 5.6 | 43,625,962,772 | 9,924,444,368 |
| 7. Provision for doubtful debts | 137 | | (223,619,146) | (223,619,146) |
| IV. Inventories | 140 | 5.7 | 4,416,647,857 | 4,416,647,857 |
| 1. Inventories | 141 | | 4,416,647,857 | 4,416,647,857 |
| V. Other Current Assets | 150 | | 5,329,096,619 | 5,495,710,273 |
| 2. Value added tax is deducted | 152 | | 4,242,878,036 | 4,409,491,690 |
| 3. Taxes and other receivables from government budget | 153 | 5.15 | 1,086,218,583 | 1,086,218,583 |
| B - NON-CURRENT ASSETS (200=210+220+240+250+260) | 200 | | 1,421,040,630,285 | 1,458,329,646,294 |
| I. Long-term Receivables | 210 | | 179,475,723,180 | 179,475,723,180 |
| 6. Other Long-term Receivables | 216 | 5.6 | 179,475,723,180 | 179,475,723,180 |
| II. Fixed Assets | 220 | | - | - |
| 1. Tangible Fixed Assets | 221 | 5.8 | - | - |
| - Historical Cost | 222 | | 1,379,211,818 | 1,379,211,818 |
| - Accumulated Depreciation | 223 | | (1,379,211,818) | (1,379,211,818) |
| 3. Intangible Fixed Assets | 227 | 5.9 | - | - |
| - Historical Cost | 228 | | 313,750,000 | 313,750,000 |
| - Accumulated Amortization | 229 | | (313,750,000) | (313,750,000) |
| IV. Long-term Work-in-progress Assets | 240 | | 32,920,879,241 | 32,396,501,639 |
| 2. Construction in Progress | 242 | 5.10 | 32,920,879,241 | 32,396,501,639 |
| V. Long-term Financial Investments | 250 | 5.12 | 916,793,462,285 | 950,213,655,626 |
| 1. Investments subsidiaries | 251 | | 1,115,173,383,735 | 1,115,173,383,735 |
| 2. Investments in joint ventures and associates | 252 | | 104,228,000,000 | 104,228,000,000 |
| 4. Allowances for long-term investments | 254 | | (302,607,921,450) | (269,187,728,109) |
| VI. Other Non-current Assets | 260 | | 291,850,565,579 | 296,243,765,849 |
| 1. Long-term Prepaid Expenses | 261 | 5.11 | 291,850,565,579 | 296,243,765,849 |
| TOTAL ASSETS (270 = 100+200) | 270 | | 1,502,772,544,155 | 1,511,934,316,869 |

INTERIM SEPARATE BALANCE SHEET (Continued)

As at 30/06/2025

| RESOURCES | CODE | NOTE | 30/6/2025 VND | 01/01/2025 VND |
|---|------------|-------------|--------------------------|--------------------------|
| C- LIABILITIES (300=310+330) | 300 | | 945,199,792,159 | 948,741,659,836 |
| I. Current Liabilities | 310 | | 138,841,865,746 | 139,167,082,495 |
| 1. Short-term Trade Payables | 311 | 5.13 | 2,547,060,173 | 2,489,521,461 |
| 2. Short-term Advances from Customers | 312 | 5.14 | 9,281,642,601 | 9,281,642,601 |
| 3. Taxes and Payables to the State Budget | 313 | 5.15 | 55,131,900 | 93,070,800 |
| 4. Payables to Employees | 314 | | 276,955,500 | 453,859,467 |
| 8. Short-term unearned revenues | 318 | 5.16 | 7,315,965,077 | 7,400,340,077 |
| 9. Other Short-term Payables | 319 | 5.17 | 113,806,526,120 | 113,889,063,714 |
| 10. Short-term borrowings and finance lease liabilities | 320 | 5.18 | 4,500,000,000 | 4,500,000,000 |
| 12. Bonus and welfare funds | 322 | | 1,058,584,375 | 1,059,584,375 |
| II. Long-term Liabilities | 330 | | 806,357,926,413 | 809,574,577,341 |
| 6. Long-term unearned revenue | 336 | 5.16 | 243,182,428,260 | 246,840,410,796 |
| 7. Other long-term payables | 337 | 5.17 | 532,947,765,080 | 532,506,433,472 |
| 8. Long-term borrowings and finance lease liabilities | 338 | 5.18 | 30,227,733,073 | 30,227,733,073 |
| D- OWNERS' EQUITY (400 = 410) | 400 | | 557,572,751,996 | 563,192,657,033 |
| I- Owners' Equity | 410 | 5.19 | 557,572,751,996 | 563,192,657,033 |
| 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 |
| 4. Other capital | 414 | | 1,286,825,482 | 1,286,825,482 |
| 5. Treasury shares | 415 | | (10,000) | (10,000) |
| 8. Development and investment funds | 418 | | 99,871,176,744 | 99,871,176,744 |
| 10. Other funds under owners' equity | 420 | | 10,830,443,286 | 10,830,443,286 |
| 11. Undistributed Profit after Tax | 421 | | (2,554,415,683,516) | (2,548,795,778,479) |
| - Undistributed profit after tax brought forward | 421a | | (2,548,795,778,479) | (2,623,870,463,848) |
| - Undistributed profit after tax for the current period | 421b | | (5,619,905,037) | 75,074,685,369 |
| TOTAL RESOURCES (440 = 300+400) | 440 | | 1,502,772,544,155 | 1,511,934,316,869 |

