

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

Số: 01/2026/CBTT- OGC
No: 01/2026/CBTT-OGC

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

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Hà Nội, ngày 30 tháng 1 năm 2026
HaNoi, January 30, 2026

CÔNG BỐ THÔNG TIN
INFORMATION DISCLOSURE

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

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

Mã chứng khoán/Stock code: OGC

Địa chỉ/Address: Tầng 23, Tòa nhà Leadvisors Tower, Số 643 Phạm Văn Đồng, Phường Nghĩa Đô, Thành phố Hà Nội, Việt Nam/23rd Floor, Leadvisors Tower, No. 643 Pham Van Dong Street, Nghia Do Ward, Hanoi

Điện thoại/Tel: 0398 618 018 **Fax:**

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

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

Loại thông tin công bố/Type of disclosed information:

24 giờ Bất thường Theo yêu cầu Định kỳ
/ 24h /Extraordinary / As requested /Periodic

Nội dung thông tin công bố/ Contents of disclosure:

+ Công bố Báo cáo quản trị năm 2025 của Công ty Cổ phần Tập đoàn Đại Dương/ Announcement of the Report on corporate governance for annual of the year 2025 of Ocean Group Joint Stock Company.

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 30/1/2026 tại đường dẫn: <https://oceangroup.vn/quan-he-co-dong/>. / This information was published on the Company's website on January 30, 2026, as in the link: <https://oceangroup.vn/quan-he-co-dong/>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/ *We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Nơi nhận/ Recipients:

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

Đại diện tổ chức

Organization representative

Người UQ CBTT/

Person authorized to disclose information



TỔNG GIÁM ĐỐC

Lê Vũ Hải

OCEAN GROUP JOINT STOCK COMPANY
SEPARATE FINANCIAL STATEMENTS

**For the period from 01 October 2025
to 31 December 2025**

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SEPARATE BALANCE SHEET

As at 31 December 2025

FORM B01a-DN

Unit: VND

ASSETS		Codes	Notes	31/12/2025	01/01/2025
A. CURRENT ASSETS		100		75,571,633,204	53,604,670,575
I. Cash and cash equivalents		110	5	1,908,132,425	20,986,453,949
1. Cash		111		908,132,425	6,486,453,949
2. Cash equivalents		112		1,000,000,000	14,500,000,000
II. Short-term financial investments		120	6	36,393,425,000	6,703,341,667
1. Trading securities		121		21,755,491,533	21,755,491,533
2. Provision for impairment of trading securities		122		(14,362,066,533)	(15,052,149,866)
3. Held-to-maturity investments		123		29,000,000,000	-
III. Short-term receivables		130		27,847,721,734	16,002,516,829
1. Short-term trade receivables		131	7	5,875,461,792	6,266,092,187
2. Short-term advances to suppliers		132		72,467,000	35,599,420
3. Short-term loan receivables		135	8	6,000,000,000	-
4. Other short-term receivables		136	9	16,123,412,088	9,924,444,368
5. Provision for short-term doubtful debts		137		(223,619,146)	(223,619,146)
IV. Inventories		140		4,416,647,857	4,416,647,857
1. Inventories		141	10	4,416,647,857	4,416,647,857
V. Other short-term assets		150		5,005,706,188	5,495,710,273
1. Value added tax deductibles		152		3,919,487,605	4,409,491,690
2. Taxes and other receivables from the State budget		153		1,086,218,583	1,086,218,583
B. NON-CURRENT ASSETS		200		1,477,923,483,394	1,458,329,646,294
I. Long-term receivables		210		179,475,723,180	179,475,723,180
1. Other long-term receivables		216	9	179,475,723,180	179,475,723,180
II. Fixed assets		220		-	-
1. Tangible fixed assets		221	11	-	-
- Cost		222		1,379,211,818	1,379,211,818
- Accumulated depreciation		223		(1,379,211,818)	(1,379,211,818)
2. Intangible assets		227		-	-
- Cost		228		313,750,000	313,750,000
- Accumulated depreciation		229		(313,750,000)	(313,750,000)
III. Long-term assets in progress		240		31,946,564,212	32,396,501,639
1. Long-term construction in progress		242	12	31,946,564,212	32,396,501,639
IV. Long-term financial investments		250		979,043,830,693	950,213,655,626
1. Investments in subsidiaries		251	6	1,115,173,383,735	1,115,173,383,735
2. Investments in joint-ventures, associates		252	6	104,228,000,000	104,228,000,000
3. Provision for impairment of long-term financial investments		254	6	(240,357,553,042)	(269,187,728,109)
V. Other long-term assets		260		287,457,365,309	296,243,765,849
1. Long-term prepayments		261	13	287,457,365,309	296,243,765,849
TOTAL ASSETS (270 = 100+200)		270		1,553,495,116,598	1,511,934,316,869

