

DONG A HOTEL GROUP JOINT STOCK COMPANY

Room C301, 3rd floor, Dong A Commercial Center building, No. 668, Phan Dinh Phung Street, Group 47, Phan Dinh Phung Ward, Thai Nguyen Province

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BALANCE SHEET FOR QUARTER I/2026

As at 31 March 2026

Unit: VND

Code	ASSETS	Code	Notes	Closing balance as at 31/03/2026	Opening balance of the year
100	A - CURRENT ASSETS	100		177.777.903.573	181.312.796.864
110	I. Cash and cash equivalents	110	1	6.388.487.478	9.519.494.789
111	1. Cash	111		6.388.487.478	9.519.494.789
120	II. Short-term financial investments	120		151.207.800.000	151.207.800.000
121	1. Trading securities	121		7.210.800.000	7.210.800.000
122	2. Provision for decline in value of trading securities (*)	122		-	-
123	3. Held-to-maturity investments	123		143.997.000.000	143.997.000.000
130	III. Short-term receivables	130		14.772.584.016	14.830.410.321
131	1. Short-term trade receivables	131	3	1.364.763.800	2.377.702.200
132	2. Short-term prepayments to suppliers	132	4	2.991.273.260	2.908.763.071
136	3. Other short-term receivables	136	5	10.416.546.956	9.543.945.050
137	4. Allowance for doubtful short-term receivables	137	6	-	-
140	IV. Inventories	140	7	1.262.636.387	975.397.128
141	1. Inventories	141		1.262.636.387	975.397.128
150	V. Other current assets	150		4.146.395.692	4.779.694.626
151	1. Short-term prepaid expenses	151	8a	202.757.355	198.426.017
152	2. Deductible value added tax	152		3.943.638.337	4.581.268.609
200	B - LONG-TERM ASSETS	200		809.232.525.434	815.226.038.975
210	I. Long-term receivables	210		-	-
215	1. Long-term loan receivables	215		-	-
220	II. Fixed assets	220		597.859.605.803	603.133.380.107
221	1. Tangible fixed assets	221	9	591.403.133.249	596.633.554.475
222	- Cost	222		759.473.196.494	759.473.196.494
223	- Accumulated depreciation (*)	223		(168.070.063.245)	(162.839.642.019)
227	2. Intangible fixed assets	227	10	6.456.472.554	6.499.825.632
228	- Cost	228		9.838.210.018	9.838.210.018
229	- Accumulated amortization (*)	229		(3.381.737.464)	(3.338.384.386)
250	IV. Long-term assets in progress	250	11	1.384.553.835	1.384.553.835
252	1. Construction in progress	252		1.384.553.835	1.384.553.835
260	V. Long-term financial investments	260	2	190.093.920.000	190.093.920.000
262	1. Investments in joint ventures, associates	262		116.130.000.000	116.130.000.000
263	2. Equity investment in other entities	263		73.963.920.000	73.963.920.000
270	VI. Other long-term assets	270		19.894.445.796	20.614.185.033
271	1. Long-term prepaid expenses	271	8b	19.894.445.796	20.614.185.033
280	TOTAL ASSETS	280		987.010.429.007	996.538.835.839

BALANCE SHEET FOR QUARTER I/2026

As at 31 March 2026

(continued)

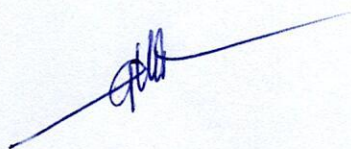
Code	RESOURCES	Code	Notes	Closing balance as at 31/03/2026	Opening balance of the year
					Unit: VND
300	C - LIABILITIES	300		136.632.612.998	145.089.173.230
310	I. Current liabilities	310		28.242.899.760	36.719.459.992
311	1. Short-term trade payables	311	12	2.446.534.155	2.610.378.567
312	2. Short-term advances from customers	312	13	277.326.000	1.056.302.000
313	3. Taxes and payables to the State	314	14	29.559.127	40.916.954
314	4. Payables to employees	315		1.149.178.319	2.347.170.799
315	5. Short-term accrued expenses	316		349.635.160	328.386.697
318	6. Short-term unearned revenue	319	17	484.838.900	276.090.903
319	7. Other short-term payables	320	15a	455.053.952	281.227.710
320	8. Short-term borrowings and finance lease liabilities	321	16a	20.184.628.643	26.912.840.858
322	9. Bonus and Welfare Fund	323		2.866.145.504	2.866.145.504
330	II. Long-term liabilities	330		108.389.713.238	108.369.713.238
337	1. Other long-term liabilities	337	15b	187.000.000	167.000.000
338	2. Long-term borrowings and finance lease liabilities	338	16b	108.202.713.238	108.202.713.238
400	D - OWNER'S EQUITY	400		850.377.816.009	851.449.662.609
410	I. Owner's equity	410	18	850.377.816.009	851.449.662.609
411	1. Owner's contributed capital	411		842.000.000.000	842.000.000.000
411a	- Common shares with voting rights	411a		842.000.000.000	842.000.000.000
418	2. Investment and Development Fund	418		6.594.335.007	6.594.335.007
421	3. Retained earnings	420		1.783.481.002	2.855.327.602
420a	- Retained earnings accumulated to the end of the previous period	420a		2.855.327.602	73.695.614.146
420b	- Retained earnings of the current period	420b		(1.071.846.600)	(70.840.286.544)
	TOTAL RESOURCES	440		987.010.429.007	996.538.835.839