Hà Nội, 29th August 2025

Preparer

Nguyen Thi Na

Chief Accountant

Vu Xuan Duong

General Director



Le Vu Hai

INTERIM SEPARATE INCOME STATEMENT

For the period ended 30/06/2025

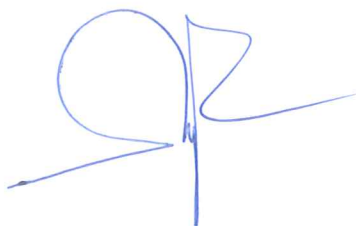
| ITEMS | CODE | NOTE | For the period ended 30/6/2025 | For the period ended 30/6/2024 |
|---|------|------|-----------------------------------|-----------------------------------|
| | | | VND | VND |
| 1. Revenues from sales and services rendered | 01 | 6.1 | 6,103,780,539 | 16,472,592,370 |
| 2. Revenue deductions | 02 | | - | - |
| 3. Net revenues from sales and services rendered (10 = 01-02) | 10 | | 6,103,780,539 | 16,472,592,370 |
| 4. Cost of goods sold | 11 | 6.2 | 4,401,341,218 | 11,585,097,704 |
| 5. Gross revenues from sales and services rendered (20 = 10-11) | 20 | | 1,702,439,321 | 4,887,494,666 |
| 6. Financial income | 21 | 6.3 | 28,713,154,485 | 125,952,212 |
| 7. Financial expenses | 22 | 6.4 | 33,649,191,616 | 16,756,179,940 |
| <i>In which: interest expenses</i> | 23 | | 441,331,608 | 1,316,759,879 |
| 8. Selling expenses | 25 | | - | - |
| 9. General administrative expenses | 26 | 6.5 | 2,386,307,227 | 3,621,791,516 |
| 10. Net profits from operating activities {30 = 20+(21-22)-(25+26)} | 30 | | (5,619,905,037) | (15,364,524,578) |
| 11. Other income | 31 | | - | 200,001,000 |
| 12. Other expenses | 32 | | - | 1,394,375 |
| 13. Other profits (40 = 31-32) | 40 | | - | 198,606,625 |
| 14. Total net profit before tax (50 = 30+40+45) | 50 | | (5,619,905,037) | (15,165,917,953) |
| 15. Current corporate income tax expenses | 51 | | - | - |
| 16. Deferred corporate income tax expenses | 52 | | - | - |
| 17. Profits after corporate income tax (60 = 50-51-52) | 60 | | (5,619,905,037) | (15,165,917,953) |

Preparer



Nguyen Thi Na

Chief Accountant



Vu Xuan Duong

Ha Noi, 29th August 2025
General Director



Le Vu Hai

INTERIM SEPARATE CASH FLOW STATEMENT
(Indirect method)
For the period ended 30/06/2025

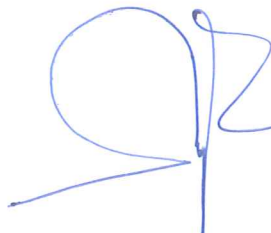
| ITEMS | CODE | NOTE | For the period ended 30/6/2025 VND | For the period ended 30/6/2024 VND |
|---|------|------|--|--|
| I. Cash flows from operating activities | | | | |
| 1. Profit before tax | 01 | | (5,619,905,037) | (15,165,917,953) |
| 2. Adjusted for items | | | | |
| - Provision | 03 | | 33,207,860,008 | 15,439,420,061 |
| - Gains or losses from investment activities | 05 | | (28,713,154,485) | (125,952,212) |
| - Interest expenses | 06 | | 441,331,608 | 1,316,759,879 |
| 3. Operating profit before changes in working capital | 08 | | (683,867,906) | 1,464,309,775 |
| - Increase (Decrease) in Receivables | 09 | | (4,870,527,568) | (5,646,964,101) |
| - Increase (Decrease) in Inventories | 10 | | - | 7,517,626,333 |
| - Increase (Decrease) in Payables | 11 | | (3,982,199,285) | (8,459,577,582) |
| - Increase (Decrease) in Prepayments | 12 | | 4,393,200,270 | 4,074,455,758 |
| - Other expenses from operating activities | 17 | | (1,000,000) | (1,000,000) |
| Net cash flows from operating activities | 20 | | (5,144,394,489) | (1,051,149,817) |
| II. Cash flows from investing activities | | | | |
| 1. Expenditures on purchase and construction of fixed assets and long-term assets | 21 | | (524,377,602) | - |
| 2. Expenditures on lending, proceeding debt instruments from other entities | 23 | | (11,000,000,000) | - |
| 3. Proceeds from interests, dividends and distributed profits | 27 | | 190,131,777 | 68,907,941 |
| Net cash flows from investing activities | 30 | | (11,334,245,825) | 68,907,941 |
| III. Cash flows from financial activities | | | | |
| Net cash flows during the period (50 = 20+30+40) | 50 | | (16,478,640,314) | (982,241,876) |
| Cash and cash equivalents at the beginning of the period | 60 | 5.1 | 20,986,453,949 | 22,944,111,995 |
| Effect of exchange rate fluctuations | 61 | | - | - |
| Cash and cash equivalents at the end of the period (70 = 50+60+61) | 70 | 5.1 | 4,507,813,635 | 21,961,870,119 |

Preparer



Nguyen Thi Na

Chief Accountant



Vu Xuan Duong

Hanoi, 29th August 2025
General Director



Le Vu Hai

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30/06/2025

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

Ocean Group Joint Stock Company (hereinafter referred to as “the 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 25/8/2025 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

The total number of employees of the Company as of 30/06/2025 is 16 employees (As at 31/12/2024 is 17 employees).

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, associates and affiliated units:

| Name | Address | Main business activities | Capital ratio | Voting ratio |
|---|----------|--|---------------|--------------|
| 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% |
| Associates | | | | |
| Hanoi - Bac Giang BOT Investment Joint Stock Company | Bac Ninh | Construction and collection of road use service fees | 21.00% | 21.00% |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

1.4 The Company structure (Continued)

(*) 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 had 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 had no production and business activities during the period.

(***) 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.

1.5 Statement of information comparability on the interim separate 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 interim separate 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 separate financial statements are prepared for the period ended 30/06/2025.

2.2 Accounting currency

The accompanying interim separate 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 Separate Financial Statements for the period ended 30/06/2025.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

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 separate financial statements:

Basis of preparation of the interim separate financial statements

The interim separate financial statements for the period ended 30th June 2025, are presented in Vietnamese Dong (VND), prepared based on the historical cost principle, in accordance with the Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of interim separate financial statements.

The accompanying interim separate financial statements are the Company's ones, therefore, they do not include the interim financial statements of subsidiaries. Users of the interim separate financial statements should read them together with the Company's interim consolidated financial statements for the period ended 30th June 2025 to obtain full information of the Company's financial position as well as the results of operations and cash flows during the period.

The accompanying interim separate financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdiction other than Vietnam.

Going concern assumption

As of 30/06/2025, the Company's short-term liabilities exceeded its short-term assets by VND 57,109,951,876, and net cash flow from operating activities during the period was negative VND 5,144,394,489. For the period ended 30/06/2025, the Company incurred a net loss of VND 5,619,905,037. The Company is suffering an accumulated loss as of 30th June 2025 of VND 2,554,415,683,516. The Company's ability to continue operating depends on its core business of real estate, comprehensively restructuring existing investments and assets, and implementing plans to restart a number of real estate projects.