SEPARATE BALANCE SHEET (Continued)
 As at 31 December 2025

FORM B01a-DN
 Unit: VND

RESOURCES		Codes	Notes	31/12/2025	01/01/2025
C. LIABILITIES		300		936,509,523,780	948,741,659,836
I. Current liabilities		310		198,565,413,828	139,166,862,495
1. Short-term trade payables		311		2,062,649,491	2,489,521,461
2. Short-term advances from customers		312	14	9,281,642,601	9,281,642,601
3. Taxes and amounts payable to the State budget		313	15	61,519,740	93,070,800
4. Payables to employees		314		542,211,627	453,859,467
5. Short-term accrued expenses		315		52,255,410	-
6. Short-term unearned revenue		318	16	7,406,454,213	7,400,340,077
7. Other current payables		319	17	143,874,618,708	113,888,843,714
8. Short-term loans and obligations under finance leases		320	18	34,277,733,073	4,500,000,000
9. Bonus and welfare funds		322		1,006,328,965	1,059,584,375
II. Long-term liabilities		330		737,944,109,952	809,574,797,341
1. Long-term unearned revenue		336	16	239,524,445,724	246,840,410,796
2. Other long-term payables		337	17	498,419,664,228	532,506,653,472
3. Long-term loans and obligations under finance leases		338	18	-	30,227,733,073
D. EQUITY		400		616,985,592,818	563,192,657,033
I. Owner's equity		410	19	616,985,592,818	563,192,657,033
1. Owner's contributed capital		411		3,000,000,000,000	3,000,000,000,000
- Ordinary shares carrying voting rights		411a		3,000,000,000,000	3,000,000,000,000
2. Other owner's capital		414		1,286,825,482	1,286,825,482
3. Treasury shares		415		(10,000)	(10,000)
4. Investment and development fund		418		99,871,176,744	99,871,176,744
5. Other reserves		420		10,830,443,286	10,830,443,286
6. Retained earnings		421		(2,495,002,842,694)	(2,548,795,778,479)
- Retained earnings/(losses) accumulated to the prior year end		421a		(2,548,795,778,479)	(2,623,870,463,848)
- Retained earnings/(losses) of the current year		421b		53,792,935,785	75,074,685,369
TOTAL RESOURCES (440=300+400)		440		1,553,495,116,598	1,511,934,316,869

Prepare
 Nguyen Thi Na
 Hanoi, 30 January 2026

Chief Accountant
 Vu Xuan Duong

General Director
 Le Vu Hai



SEPARATE INCOME STATEMENT

FORM B02a-DN
 Unit VND

No.	ITEMS	Codes	Notes	From 01/10/2025 to 31/12/2025		From 01/10/2024 to 31/12/2024		Accumulated from the beginning of the year to the end of this period	
				From 01/10/2025 to 31/12/2025	Current year	From 01/10/2024 to 31/12/2024	Previous year	From 01/10/2024 to 31/12/2024	Previous year
1	Gross revenue from goods sold and services rendered	1	20	3,710,144,963	3,458,155,975	13,348,389,434	24,731,591,674		
2	Net revenue from goods sold and services rendered (10=01-02)	10		3,710,144,963	3,458,155,975	13,348,389,434	24,731,591,674		
3	Cost of sales	11	21	2,984,149,172	2,228,682,690	9,580,330,299	16,745,182,296		
4	Gross profit from goods sold and services rendered (20=10-11)	20		725,995,791	1,229,473,285	3,768,059,135	7,986,409,378		
5	Financial income	21	22	617,154,830	265,257,370	29,842,352,025	609,474,469		
6	Financial expenses	22	23	4,533,579,787	(30,010,818,654)	(27,757,072,024)	(8,292,457,412)		
	- In which: Interest expense			656,989,884	224,283,276	1,763,186,376	2,206,658,039		
7	Selling expenses	25		-	-	-	-		
8	General and administrative expenses	26	24	3,671,031,468	(42,668,128,374)	7,562,944,469	(37,575,486,063)		
	Operating profit/(Loss)	30		(6,861,460,634)	74,173,677,683	53,804,538,715	54,463,827,322		
9	(30 = 20+(21-22)-(25+26))								
10	Other income	31		31,500	75,330,453	95,007	20,701,265,544		
11	Other expenses	32		7,030,991	89,006,515	11,697,937	90,407,497		
12	Profit/(Loss) from other activities (40=31-32)	40		(6,999,491)	(13,676,062)	(11,602,930)	20,610,858,047		
13	Accounting profit before tax (50=30+40)	50		(6,868,460,125)	74,160,001,621	53,792,935,785	75,074,685,369		
14	Net profit after corporate income tax (60=50-51-52)	60		(6,868,460,125)	74,160,001,621	53,792,935,785	75,074,685,369		



General Director
 Le Vu Hai

Chief Accountant
 Vu Xuan Duong

Prepare
 Nguyen Thi Na
 Hanoi, 30 January, 2026

SEPARATE CASH FLOW STATEMENT
(Under indirect method)

FORM B03a-DN
 Unit: VND

No.	ITEMS	Codes	Accumulated from the beginning of the year to the end of this period	
			Current year	Previous year
I	CASH FLOWS FROM OPERATING ACTIVITIES			
1	Profit/(Loss) before tax	01	53,792,935,785	75,074,685,369
2	<i>Adjustments for:</i>			
	Depreciation and amortisation of fixed assets	02	-	-
	Provisions	03	(29,520,258,400)	(123,811,938,903)
	(Gain)/loss from investing activities	05	(29,842,352,025)	68,643,720,449
	Interest expense	06	1,763,186,376	2,206,658,039
3	Operating profit before movements in working capital	08	(3,806,488,264)	22,113,124,954
	(Increase)/Decrease in receivables	09	(4,520,956,982)	(7,378,298,536)
	(Increase)/Decrease in inventories	10	-	8,365,351,449
	(Increase)/Decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(7,492,067,022)	(12,827,793,464)
	(Increase)/Decrease in prepaid expenses	12	8,786,400,540	(12,049,730,931)
	Interest paid	14	(6,000,000,000)	(6,000,440,000)
	Other cash outflows	17	(53,255,410)	(1,000,000)
	<i>Net cash generated by/(used in) operating activities</i>	20	(13,086,367,138)	(7,778,786,528)
II	CASH FLOWS FROM INVESTING ACTIVITIES			
1	Acquisition and construction of fixed assets and other long-term assets	21	449,937,427	(641,685,277)
2	Cash outflow for lending, buying debt instruments of other entities	23	(35,000,000,000)	-
3	Cash recovered from investments in other entities	26	-	5,800,000,000
4	Interest earned, dividends and profits received	27	29,008,108,187	662,813,759
	<i>Net cash generated by /(used in) investing activities</i>	30	(5,541,954,386)	5,821,128,482
	CASH FLOWS FROM FINANCING ACTIVITIES			
1	Repayment of borrowings	34	(450,000,000)	-
	<i>Net cash generated by /(used in) financing activities</i>	40	(450,000,000)	-
	Net increase/(decrease) in cash (50=20+30+40)	50	(19,078,321,524)	(1,957,658,046)
	Cash and cash equivalents at the beginning of the year	60	20,986,453,949	22,944,111,995
	Effects of changes in foreign exchange rates (70=50+60)	70	1,908,132,425	20,986,453,949

Prepare
 Nguyen Thi Na
 Hanoi, 30 January, 2026

Chief Accountant
 Vu Xuan Duong

General Director
 Le Vu Hai



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B09a-DN

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

1. GENERAL INFORMATION

Ownership form: Joint Stock Company.

Ocean Group Joint Stock Company ("the Company") was incorporated under the first Business Registration Certificate No. 0103017634 dated 31 May 2007 and the 22nd amendment of the Business Registration Certificate No. 0102278484 dated August 25, 2025 issued by Hanoi Department of Finance with the charter capital of VND 3,000,000,000,000. Shares of the Company are listed at Ho Chi Minh City Stock Exchange with the code of OGC.

The Company's head office is located at 23rd Floor, Leadvisors Tower, 643 Pham Van Dong, Nghia Do Ward, Hanoi, Vietnam.

Operating industry and principal activities

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

Regular manufacturing and business cycle

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

Business structure

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

No.	Name of subsidiary	Place of incorporation	Proportion of ownership interest (%)	Proportion of voting power held (%)	Principal activity
1	One Capital Hospitality Joint Stock Company	Hai Duong	55.60	55.60	Hotel services
2	Ocean Natural Resources Development Joint Stock Company	Hanoi	75.05	75.05	Reforestation, forest care and forest exploitation
3	INFO Commodity Exchange Joint Stock Company (*)	Hanoi	100	100	Commodity exchange
4	Viet Nam TKD Real Estate Business Investment Co.,Ltd (*)	Hanoi	100	100	Real estate business

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

No.	Name of associates	Place of incorporation	Proportion of ownership interest (%)	Proportion of voting power held (%)	Principal activity
1	Ha Noi - Bac Giang BOT Investment Joint Stock Company (**)	Bac Ninh	21.0	21.0	Construction and collection of road service fees

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B09a-DN

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

2. FISCAL YEAR AND ACCOUNTING CURRENCY

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

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

3. ACCOUNTING STANDARDS AND SYSTEM

Accounting System

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

Statements for the compliance with Accounting Standards and System

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Accounting estimates

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

Financial instruments

Initial recognition

Financial assets: At the date of initial recognition, financial assets are recognised at cost plus transaction costs that are directly attributable to the acquisition of the financial assets. Financial assets of the Company comprise cash, cash equivalents, trade and other receivables, deposits and financial investments.

Financial liabilities: At the date of initial recognition financial liabilities are recognised at cost plus transaction costs that are directly attributable to the issue of the financial liabilities. Financial liabilities of the Company comprise trade and other payables, accrued expenses, obligations under finance leases and borrowings.

Subsequent measurement after initial recognition

Currently, there are no requirements for the subsequent measurement of the financial instruments after initial recognition.

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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B09a-DN

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

Financial investments

Held to maturity investments

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

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

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

Investments in subsidiaries, associates and other investments

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

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

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

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

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

Allowance for loss of investments

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

Receivables

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

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

Inventories

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

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

Inventory is accounted for using the periodic inventory system.

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

Tangible fixed assets and Depreciation

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B09a-DN

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

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

	2025	
	Years	
Machinery and equipment	8	
Office equipment	3	
Others	3	

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

Intangible fixed assets and Amortization

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

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

Construction in progress

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

Prepaid expenses

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

Tools and supplies

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

Fixed assets major repairs expenses

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

Prepaid expenses for renting offices and shopping centers

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

Payables

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

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B09a-DN

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

Unrealized revenues

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

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

Loans and finance lease liabilities

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

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

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

Recognition and capitalization of Borrowing costs

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

Owners' equity

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

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

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

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

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

Revenue and other income

Revenue from sale of goods

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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

Revenue from services

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

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

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

Cost of goods sold

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

Financial expenses

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

Current corporate income tax expense

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

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

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

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

Related parties

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

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

5. CASH AND CASH EQUIVALENTS

Unit: VND

	<i>31/12/2025</i>	<i>01/01/2025</i>
Cash on hand and cash in bank	908,132,425	6,486,453,949
Cash equivalents	1,000,000,000	14,500,000,000
	1,908,132,425	20,986,453,949

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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