The Board of Management and the Board of General Directors have regularly evaluated and actively implemented crisis management plan to help the Company overcome the difficult period and continue to develop. The Company's solutions have been implemented during the past time are as follows:

- The Company has taken measures to cut business costs in line with its scale of operations.
- The company has implemented measures to increase revenue from leasing premises and increase other revenues.
- The company has comprehensively restructured existing investments and assets and is implementing plans to restart a number of real estate projects.

The Company's Board of General Directors has carefully assessed the business and cash flow plans, as well as the ability of loans recovery to have finance sources in order to pay debts and financial obligations. The Board of General Directors believes that the interim separate financial statements prepared on the going concern basis are appropriate.

Accounting estimates

The preparation of the interim separate financial statements in conformity with Vietnamese Accounting Standards requires the Board of General Director 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 separate financial statements and the reported amounts of revenues and expenses during the period. Actual results may differ from those estimates and assumptions.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Cash and cash equivalents**

Cash comprises cash on hand, bank deposits.

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

Financial investments***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 periods, 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.

Investments in subsidiaries, associates and other investments

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

Distributions of profits that the Company receives from the accumulated profits of the subsidiaries after the date the Company gains control are recorded in the Company's business results in the period. Other distributions are considered as recoveries of investments and are deducted from the investment value.

Distributions of profits received by the Company from the accumulated profits of the Associates after the date the Company gains control are recognized in the Company's income statement for the period. Other distributions are considered as recoveries of investments and are deducted from the investment value.

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

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 end of the fiscal year.

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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**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>Year(s)</u> |
|------------------|----------------|
| Motor vehicles | 08 |
| Office equipment | 03 - 06 |

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.

Intangible fixed assets and Amortization

The Company's intangible assets is computer software, is stated at history cost less accumulated amortization.

Historical costs of intangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use.

Computer software is amortized on a straight-line basis over its estimated useful life of 03 years.

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 SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

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

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

Prepaid Real Estate Rent

Prepaid rent represents the rent paid to the lessor. Prepaid rent is expensed on a straight-line basis over the lease term.

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.

Loans and finance lease liabilities

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

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

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

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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

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

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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**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/ Current and deferred corporate income tax expenses

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

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

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

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

Related parties

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 Company in case that party is under the same control or is subject to the same material effects. When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

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

| | 30/6/2025 VND | 01/01/2025 VND |
|-------------------------------------|----------------------|-----------------------|
| Cash at bank | 507,813,635 | 6,486,453,949 |
| Cash equivalents | 4,000,000,000 | 14,500,000,000 |
| - Termly deposit under 3 months (*) | 4,000,000,000 | 14,500,000,000 |
| Total | 4,507,813,635 | 20,986,453,949 |

(*): These are term deposits from 01 month at Asia Commercial Joint Stock Bank, interest rate during the year is from 4.0%/year to 4.3%/year.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.2 Trading securities

| | 30/6/2025 (VND) | | | 01/01/2025 (VND) | | |
|---|-----------------------|---------------|-------------------------|-----------------------|---------------|-------------------------|
| | Original cost | Fair value | Provision | Original cost | Fair value | Provision |
| Total share value | 21,755,491,533 | | (14,839,816,533) | 21,755,491,533 | | (15,052,149,866) |
| + PVR Hanoi Investment Joint 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 | (*) | - |
| Total | 21,755,491,533 | | (14,839,816,533) | 21,755,491,533 | | (15,052,149,866) |

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 Separate 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 30/06/2025. According, the fair value as at 30/06/2025 is VND 3,344,250,000.

(*) Ho Chi Minh City Fafilm Joint Stock Company is not listed, so 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.

5.3 Held to maturity investments

| | 30/6/2025 (VND) | | 01/01/2025 (VND) | |
|---------------------|----------------------|----------------------|------------------|------------|
| | Original cost | Book value | Original cost | Book value |
| Short-term | 5,000,000,000 | 5,000,000,000 | - | - |
| - Term deposits (*) | 5,000,000,000 | 5,000,000,000 | - | - |
| Total | 5,000,000,000 | 5,000,000,000 | - | - |

(*): This represents a six-month term deposit at the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV), earning interest at an annual rate of 4.8%.

5.4 Receivables from customers

| | 30/6/2025 VND | 01/01/2025 VND |
|---|----------------------|----------------------|
| Shor-term | 6,039,842,187 | 6,266,092,187 |
| Receivable from apartment buyers | 5,202,283,037 | 5,202,283,037 |
| Short-term receivables from other customers | 837,559,150 | 1,063,809,150 |
| Total | 6,039,842,187 | 6,266,092,187 |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.5 Loan receivable

| | 30/6/2025 VND | 01/01/2025 VND |
|---|----------------------|-------------------|
| Givral Bakery Joint Stock Company (*) | 6,000,000,000 | - |
| Total | 6,000,000,000 | - |
| <i>In which:</i> | | |
| <i>Loan receivables from related parties</i> (Details in Note 7.1) | 6,000,000,000 | - |

(*) Loan Agreement No. 01/2025/TTVV/OGC-GIV dated 16/04/2025 between Ocean Group Joint Stock Company (the Lender) and Givral Bakery Joint Stock Company (the Borrower). The loan amount is VND 6,000,000,000; loan term of three months; interest rate of 6% per annum. Guarantee method: No.

5.6 Other receivables

| | 30/6/2025 | | 01/01/2025 | |
|---|------------------------|----------------------|------------------------|----------------------|
| | Book value | Provision | Book value | Provision |
| Short-term | 43,625,962,772 | (223,619,146) | 9,924,444,368 | (223,619,146) |
| Other receivables | 28,847,379,226 | (223,619,146) | 303,356,518 | (223,619,146) |
| Bank interest receivable | 202,591,780 | - | 26,797,258 | - |
| + Bank for Investment and Development of Vietnam JSC – Thang Long Branch | 121,643,835 | - | - | - |
| + Asia Commercial Joint Stock Bank – Tran Duy Hung Branch | 4,947,945 | - | 26,797,258 | - |
| + Givral Bakery Joint Stock Company | 76,000,000 | - | - | - |
| Dividends received (1) | 28,350,000,000 | - | - | - |
| Others | 294,787,446 | (223,619,146) | 276,559,260 | (223,619,146) |
| Advances | 14,778,583,546 | - | 9,621,087,850 | - |
| Long-term | 179,475,723,180 | - | 179,475,723,180 | - |
| Other receivables | 179,473,550,180 | - | 179,473,550,180 | - |
| VNT Company Limited (2) | 78,027,802,500 | - | 78,027,802,500 | - |
| Licogi 19 Joint Stock Company (3) | 57,000,000,000 | - | 57,000,000,000 | - |
| Leather Footwear And Garment Making Exporting Corporation (4) | 44,383,247,680 | - | 44,383,247,680 | - |
| Gia Dinh Development Corporation | 62,500,000 | - | 62,500,000 | - |
| Deposits | 2,173,000 | - | 2,173,000 | - |
| Total | 223,101,685,952 | (223,619,146) | 189,400,167,548 | (223,619,146) |
| <i>In which: Receivable from related parties</i> (Details in Note 7.1) | 28,426,000,000 | - | - | - |

(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) 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.6 Other receivables (Continued)

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). 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 (formerly Ocean Commercial One Member Limited Liability Bank) as of 31st December 2024 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.