6. FINANCIAL INVESTMENTS

	31/12/2025		01/01/2025		Unit: VND
	Cost	Provision	Cost	Provision	
a) Trading securities	21,755,491,533	(14,362,066,533)	21,755,491,533	(15,052,149,866)	
Hanoi PVR Investment Joint Stock Company	18,184,066,533	(14,362,066,533)	18,184,066,533	(15,052,149,866)	
Fafilm Ho Chi Minh City Joint Stock Company	3,571,425,000	-	3,571,425,000	-	
b) Investments in other entities					
b1) Investments in subsidiaries	1,115,173,383,735	(240,357,553,042)	1,115,173,383,735	(269,187,728,109)	
One Capital Hospitality Joint Stock Company	1,100,999,642,844	(226,183,812,151)	1,100,999,642,844	(255,013,987,218)	
Ocean Natural Resources Development Joint Stock Company	11,310,000,000	(11,310,000,000)	11,310,000,000	(11,310,000,000)	
INFO Commodity Exchange Joint Stock Company	2,818,740,891	(2,818,740,891)	2,818,740,891	(2,818,740,891)	
Viet Nam TKD Real Estate Business Investment Co., Ltd	45,000,000	(45,000,000)	45,000,000	(45,000,000)	
b2) Investments in associates	104,228,000,000	-	104,228,000,000	-	
Ha Noi - Bac Giang BOT Investment Joint Stock Company	104,228,000,000	-	104,228,000,000	-	

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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7. SHORT-TERM TRADE RECEIVABLES

	<i>Unit: VND</i>	
	<i>31/12/2025</i>	<i>01/01/2025</i>
Receivable from customers purchasing apartments	4,885,507,788	5,202,283,037
Short-term trade other receivables	989,954,004	1,063,809,150
	5,875,461,792	6,266,092,187

8. SHORT-TERM LOAN RECEIVABLES

	<i>Unit: VND</i>	
	<i>31/12/2025</i>	<i>01/01/2025</i>
Givral Bakery Joint Stock Company	6,000,000,000	-
	6,000,000,000	-

9. OTHER RECEIVABLES

	<i>Unit: VND</i>	
	<i>31/12/2025</i>	<i>01/01/2025</i>
a) Short-term		
Advances to employees	14,967,583,546	9,621,087,850
Other receivables	1,155,828,542	303,356,518
	16,123,412,088	9,924,444,368
b) Long-term		
VNT Company Limited	78,027,802,500	78,027,802,500
Licogi 19 Joint Stock Company	57,000,000,000	57,000,000,000
Leather Footwear & Garment Making Exporting Corporation	44,383,247,680	44,383,247,680
Gia Dinh Development Corporation	62,500,000	62,500,000
Deposits and mortgages	2,173,000	2,173,000
	179,475,723,180	179,475,723,180

10. INVENTORIES

	<i>Unit: VND</i>	
	<i>31/12/2025</i>	<i>01/01/2025</i>
Work in progress	4,416,647,857	4,416,647,857
	4,416,647,857	4,416,647,857

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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

11. TANGIBLE FIXED ASSETS

	<i>Unit: VND</i>	<i>Motor Vehicles</i>	<i>Office equipment</i>	<i>Total</i>
Historical cost				
As at 01/01/2025		1,265,781,818	113,430,000	1,379,211,818
Additions		-	-	-
As at 31/12/2025		1,265,781,818	113,430,000	1,379,211,818
Accumulated depreciation				
As at 01/01/2025		1,265,781,818	113,430,000	1,379,211,818
Charge for the period		-	-	-
As at 31/12/2025		1,265,781,818	113,430,000	1,379,211,818
Net book value				
As at 01/01/2025		-	-	-
As at 31/12/2025		-	-	-

12. LONG-TERM CONSTRUCTION IN PROGRESS

	<i>Unit: VND</i>	<i>31/12/2025</i>	<i>01/01/2025</i>
Licogi 19 project		13,786,820,216	13,786,820,216
25 Tran Khanh Du project		16,468,231,409	16,468,231,409
Other projects		1,691,512,587	2,141,450,014
		31,946,564,212	32,396,501,639

13. LONG-TERM PREPAYMENTS

	<i>Unit: VND</i>	<i>31/12/2025</i>	<i>01/01/2025</i>
Long-term rental costs for the Trade Center at Thang Long International Village		135,896,172,006	139,884,449,946
Long-term rental costs for Ninh Binh Plaza Commercial Center		39,509,891,962	40,908,493,354
Long-term rental costs for VNT Tower 19 Nguyen Trai		87,293,764,524	89,959,257,132
Long-term rental costs for Starcity Le Van Luong		11,932,608,464	12,278,063,012
Construction and repair costs for Nhat Tan market		8,747,149,627	8,983,559,071
Long-term rental costs for 25 Tan Mai building		4,074,182,556	4,219,306,260
Other long-term prepaid expenses		3,596,170	10,637,074
		287,457,365,309	296,243,765,849

14. SHORT-TERM ADVANCES FROM CUSTOMERS

	<i>Unit: VND</i>	<i>31/12/2025</i>	<i>01/01/2025</i>
Customers purchase apartments pay in advance		9,281,642,601	9,281,642,601
		9,281,642,601	9,281,642,601

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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

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15. TAXES AND AMOUNTS PAYABLES TO THE STAGE BUDGET

	<i>Unit: VND</i>	
	<i>31/12/2025</i>	<i>01/01/2025</i>
Personal income tax	61,519,740	93,070,800
	61,519,740	93,070,800