(3) 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 31st December 2024 are VND 14,428,505,493. 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 October 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.

(4) 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.7 Inventories*Unit: VND*

| | 30/6/2025 | | 01/01/2025 | |
|------------------|----------------------|-----------|----------------------|-----------|
| | Original cost | Provision | Original cost | Provision |
| Work in progress | 4,416,647,857 | - | 4,416,647,857 | - |
| Total | 4,416,647,857 | - | 4,416,647,857 | - |

5.8 Tangible fixed assets*Unit: VND*

| | Transportation means | Management equipment | Total |
|---------------------|----------------------|----------------------|----------------------|
| HISTORY COST | | | |
| As at 01/01/2025 | 1,265,781,818 | 113,430,000 | 1,379,211,818 |
| Increase | - | - | - |
| Decrease | - | - | - |
| As at 30/6/2025 | <u>1,265,781,818</u> | <u>113,430,000</u> | <u>1,379,211,818</u> |
| DEPRECIATION | | | |
| As at 01/01/2025 | 1,265,781,818 | 113,430,000 | 1,379,211,818 |
| Increase | - | - | - |
| Decrease | - | - | - |
| As at 30/6/2025 | <u>1,265,781,818</u> | <u>113,430,000</u> | <u>1,379,211,818</u> |
| NET VALUE | | | |
| As at 01/01/2025 | - | - | - |
| As at 30/6/2025 | <u>-</u> | <u>-</u> | <u>-</u> |

The historical cost of fully depreciated but still in use tangible fixed assets as of 30/6/2025 is VND 1,379,211,818 (As at 01/01/2025 is VND 1,379,211,818).

5.9 Intangible fixed assets*Unit: VND*

| | Computer software VND | Total VND |
|---------------------------------|-----------------------|--------------------|
| HISTORY COST | | |
| As at 01/01/2025 | 313,750,000 | 313,750,000 |
| Increase | - | - |
| Decrease | - | - |
| As at 30/6/2025 | <u>313,750,000</u> | <u>313,750,000</u> |
| ACCUMULATED AMORTIZATION | | |
| As at 01/01/2025 | 313,750,000 | 313,750,000 |
| Increase | - | - |
| Decrease | - | - |
| As at 30/6/2025 | <u>313,750,000</u> | <u>313,750,000</u> |
| NET VALUE | | |
| As at 01/01/2025 | - | - |
| As at 30/6/2025 | <u>-</u> | <u>-</u> |

The historical cost of fully amortized but still in use intangible fixed assets as at 30/06/2025 and 01/01/2025 is VND 313,750,000.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.10 Long-term assets in progress

| | 30/6/2025 | | 01/01/2025 | |
|------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | Original cost | Recoverable amount | Original cost | Recoverable amount |
| Construction in progress | 32,920,879,241 | 32,920,879,241 | 32,396,501,639 | 32,396,501,639 |
| Licogi 19 Project (1) | 13,786,820,216 | 13,786,820,216 | 13,786,820,216 | 13,786,820,216 |
| Project 25 Tran Khanh Du (2) | 16,468,231,409 | 16,468,231,409 | 16,468,231,409 | 16,468,231,409 |
| Lake Park Project (3) | 1,499,764,737 | 1,499,764,737 | 1,499,764,737 | 1,499,764,737 |
| Others | 1,166,062,879 | 1,166,062,879 | 641,685,277 | 641,685,277 |
| Total | 32,920,879,241 | 32,920,879,241 | 32,396,501,639 | 32,396,501,639 |

Unit: VND

As at 30/6/2025, based on the information available to the Company at the time of preparing the interim Separate Financial Statements, the Company has carefully assessed the feasibility and effectiveness of the Projects. Specifically as follows:

(1) 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.

(2) The Company is still actively working with partners to resolve policy issues when using defence land at the 25 Tran Khanh Du project. On 17/11/2020, 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.

(3) The Partner and VNT Company Limited are still in the process of working on a debt settlement plan for 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). 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.

5.11 Prepaid expenses

| | 30/6/2025 VND | 01/01/2025 VND |
|---|------------------------|------------------------|
| Long-term | 291,850,565,579 | 296,243,765,849 |
| Long-term leasing cost of the shopping 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 | 40,209,192,658 | 40,908,493,354 |
| Long-term leasing cost of 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 leasing cost at Starcity Le Van Luong (5) | 12,105,335,738 | 12,278,063,012 |
| Long-term leasing cost at 25 Tan Mai Building (6) | 4,146,744,408 | 4,219,306,260 |
| Long-term leasing cost of car parking space at basement B1 - VNT 19 Nguyen Trai (3) | 19,926,498,111 | 20,226,144,699 |
| Others | 7,116,622 | 10,637,074 |
| Total | 291,850,565,579 | 296,243,765,849 |

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5.11 Prepaid expenses (Continued)

(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/QĐ-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 Hoa Lu ward, Ninh Binh Province. 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 19th 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).

According to the appendix to this commercial floor lease contract, on 15/08/2024, VNT Company Limited handed over to the Company the entire basement floor B1 of VNT TOWER building at 19th Nguyen Trai, Phuong Liet ward, Hanoi City with a total area of 1,293.8 m². The purpose is for the Company to manage the business and exploit car parking services at the building.

(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, 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).

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5.12 Long-term financial investments*Unit: VND*

| | Ratio | | 30/6/2025 | | | 01/01/2025 | | |
|---|---------------|---------------|--------------------------|-----------------|--------------------------|--------------------------|-----------------|--------------------------|
| | Capital ratio | Voting rights | Original cost | Fair value | Provision | Original cost | Fair value | Provision |
| Investment in Subsidiaries | | | 1,115,173,383,735 | | (302,607,921,450) | 1,115,173,383,735 | | (269,187,728,109) |
| One Capital Hospitality Joint Stock Company (ii) | 55.60% | 55.60% | 1,100,999,642,844 | 656,047,856,800 | (288,434,180,559) | 1,100,999,642,844 | 611,570,036,000 | (255,013,987,218) |
| Ocean Natural Resources Development Joint Stock Company | 75.05% | 75.05% | 11,310,000,000 | (i) | (11,310,000,000) | 11,310,000,000 | (i) | (11,310,000,000) |
| INFO Commodity Exchange Joint Stock Company | 100.00% | 100.00% | 2,818,740,891 | (i) | (2,818,740,891) | 2,818,740,891 | (i) | (2,818,740,891) |
| TKD Vietnam Real Estate Investment and Business Company Limited | 100.00% | 100.00% | 45,000,000 | (i) | (45,000,000) | 45,000,000 | (i) | (45,000,000) |
| Investment in Associates, Affiliates | | | 104,228,000,000 | | - | 104,228,000,000 | | - |
| Hanoi – Bac Giang BOT Investment Joint Stock Company | 21.00% | 21.00% | 104,228,000,000 | (i) | - | 104,228,000,000 | (i) | - |
| Total | | | 1,219,401,383,735 | | (302,607,921,450) | 1,219,401,383,735 | | (269,187,728,109) |

(i) The Company has not determined the fair value of its investments, as Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System currently do not provide guidance on calculating fair value using valuation techniques. The fair value of these financial instruments may differ from their book value.

(ii) The fair value of the investment in One Capital Hospitality Joint Stock Company is determined according to the listed value on the Hanoi Stock Exchange (HNX) with the listing code OCH as of 30/6/2025, which is VND 656,047,856,800 (As at 31/12/2024 is VND 611,570,036,000).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.13 Trade payables*Unit: VND*

| | 30/6/2025 | | 01/01/2025 | |
|---|----------------------|----------------------|----------------------|----------------------|
| | Book value | Repayable amount | Book value | Repayable amount |
| Short-term | 2,547,060,173 | 2,547,060,173 | 2,489,521,461 | 2,489,521,461 |
| Hanoi Construction Corporation – Joint Stock Company (HANCORP) | 1,410,566,240 | 1,410,566,240 | 1,410,566,240 | 1,410,566,240 |
| Urban Infrastructure Development Investment Corporation | 940,670,171 | 940,670,171 | 940,670,171 | 940,670,171 |
| Others | 195,823,762 | 195,823,762 | 138,285,050 | 138,285,050 |
| Total | 2,547,060,173 | 2,547,060,173 | 2,489,521,461 | 2,489,521,461 |

5.14 Prepayments from customers

| | 30/6/2025 VND | 01/01/2025 VND |
|-----------------------------------|----------------------|----------------------|
| Short-term | 9,281,642,601 | 9,281,642,601 |
| Prepayments from apartment buyers | 9,281,642,601 | 9,281,642,601 |
| Total | 9,281,642,601 | 9,281,642,601 |

5.15 Taxes and receivables from, payables to the State Budget*Unit: VND*

| | 01/01/2025 | Addition | Paid | 30/6/2025 |
|----------------------|----------------------|--------------------|--------------------|----------------------|
| Payables | 93,070,800 | 168,594,600 | 206,533,500 | 55,131,900 |
| Personal income tax | 93,070,800 | 168,594,600 | 206,533,500 | 55,131,900 |
| Receivables | 1,086,218,583 | - | - | 1,086,218,583 |
| Corporate income tax | 1,086,218,583 | - | - | 1,086,218,583 |

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5.16 Unearned revenues

| | 30/6/2025 VND | 01/01/2025 VND |
|--|------------------------|------------------------|
| Short-term | 7,315,965,077 | 7,400,340,077 |
| Wincommerce General Commercial Services Joint Stock Company | 5,519,515,056 | 5,519,515,056 |
| An Thinh Services And Investment Joint Stock Company | 112,781,952 | 112,781,952 |
| Son Duong Medical Equipment Company Limited | 157,680,972 | 157,680,972 |
| Givral Bakery Joint Stock Company | 1,525,987,097 | 1,525,987,097 |
| Others | - | 84,375,000 |
| Long-Term | 243,182,428,260 | 246,840,410,796 |
| Wincommerce General Commercial Services Joint Stock Company | 185,519,389,179 | 188,279,146,707 |
| An Thinh Services And Investment Joint Stock Company | 4,097,744,383 | 4,154,135,359 |
| Son Duong Medical Equipment Company Limited | 4,352,210,803 | 4,431,051,289 |
| Givral Bakery Joint Stock Company | 49,213,083,895 | 49,976,077,441 |
| Total | 250,498,393,337 | 254,240,750,873 |
| <i>In which: Unearned revenue from related parties (Details in Note 7.1)</i> | <i>50,739,070,992</i> | <i>51,502,064,538</i> |

5.17 Other payables

| | 30/6/2025 VND | 01/01/2025 VND |
|---|------------------------|------------------------|
| Short-term | 113,806,526,120 | 113,889,063,714 |
| Trade Union fees | 151,523,689 | 142,838,489 |
| Social insurance | 26,500 | - |
| Other payables: | 113,654,975,931 | 113,746,225,225 |
| Than Dong International Training Joint Stock Company (1) | 36,008,500,000 | 36,008,500,000 |
| Gio Hat Company Limited (2) | 36,090,811,985 | 36,090,811,985 |
| Manh Ha Trading and Investment Joint Stock Company (3) | 28,373,788,160 | 28,373,788,160 |
| BSC Vietnam Joint Stock Company (4) | 6,131,655,786 | 6,131,655,786 |
| Interest due National Commercial Joint Stock Bank (NCB) (5) | 6,000,000,000 | 6,000,000,000 |
| Others | 1,050,220,000 | 1,141,469,294 |
| Long-term | 532,947,765,080 | 532,506,433,472 |
| Receive investment cooperation and other payments | 491,817,132,742 | 491,817,132,742 |
| Than Dong International Training Joint Stock Company (6) | 200,000,000,000 | 200,000,000,000 |
| Hanoi Hitech Agriculture Investment Joint Stock Company (7) | 220,500,000,000 | 220,500,000,000 |
| Gio Hat Company Limited (2) | 70,067,483,056 | 70,067,483,056 |
| Others | 1,249,649,686 | 1,249,649,686 |
| Interest Expense | 41,130,632,338 | 40,689,300,730 |
| Viptour - Togi Joint Stock Company (8) | 28,737,199,120 | 28,295,867,512 |
| National Commercial Joint Stock Bank (5) | 12,393,433,218 | 12,393,433,218 |
| Total | 646,754,291,200 | 646,395,497,186 |
| <i>In which: Payable to related parties (Details in Note 7.1)</i> | <i>28,737,199,120</i> | <i>28,295,867,512</i> |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.17 Other payables (Continued)

(1) Reflects the long-term rental amount at Floor 5A of Starcity Le Van Luong Building. As at 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.