16. UNEARNED REVENUE

	<i>Unit: VND</i>	
	<i>31/12/2025</i>	<i>01/01/2025</i>
a) Short-term		
Short-term unearned revenue	7,406,454,213	7,400,340,077
	7,406,454,213	7,400,340,077
b) Long-term		
Wincommerce General Commercial Services JSC.	182,759,631,651	188,279,146,707
An Thinh Services And Investment JSC.	4,041,353,407	4,154,135,359
Givral Bakery JSC.	48,450,090,349	49,976,077,441
Son Duong Medical Equipment Co., Ltd	4,273,370,317	4,431,051,289
	239,524,445,724	246,840,410,796

17. OTHER PAYABLES

	<i>Unit: VND</i>	
	<i>31/12/2025</i>	<i>01/01/2025</i>
a) Short-term		
Than Dong International Education JSC.	36,008,500,000	36,008,500,000
Gio Hat Company Limited	36,090,811,985	36,090,811,985
Manh Ha Investment and Trading JSC.	28,373,788,160	28,373,788,160
BSC Vietnam JSC.	6,131,655,786	6,131,655,786
Viptour - Togi JSC.	30,059,053,888	-
National Citizen Commercial Joint Stock Bank	6,000,000,000	6,000,000,000
Other short-term payables	1,210,808,889	1,284,087,783
	143,874,618,708	113,888,843,714
b) Long-term		
Hanoi Hitech Agriculture Investment JSC.	220,500,000,000	220,500,000,000
Than Dong International Education JSC.	200,000,000,000	200,000,000,000
Gio Hat Company Limited	70,067,483,056	70,067,483,056
Viptour - Togi JSC.	-	28,295,867,512
National Citizen Commercial Joint Stock Bank	6,393,653,218	12,393,653,218
Other long-term payables	1,458,527,954	1,249,649,686
	498,419,664,228	532,506,653,472

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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

18. LOANS AND OBLIGATIONS UNDER FINANCE

	01/01/2025	In the period		31/12/2025	Unit: VND
		Amount	Increases	Decreases	
Short-term loans	4,500,000,000	30,227,733,073		450,000,000	34,277,733,073
Current portion of long-term loan	4,500,000,000	30,227,733,073		450,000,000	34,277,733,073
Viptour - Togi JSC.	4,500,000,000	30,227,733,073		450,000,000	34,277,733,073
Long-term loans	30,227,733,073		-	30,227,733,073	-
Viptour - Togi JSC.	30,227,733,073		-	30,227,733,073	-
	34,727,733,073	30,227,733,073		30,677,733,073	34,277,733,073

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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

19. OWNER'S EQUITY

	Owner's contributed capital	Other owner's capital	Treasury shares	Investment and development fund	Other reserves	Retained earnings	Total
<i>Unit: VND</i>							
Balance as at 01/01/2024	3,000,000,000	1,286,825,482	(10,000)	99,871,176,744	10,830,443,286	(2,623,279,122,829)	488,709,312,683
Profit/(loss) for the year	-	-	-	-	-	75,074,685,369	75,074,685,369
Fund allocation	-	-	-	-	-	(591,341,019)	(591,341,019)
Balance as at 31/12/2024	3,000,000,000	1,286,825,482	(10,000)	99,871,176,744	10,830,443,286	(2,548,795,778,479)	563,192,657,033
Profit/(loss) for the period	-	-	-	-	-	53,792,935,785	53,792,935,785
Balance as at 31/12/2025	3,000,000,000	1,286,825,482	(10,000)	99,871,176,744	10,830,443,286	(2,495,002,842,694)	616,985,592,818

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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20. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	From 01/10/2025 to 31/12/2025	Unit: VND From 01/10/2024 to 31/12/2024
Gross revenue from goods sold and services rendered	3,710,144,963	3,458,155,975
Sales of services	2,920,835,700	3,458,155,975
Construction contract revenue	789,309,263	-
Net revenue from goods sold and services rendered	3,710,144,963	3,458,155,975

21. COST OF SALES

	From 01/10/2025 to 31/12/2025	Unit: VND From 01/10/2024 to 31/12/2024
Cost of services rendered	2,194,839,909	2,228,682,690
Cost of Construction Contracts	789,309,263	-
	2,984,149,172	2,228,682,690

22. FINANCIAL INCOME

	From 01/10/2025 to 31/12/2025	Unit: VND From 01/10/2024 to 31/12/2024
Interest income	405,154,950	265,257,370
Others	211,999,880	-
	617,154,830	265,257,370

23. FINANCIAL EXPENSES

	From 01/10/2025 to 31/12/2025	Unit: VND From 01/10/2024 to 31/12/2024
Provision for impairment of investments	3,876,589,903	(34,863,661,806)
Interest expense	656,989,884	224,283,276
Loss on sale of investments	-	4,628,559,876
	4,533,579,787	(30,010,818,654)

24. GENERAL AND ADMINISTRATIVE EXPENSES

	From 01/10/2025 to 31/12/2025	Unit: VND From 01/10/2024 to 31/12/2024
Management staff expenses	863,752,367	1,008,765,467
Stationery expense	1,760,226	1,760,226
Provision expenses	-	(44,159,628,534)
Expenses in other currencies	2,805,518,875	480,974,467
	3,671,031,468	(42,668,128,374)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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