(2) Reflects the remaining amount payable 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 December 31st, 2024 is VND 70,067,483,056 and the Company has provisionally deducted a penalty for violations of VND 36,090,811,985. As at 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.

(3) Reflects the amount payable 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.

(4) Reflects the remaining difference payable to BSC Vietnam Joint Stock Company related to the transaction of transferring all shares of Hanoi Center for Culture, Sports and Entertainment Joint Stock Company.

(5) 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 31/12/2027. The outstanding interest payable as of 30th June 2025 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.

(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 (see also item (2) note 5.6). 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 Street, Thanh Xuan Ward, Hanoi (see also item (3) note 5.6). The Company's Board of Directors has carefully assessed and believes that no potential liabilities related to this project will arise.

(8) This is the amount payable to Viptour - Togi Joint Stock Company for the interest of the loan under Loan Agreement No. 2708/2013/HDV/VT-OGC dated 27/08/2013 as presented in item (1), note 5.18. The interest is extended until 31/12/2026.

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5.18 Borrowings and finance lease liabilities*Unit: VND*

| | 30/6/2025 | | During the period | | 01/01/2025 | |
|--|-----------------------|-----------------------|-------------------|----------|-----------------------|-----------------------|
| | Carrying amount | Repayable amount | Increase | Decrease | Carrying amount | Repayable amount |
| Short-term borrowing | 4,500,000,000 | 4,500,000,000 | - | - | 4,500,000,000 | 4,500,000,000 |
| Long-term debts due | | | | | | - |
| Viptour – Togi Joint Stock Company (1) | 4,500,000,000 | 4,500,000,000 | - | - | 4,500,000,000 | 4,500,000,000 |
| Long-term debts | 30,227,733,073 | 30,227,733,073 | - | - | 30,227,733,073 | 30,227,733,073 |
| Viptour – Togi Joint Stock Company (1) | 30,227,733,073 | 30,227,733,073 | - | - | 30,227,733,073 | 30,227,733,073 |
| Total | 34,727,733,073 | 34,727,733,073 | - | - | 34,727,733,073 | 34,727,733,073 |
| <i>In which:</i> | | | | | | |
| <i>Borrowings with related parties</i> | <i>34,727,733,073</i> | <i>34,727,733,073</i> | <i>-</i> | <i>-</i> | <i>34,727,733,073</i> | <i>34,727,733,073</i> |
| <i>(Details in Note 7.1)</i> | | | | | | |

(1) Loan from Viptour - Togi Joint Stock Company (a related party of the Company) under Loan Agreement No. 2708/2013/HDV/VT-OGC dated 27/08/2013 to supplement working capital. The loan amount is VND 46,380,000,000, the loan term is 06 months from the date of loan transfer and can be extended according to the agreement of the two parties, the loan interest rate is 8%/year. The loan is secured by credit. The loan has been extended to 31/12/2026 according to Contract Appendix No. 01 dated 22/03/2022. Accordingly, the loan interest rate is 7.5%/year from 01/01/2022 to 31/12/2026. Agreement dated 31/10/2024 on loan settlement plan, both parties agree to use the proceeds from selling parking lots at basement parking lots B2 and B3 at Starcity Le Van Luong building to pay off debt obligations and not charge interest for 6 months from the date of signing the agreement. The principal balance as of 30th June 2025 is VND 34,727,733,073, of which the long-term principal balance due to be paid is VND 4,500,000,000.

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5.19 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 | Total |
|-------------------------------|-----------------------------|---------------|--------------------|------------------------------------|--------------------|-----------------------------------|-----------------|
| As at 01/01/2024 | 3,000,000,000,000 | 1,286,825,482 | (10,000) | 99,871,176,744 | 10,830,443,286 | (2,623,279,122,829) | 488,709,312,683 |
| Profit in the previous year | - | - | - | - | - | 75,074,685,369 | 75,074,685,369 |
| Appropriation to equity funds | - | - | - | - | - | (591,341,019) | (591,341,019) |
| As at 31/12/2024 | 3,000,000,000,000 | 1,286,825,482 | (10,000) | 99,871,176,744 | 10,830,443,286 | (2,548,795,778,479) | 563,192,657,033 |
| As at 01/01/2025 | 3,000,000,000,000 | 1,286,825,482 | (10,000) | 99,871,176,744 | 10,830,443,286 | (2,548,795,778,479) | 563,192,657,033 |
| Loss in the this period | - | - | - | - | - | (5,619,905,037) | (5,619,905,037) |
| As at 30/6/2025 | 3,000,000,000,000 | 1,286,825,482 | (10,000) | 99,871,176,744 | 10,830,443,286 | (2,554,415,683,516) | 557,572,751,996 |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

5.19 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 Share | 01/01/2025 Share |
|---|--------------------|---------------------|
| 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 (treasury 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/share) | 10,000 | 10,000 |

5.20 Off Interim Separate Balance Sheet Items

a. Bad debts resolved

| Counterparty name | Year of settlement | 30/6/2025 VND | 01/01/2025 VND |
|--|-----------------------|--------------------------|--------------------------|
| Short-term loan receivables | | 1,143,933,229,981 | 1,143,933,229,981 |
| Manh Ha Investment & Trading Joint Stock Company | 2021 | 480,782,169,169 | 480,782,169,169 |
| Vneco Hanoi Investment and 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 Investment and Development Joint Stock Company | 2021 | 19,000,000,000 | 19,000,000,000 |
| Short-term receivables from customers | | 81,273,856,974 | 81,273,856,974 |
| 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 |
| Phi Kha Northern Trading – Service – 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 Ferrous 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 and Property Management Joint Stock Company | 2021 | 3,492,500,351 | 3,492,500,351 |
| Mrs. Nguyen Thi Tuyet | 2021 | 2,500,000,000 | 2,500,000,000 |
| Other parties | 2021 | 2,813,547,643 | 2,813,547,643 |

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5.20 Off Interim Separate Balance Sheet Items (Continued)

| Counterparty name | Year of settlement | 30/6/2025 VND | 01/01/2025 VND |
|---|--------------------|--------------------------|--------------------------|
| Other short-term receivables | | 899,375,408,667 | 899,375,408,667 |
| 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 Trading and Investment Development Company Limited | 2021 | 56,768,170,073 | 56,768,170,073 |
| Vneco Hanoi Investment and Trading Joint Stock Company | 2021 | 58,929,396,402 | 58,929,396,402 |
| Manh Ha Trading and Investment 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 Trading – Construction Joint Stock | 2021 | 28,002,299,999 | 28,002,299,999 |
| 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 at 25 Tran Khanh Du – High Command of Border Guards | 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 |
| Other parties | 2021 | 29,533,550,110 | 29,533,550,110 |
| Donation expenses for An Ha Pagoda construction – 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 |
| Other parties | 2020 | 9,072,734,922 | 9,072,734,922 |
| Shortage of assets awaiting resolution | | 3,508,248,253 | 3,508,248,253 |
| Short-term repayments to suppliers | | 176,637,298,868 | 176,637,298,868 |
| Song Da Investment and Construction Joint Stock Company (SDCON) | 2023 | 8,289,079,493 | 8,289,079,493 |
| Comecco JSC – Trading – Construction – Mechanical & Electrical Branch | 2023 | 30,000,000 | 30,000,000 |
| FSE Financial Consulting and Services Joint Stock Company | 2023 | 20,150,000 | 20,150,000 |
| Bao Binh Interior Design Company Limited | 2023 | 133,332,791 | 133,332,791 |
| Hanoi Land Survey 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 Trading and Investment Company Limited | 2021 | 10,000,000,000 | 10,000,000,000 |
| Thanh Dong Trading and Construction Investment Joint Stock Company | 2021 | 1,835,234,949 | 1,835,234,949 |
| Other parties | 2021 | 2,311,333,385 | 2,311,333,385 |
| Long-term repayments to suppliers | | 258,013,998,565 | 258,013,998,565 |
| BMC Hanoi Investment and Trading – Construction Joint Stock Company | 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 Investment and Development 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 |
| Total | | 2,562,742,041,308 | 2,562,742,041,308 |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

6 ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM SEPARATE 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 premises rental | 6,068,325,990 | 5,652,956,007 |
| Revenue from real estate sale | - | 10,819,636,363 |
| Other revenue | 35,454,549 | - |
| Total | 6,103,780,539 | 16,472,592,370 |
| <i>In which:</i> | | |
| <i>Revenue with related parties</i> <i>(Details in Note 7.1)</i> | <i>762,993,546</i> | <i>806,773,806</i> |

6.2 Cost of goods sold

| | For the period ended 30/6/2025 VND | For the period ended 30/6/2024 VND |
|--------------------------|--|--|
| Cost of leasing premises | 4,401,341,218 | 4,067,471,371 |
| Cost of real estate sold | - | 7,517,626,333 |
| Total | 4,401,341,218 | 11,585,097,704 |

6.3 Financial income

| | For the period ended 30/6/2025 VND | For the period ended 30/6/2024 VND |
|--|--|--|
| Interest income from deposits, lendings | 363,154,485 | 125,952,212 |
| Dividends received | 28,350,000,000 | - |
| Total | 28,713,154,485 | 125,952,212 |
| <i>In which:</i> | | |
| <i>Financial income with related parties</i> <i>(Details in Note 7.1)</i> | <i>28,426,000,000</i> | <i>-</i> |

6.4 Financial expenses

| | For the period ended 30/6/2025 VND | For the period ended 30/6/2024 VND |
|---|--|--|
| Interest expense | 441,331,608 | 1,316,759,879 |
| Provision for financial investment | 33,207,860,008 | 15,439,420,061 |
| Total | 33,649,191,616 | 16,756,179,940 |
| <i>In which:</i> | | |
| <i>Financial expense with related parties</i> <i>(Details in Note 7.1)</i> | <i>441,331,608</i> | <i>1,316,759,879</i> |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

6.5 General and administrative expenses

| | For the period ended 30/6/2025 VND | For the period ended 30/6/2024 VND |
|--|--|--|
| General administrative expenses | 2,386,307,227 | 3,621,791,516 |
| Employee expenses | 1,329,506,400 | 1,631,187,827 |
| Office supplies expenses | 3,520,452 | 6,984,387 |
| Taxes, fees, and charges | 3,000,000 | 4,000,000 |
| Outsourcing expenses | 1,050,280,375 | 1,979,619,302 |
| Total | 2,386,307,227 | 3,621,791,516 |

6.7 Production and business expenses by factors

| | For the period ended 30/6/2025 VND | For the period ended 30/6/2024 VND |
|----------------------|--|--|
| Employee expenses | 1,329,506,400 | 1,631,187,827 |
| Outsourcing expenses | 5,451,621,593 | 6,047,090,673 |
| Other cash expenses | 6,520,452 | 10,984,387 |
| Total | 6,787,648,445 | 7,689,262,887 |

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

The Company has the following related parties:

| Related parties | Relationship |
|--|-----------------------|
| Vietnam Housing and Urban Development Trading Joint Stock Company | Major shareholder |
| Song Hong Bac Viet Construction Joint Stock Company | Major shareholder |
| Hung Linh Real Estate and Trading Investment Joint Stock Company | Major shareholder |
| One Capital Hospitality Joint Stock Company (OCH) | Subsidiary |
| Ocean Natural Resources Development Joint Stock Company | Subsidiary |
| INFO Commodity Exchange Joint Stock Company | Subsidiary |
| TKD Vietnam Real Estate Investment and Business Company Limited | Subsidiary |
| Tan Viet Joint Stock Company | Subsidiary of OCH |
| Givral Bakery Joint Stock Company | Subsidiary of OCH |
| Viptour – Togi Joint Stock Company | Subsidiary of OCH |
| Trang Tien Ice Cream Joint Stock Company | Subsidiary of OCH |
| Evening Star Nha Trang One Member Company Limited | Subsidiary of OCH |
| Leadvisors Special Opportunities Fund | Subsidiary of OCH |
| JP Clean Food Company Limited | Subsidiary of OCH |
| Tin Phat Ice Cream Joint Stock Company | Subsidiary of OCH |
| One Capital Consumer Joint Stock Company | Subsidiary of OCH |
| Binh Hung Manufacturing Company Limited | Subsidiary of OCH |
| Fuji Food Joint Stock Company | Subsidiary of OCH |
| Hanoi – Bac Giang BOT Investment Joint Stock Company | Associate |
| Members of the Board of General Directors, the Board of Management, the Board of Supervisors and individuals related to key management members | Significant influence |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