25. BAD DEBTS HANDLED OFF THE BALANCE SHEET

	Handling year	31/12/2025	Unit: VND 01/01/2025
Short-term loan receivables		1,143,933,229,981	1,143,933,229,981
Manh Ha Investment and Trading JSC.	2021	480,782,169,169	480,782,169,169
VNECO Hanoi Trading and Investment JSC.	2021	370,150,060,812	370,150,060,812
Gio Hat Co., Ltd	2021	199,001,000,000	199,001,000,000
Bao Linh JSC.	2021	75,000,000,000	75,000,000,000
Phu Nguyen Investment Development JSC.	2021	19,000,000,000	19,000,000,000
Short-term trade receivables		81,273,856,974	81,273,856,974
Tosy Robotics JSC.	2021	27,823,311,313	27,823,311,313
Song Da Construction and Investment JSC.	2021	20,635,963,722	20,635,963,722
North Phi Kha Trading-Service and Manufacturing Co.,Ltd	2021	5,344,267,999	5,344,267,999
Vinafacade JSC.	2021	5,522,659,768	5,522,659,768
Van Phu - Building Investment JSC.	2021	5,707,549,314	5,707,549,314
Hung Yen Material And Metal Co., Ltd	2021	5,096,125,835	5,096,125,835
TVshopping Media JSC.	2021	2,337,931,029	2,337,931,029
Ocean Retail & Assets Management JSC.	2021	3,492,500,351	3,492,500,351
Ms. Nguyen Thi Tuyet	2021	2,500,000,000	2,500,000,000
Others	2021	2,813,547,643	2,813,547,643
Other short-term receivables		899,375,408,667	899,375,408,667
Mr. Luu Duy Hung	2023	835,000,000	835,000,000
Ms. Nguyen Thi Dung	2023	5,365,828,037	5,365,828,037
Ms. Duong Thuy Chi	2023	577,400,136	577,400,136
Binh Duong Xanh JSC.	2021	270,150,000,000	270,150,000,000
VNT Co., Ltd	2021	161,545,208,763	161,545,208,763
Viet Nam Development of Trade and Investment Co., Ltd	2021	56,768,170,073	56,768,170,073
Vneco Hanoi Trading and Investment JSC.	2021	58,929,396,402	58,929,396,402
Manh Ha Investment and Trading JSC.	2021	40,928,235,832	40,928,235,832
Gio Hat Co., Ltd	2021	22,866,062,385	22,866,062,385
Bao Linh JSC.	2021	7,236,369,444	7,236,369,444
Phu Nguyen Investment Development JSC.	2021	7,085,149,998	7,085,149,998
BMC Ha Noi Investment Construction and Trading JSC.	2021	28,002,299,999	28,002,299,999
317 Truong Chinh project	2021	904,349,500	904,349,500
Lam Hong Investment JSC.	2021	35,515,056,108	35,515,056,108
25 Tran Khanh Du project	2021	2,132,720,000	2,132,720,000
Mr. Nguyen Khoa Dien	2021	45,620,165,000	45,620,165,000
Ms. Nguyen Trinh Minh Ha	2021	35,300,000,000	35,300,000,000
Ms. Dao Thi Diep Huong	2021	27,470,959,196	27,470,959,196
Ms. Nguyen Thi Xuyen	2021	6,737,500,000	6,737,500,000
Mr. Dao Vu Nguyen	2021	6,095,864,000	6,095,864,000
Ms. Tran Thi Thu Huong	2021	2,081,000,000	2,081,000,000
Mr. Le Tien Ngoc	2021	2,679,720,105	2,679,720,105
Others	2021	29,533,550,110	29,533,550,110
Expenses to support the construction of An Ha Pagoda	2020	7,691,868,657	7,691,868,657
Mr. Ha Van Tham	2020	9,750,800,000	9,750,800,000
Mr. Hoang Van Tuyen	2020	18,500,000,000	18,500,000,000
Others	2020	9,072,734,922	9,072,734,922

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	Handling year	31/12/2025	Unit: VND 01/01/2025
Deficits in assets awaiting solution	2021	3,508,248,253	3,508,248,253
Short-term advances to suppliers		176,637,298,868	176,637,298,868
Song Da Construction And Investment JSC.	2023	8,289,079,493	8,289,079,493
Others	2023	201,651,041	201,651,041
Thanh An Investment JSC.	2021	144,000,000,000	144,000,000,000
Key Vietnam Law Co., Ltd	2021	10,000,000,000	10,000,000,000
Topcare Investment and Trading Co., Ltd	2021	10,000,000,000	10,000,000,000
Thanh Dong Investment, Construction and Commercial JSC.	2021	1,835,234,949	1,835,234,949
Others	2021	2,311,333,385	2,311,333,385
Long-term trade receivables		258,013,998,565	258,013,998,565
BMC Ha Noi Investment Construction and Trading JSC.	2021	66,000,000,000	66,000,000,000
Lien Viet Consultancy And Investment JSC.	2021	145,000,000,000	145,000,000,000
BSC Vietnam JSC.	2021	4,850,000,000	4,850,000,000
Gia Dinh Development Corporation	2021	2,146,109,684	2,146,109,684
Hanoi PVR Investment JSC.	2021	40,017,888,881	40,017,888,881
Total		2,562,742,041,308	2,562,742,041,308

26. FINANCIAL INSTRUMENTS

Capital risk management

The Company manages its capital to ensure that the Company will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance.

The capital structure of the Company consists of net debt (borrowings, offset by cash and cash equivalents) and shareholders' equity (comprising capital, reserves and retained earnings).

Significant accounting policies

Details of the significant accounting policies and methods adopted (including the criteria for recognition, the bases of measurement, and the bases for recognition of income and expenses) for each class of financial asset and financial liability are disclosed in Note 4.

Categories of financial instruments

Financial assets

	Carrying amounts			
	31/12/2025		01/01/2025	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Cash and cash equivalents	1,908,132,425	-	20,986,453,949	-
Trade and other receivables	144,474,597,060	(223,619,146)	138,666,259,735	(223,619,146)
Short-term loan receivables	6,000,000,000	-	-	-
Short-term financial investments	50,755,491,533	(14,362,066,533)	21,755,491,533	(15,052,149,866)
Long-term financial investments	1,219,401,383,735	(240,357,553,042)	1,219,401,383,735	(269,187,728,109)
Total	1,422,539,604,753	(254,943,238,721)	1,400,809,588,952	(284,463,497,121)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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

Financial liabilities

	Carrying amounts	
	31/12/2025	01/01/2025
	VND	VND
Borrowings	34,277,733,073	34,727,733,073
Trade and other payables	383,244,524,988	387,769,065,518
Total	417,522,258,061	422,496,798,591

The Company has not assessed [has not determined] fair value of its financial assets and liabilities as at the balance sheet date since there are no comprehensive guidance under Circular No. 210/2009/TT-BTC issued by the Ministry of Finance on 06 November 2009 ("Circular 210") and other relevant prevailing regulations to determine fair value of these financial assets and liabilities. While Circular 210 refers to the application of International Financial Reporting Standards ("IFRS") on presentation and disclosures of financial instruments, it did not adopt the equivalent guidance for the recognition and measurement of financial instruments, including application of fair value, in accordance with IFRS.

Financial risk management objectives

The Company has set up risk management system to identify and assess the risks exposed by the Company and designed control policies and procedures to manage those risks at an acceptable level. Risk management system is reviewed on a regular basis to reflect changes in market conditions and the Company's operations.

Financial risks include market risk (including interest rate risk and price risk), credit risk and liquidity risk.

Market risk

The Company's activities expose it primarily to the financial risks of changes in foreign currency exchange rates, interest rates and prices. The Company does not hedge these risk exposures due to the lack of active market for the trading activities of financial instruments.

Interest rate risk management

The Company has significant interest rate risks arising from interest bearing loans which are arranged. The risk is managed by the Company by maintaining an appropriate level of borrowings and analysing market competition to enjoy favourable interest rates from appropriate lenders.

Share price risk management

The Company is exposed to equity price risks arising from investments in subsidiaries and associates. The Company's Board of Management assesses and approves decisions on investments in subsidiaries and associates such as operating industry, investees, etc. Investments in subsidiaries and associates are held for long-term strategic investments rather than trading purposes. The Company does not have intention to trade these investments in the foreseeable future.

Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company has a credit policy in place and the exposure to credit risk is monitored on an on-going basis. The Company does not have any significant credit risk exposure to any counterparty because receivables consist of a large number of customers, spread across diverse industries and geographical areas.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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Liquidity risk management

The purpose of liquidity risk management is to ensure the availability of funds to meet present and future financial obligations. Liquidity is also managed by ensuring that the excess of maturing liabilities over maturing assets in any period is kept to manageable levels relative to the amount of funds that the Company believes can generate within that period. The Company policy is to regularly monitor current and expected liquidity requirements to ensure that the Company maintains sufficient reserves of cash, borrowings and adequate committed funding from its shareholders to meet its liquidity requirements in the short and longer term.

The following table details the Company's remaining contractual maturity for its non-derivative financial assets and financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial assets and undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The inclusion of information on non-derivative financial assets is necessary in order to understand the Company's liquidity risk management as the liquidity is managed on a net asset and liability basis.

	Less than 1 year	From 1 - 5 years	More than 5 years	Total
	VND	VND	VND	VND
As at 31/12/2025				
Cash and cash equivalents	1,908,132,425	-	-	1,908,132,425
Trade and other receivables	21,775,254,734	122,475,723,180	-	144,250,977,914
Short-term loan receivables	6,000,000,000	-	-	6,000,000,000
Short-term financial investments	36,393,425,000	-	-	36,393,425,000
Long-term financial investments	104,228,000,000	-	874,815,830,693	979,043,830,693
Total financial assets	170,304,812,159	122,475,723,180	874,815,830,693	1,167,596,366,032
Borrowings	34,277,733,073	-	-	34,277,733,073
Trade and other payables	105,324,860,760	277,919,664,228	-	383,244,524,988
Total financial liabilities	139,602,593,833	277,919,664,228	-	417,522,258,061
 Net liquidity gap	 30,702,218,326	 (155,443,941,048)	 874,815,830,693	 750,074,107,971
 As at 01/01/2025	 Less than 1 year	 From 1 - 5 years	 More than 5 years	 Total
	VND	VND	VND	VND
Cash and cash equivalents	20,986,453,949	-	-	20,986,453,949
Trade and other receivables	15,966,917,409	122,475,723,180	-	138,442,640,589
Short-term financial investments	6,703,341,667	-	-	6,703,341,667
Long-term financial investments	104,228,000,000	-	845,985,655,626	950,213,655,626
Total financial assets	147,884,713,025	122,475,723,180	845,985,655,626	1,116,346,091,831
Borrowings	4,500,000,000	30,227,733,073	-	34,727,733,073
Trade and other payables	75,762,412,046	312,006,653,472	-	387,769,065,518
Total financial liabilities	80,262,412,046	342,234,386,545	-	422,496,798,591
 Net liquidity gap	 67,622,300,979	 (219,758,663,365)	 845,985,655,626	 693,849,293,240