7.1 Information of related parties (Continued)

During the period, the Company has following related party transactions:

a. Salary and remuneration of the Boards of Management, Supervisors and General Directors

| Related parties | Nature of transaction | For the period ended 30/06/2025 | For the period ended 30/06/2024 |
|---|-------------------------|------------------------------------|------------------------------------|
| | | VND | VND |
| Board of Management, Board of Supervisors, Board of General Directors | Salary and remuneration | 1,020,500,000 | 958,695,600 |

Details are as follows:

| Name | Position | For the period ended 30/06/2025 | For the period ended 30/06/2024 |
|-----------------------------------|--|------------------------------------|------------------------------------|
| | | VND | VND |
| Board of Management | | 540,000,000 | 519,130,400 |
| Mrs. Le Thi Viet Nga | Chairman | 300,000,000 | 300,000,000 |
| Mrs. Pham Thi Hong Nhung | Member of the Board of Management cum General Director (Dismissed as from 08 January 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 | 60,000,000 | 40,000,000 |
| Board of Supervisors | | 120,000,000 | 90,000,000 |
| Mrs. Duong Thi Mai Huong | Head of the Supervisory Board | 60,000,000 | 40,000,000 |
| Mrs. Le Thi Bich Hanh | Member | 30,000,000 | 20,000,000 |
| Mrs. Tran Thi Chung | Member | 30,000,000 | 20,000,000 |
| Mrs. Trinh Thi Trang | Member of the Supervisory Board (Dismissed as from 28 February 2024) | - | 10,000,000 |
| Board of General Directors | | 360,500,000 | 349,565,200 |
| Mr. Pham Hung Viet | General Director (Dismissed on 15 December 2024) | - | 333,913,000 |
| Mr. Le Vu Hai | General Director (Appointed as from 16 December 2024) | 360,500,000 | 15,652,200 |

b. Transactions with related parties

| Related parties | Relationship | Nature of transaction | For the period ended 30/6/2025 | For the period ended 30/6/2024 |
|--|-------------------|-----------------------|-----------------------------------|-----------------------------------|
| | | | VND | VND |
| Selling | | | 762,993,546 | 806,773,806 |
| Givral Bakery Joint Stock Company | Subsidiary of OCH | Office rental | 762,993,546 | 806,773,806 |
| Borrowing | | | 6,000,000,000 | - |
| Givral Bakery Joint Stock Company | Subsidiary of OCH | Lending | 6,000,000,000 | - |
| Financial income | | | 28,426,000,000 | - |
| Givral Bakery Joint Stock Company | Subsidiary of OCH | Interest income from | 76,000,000 | - |
| Hanoi – Bac Giang BOT Investment Joint Stock Company | Associate | Dividends received | 28,350,000,000 | - |
| Financial expenses | | | 441,331,608 | 1,316,759,879 |
| Viptour – Togi Joint Stock Company | Subsidiary of OCH | Interest expense | 441,331,608 | 1,316,759,879 |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

7.1 Information of related parties (Continued)**c. Balances with related parties**

| Related parties | Relationship | Nature of transaction | 30/6/2025 VND | 01/01/2025 VND |
|--|-------------------|-----------------------|-----------------------|-----------------------|
| Loan receivables | | | 6,000,000,000 | - |
| Givral Bakery Joint Stock Company | Subsidiary of OCH | Lending | 6,000,000,000 | - |
| Other receivables | | | 28,426,000,000 | - |
| Givral Bakery Joint Stock Company | Subsidiary of OCH | Interest income from | 76,000,000 | - |
| Hanoi – Bac Giang BOT Investment Joint Stock Company | Associate | Dividends received | 28,350,000,000 | - |
| Short-term unearned revenues | | | 1,525,987,097 | 1,525,987,097 |
| Givral Bakery Joint Stock Company | Subsidiary of OCH | Office rental | 1,525,987,097 | 1,525,987,097 |
| Short-term borrowings and liabilities | | | 4,500,000,000 | 4,500,000,000 |
| Viptour – Togi Joint Stock Company | Subsidiary of OCH | Borrowing | 4,500,000,000 | 4,500,000,000 |
| Short-term other payables | | | 28,737,199,120 | 28,295,867,512 |
| Viptour – Togi Joint Stock Company | Subsidiary of OCH | Interest expenses | 28,737,199,120 | 28,295,867,512 |
| Long-term unearned revenues | | | 49,213,083,895 | 49,976,077,441 |
| Givral Bakery Joint Stock Company | Subsidiary of OCH | Office rental | 49,213,083,895 | 49,976,077,441 |
| Long-term borrowings and liabilities | | | 30,227,733,073 | 30,227,733,073 |
| Viptour – Togi Joint Stock Company | Subsidiary of OCH | Borrowing | 30,227,733,073 | 30,227,733,073 |

7.2 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:

| | 30/06/2025 Number of shares |
|--|--------------------------------|
| Pledging OCH shares at: | |
| Than 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 |
| Receiving shares as collateral: | |
| 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 Modern Bank of Vietnam Limited (formerly Ocean Commercial One Member Limited Liability Bank) 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30/06/2025

7.2 Collateral (Continued)

(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 5.17).

(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.

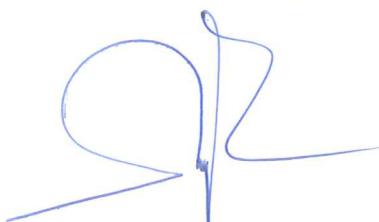
(6) The Company accepts the collateral for the capital support with Bao Linh Joint Stock Company as follows: 2,900,000 shares of Phuc Thinh Finance Joint Stock Company and 2,550,000 shares of Central Pharmaceutical Joint Stock Company 2 (In which: 75,200 shares are owned by Bao Linh Joint Stock Company,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

7.3 Comparative figures

The comparative figures in the interim separate balance sheet and related notes are taken from the separate 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 separate income statement, interim separate cash flow statement, and related notes to the interim separate financial statements are taken from interim separate 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**

Nguyen Thi Na**Chief Accountant**

Vu Xuan Duong**General Director****Le Vu Hai**