The management assessed the liquidity risk at low level. The management believes that the Company will be able to generate sufficient funds to meet its financial obligations as and when they fall due.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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

27. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties:

Related parties	Relations
Ocean Natural Resources Development Joint Stock Company	Subsidiary
Info Commodities Exchange Joint Stock Company	Subsidiary
TKD Real Estate Investment Joint Stock Company	Subsidiary
One Capital Hospitality Joint Stock Company (OCH)	Subsidiary
Tan Viet Corporation	Subsidiary of OCH
Viptour - Togi Joint Stock Company	Subsidiary of OCH
Evening Star Nha Trang Joint Stock Company	Subsidiary of OCH
Leadvisors Special Opportunities Fund	Subsidiary of OCH
One Capital Consumer Joint Stock Company (OCC)	Subsidiary of OCH
JP Good Food Company Limited	Subsidiary of OCC
Trang Tien Icecream Joint Stock Company (KTT)	Subsidiary of OCC
Tin Phat Ice Cream Joint Stock Company	Subsidiary of KTT
Fuji food Company Limited	Subsidiary of KTT
Givral Bakery Joint Stock Company (Givral)	Subsidiary of OCC
Binh Hung Manufacturing Company Limited (Binh Hung)	Subsidiary of Givral
Ha Noi - Bac Giang BOT Investment Joint Stock Company	Joint venture, associate
Members of the Board of Directors, the Board of Management, the Board of Supervisors and individuals related to key management members	Significant impact

During the period, the Company entered into the following significant transactions with its related parties:

(i) Board of Directors remuneration

Related parties	Nature of transaction	From 01/10/2025	From 01/10/2024
		to 31/12/2025	to 31/12/2024
Board of Directors, Supervisory Board and General Director	Salary and remuneration	510,000,000	535,045,300

Details are as follows:

Full name	Title	Unit: VND	
		From 01/10/2025	From 01/10/2024
		to 31/12/2025	to 31/12/2024
Board of Directors		270,000,000	270,000,000
Mrs. Le Thi Viet Nga	Chairwoman	150,000,000	150,000,000
Mrs. Nguyen Thi Lan Huong	Member	30,000,000	30,000,000
Mr. Le Dinh Quang	Member	30,000,000	30,000,000
Mr. Nguyen Dung Minh	Member	30,000,000	30,000,000
Mr. Nguyen Duc Minh	Member	30,000,000	30,000,000
Board of Supervisors		60,000,000	60,000,000
Mrs. Duong Thi Mai Huong	Head of BOS	30,000,000	30,000,000
Mr. Le Thi Bich Hanh	Member	15,000,000	15,000,000
Mrs. Tran Thi Chung	Member	15,000,000	15,000,000
Board of General Directors		180,000,000	205,045,300
Mr. Pham Hung Viet	General Director (to 15/12/2024)	-	147,272,600
	General Director (from 16/12/2024)		
Mr. Le Vu Hai	Deputy General Director (from 15/5/2024)	180,000,000	57,772,700

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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

(ii) Significant transactions with the Company's related parties

Related parties	Nature of transaction	Unit: VND	
		From 01/10/2025 to 31/12/2025	From 01/10/2024 to 31/12/2024
Sales of goods and services rendered		1,170,806,037	381,496,774
Givral Bakery Joint Stock Company	Office for rent	381,496,774	381,496,774
Givral Bakery Joint Stock Company	Construction	789,309,263	-
Financial income		92,000,000	-
Givral Bakery Joint Stock Company	Interest income	92,000,000	-
Financial expenses		656,989,884	224,283,276
Viptour - Togi Joint Stock Company	Interest expenses	656,989,884	224,283,276

(iii) Significant related party balances as at the balance sheet date were as follows:

Related parties	Nature of transaction	Unit: VND	
		31/12/2025	01/01/2025
Short-term trade receivables		852,454,004	-
Givral Bakery Joint Stock Company	Construction	852,454,004	-
Short-term loan receivables		6,000,000,000	-
Givral Bakery Joint Stock Company	Principal	6,000,000,000	-
Other receivables		260,000,000	-
Givral Bakery Joint Stock Company	Interest income	260,000,000	-
Short-term unearned revenues		1,525,987,097	1,525,987,092
Givral Bakery Joint Stock Company	Office for rent	1,525,987,097	1,525,987,092
Short-term loans and debt		34,227,733,073	4,500,000,000
Viptour - Togi Joint Stock Company	Loan	34,227,733,073	4,500,000,000
Other short-term payments		30,059,053,888	28,295,867,512
Viptour - Togi Joint Stock Company	Interest cost	30,059,053,888	28,295,867,512
Long-term unearned revenues		48,450,090,349	49,976,077,441
Givral Bakery Joint Stock Company	Office for rent	48,450,090,349	49,976,077,441
Long-term loans and debt		-	30,227,733,073
Viptour - Togi Joint Stock Company	Loan	-	30,227,733,073

28. SUBSEQUENT EVENTS

There were no other significant events occurring after the end of the accounting period that need to be disclosed in this separate financial statement.

29. COMPARATIVE FIGURES

Representing figures on the Balance Sheet are taken from audited Separate Financial Statements for the fiscal year ended 31 December 2024 by CPA Vietnam Auditing Company Limited. Comparative figures on the Income Statement and Cash Flow Statement are compared with the Separate Financial Statements of the same period in 2024 that have been disclosed.

Prepare
 Nguyen Thi Na
 Hanoi, January 30, 2026

Chief Accountant
 Vu Xuan Duong

General Director
 Le Vu Hai