Thai Nguyen, 20 April 2026

Preparer

Chief Accountant

Chairwoman of the Board of Directors



Nguyen Thi Thanh



Nguyen Thi Thanh



Tran Nu Ngoc Anh

INCOME STATEMENT FOR QUARTER I/2026
 For the accounting period ended 31 March 2026

				Unit: VND			
Code	ITEMS	Code	Notes	Quarter I/2026	Quarter I/2025	Accumulated from the beginning of the year to Quarter I/2026	Accumulated from the beginning of the year to Quarter I/2025
01	1. Revenue from goods sold and services rendered	01	20	9.803.544.980	11.257.582.568	9.803.544.980	11.257.582.568
02	2. Revenue deductions	02		-	-	-	-
	- Sales discounts			-	-	-	-
10	3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		9.803.544.980	11.257.582.568	9.803.544.980	11.257.582.568
11	4. Cost of goods sold	11	21	10.760.069.340	15.110.285.887	10.760.069.340	15.110.285.887
20	5. Gross profit from goods sold services rendered (20 = 10 -11)	20		(956.524.360)	(3.852.703.319)	(956.524.360)	(3.852.703.319)
	6. Gain/Loss on disposal of investment property			-	-	-	-
21	7. Financial income	21	22	6.393.981.801	6.875.554.734	6.393.981.801	6.875.554.734
22	8. Financial expenses	22	23	3.329.223.931	3.556.546.474	3.329.223.931	3.556.546.474
23	- In which: Interest expense	23	24	3.329.223.931	3.556.546.474	3.329.223.931	3.556.546.474
25	9. Selling expenses	25	24	772.063.529	233.617.960	772.063.529	233.617.960
26	10. General and administrative expenses	26	25	1.124.057.567	1.974.840.689	1.124.057.567	1.974.840.689
30	11. Net profit from operating activities {30 = 20 +21+22-(23+25+26)}	30		212.112.414	(2.742.153.708)	212.112.414	(2.742.153.708)
31	12. Other income	31	26	131.297.912	3.488.070	131.297.912	3.488.070
32	13. Other expenses	32	27	1.415.256.926	4.907.129	1.415.256.926	4.907.129
40	14. Other profit (40 = 31 - 32)	40		(1.283.959.014)	(1.419.059)	(1.283.959.014)	(1.419.059)
50	15. Total accounting profit before tax (50 = 30 + 40)	50		(1.071.846.600)	(2.743.572.767)	(1.071.846.600)	(2.743.572.767)
51	16. Current Corporate income tax expense	51	28	-	-	-	-
52	17. Deferred Corporate income tax expense	52		-	-	-	-
60	18. Profit after Corporate income tax (60 = 50 - 51 - 52)	60		(1.071.846.600)	(2.743.572.767)	(1.071.846.600)	(2.743.572.767)
70	19. Basic earnings per share	70	29	12,73	32,58	(13)	32,58
	20. Diluted earnings per share	71		-	-	-	-

Preparer

Chief Accountant

Chairwoman of the Board of Directors

Thai Nguyen, 20 April 2026

Nguyen Thi Thanh

Nguyen Thi Thanh



CASH FLOW STATEMENT FOR QUARTER I/2026

For the accounting period ended 31 March 2026

(Under indirect method)

Unit: VND

Code	ITEMS	Accumulated from the beginning of the year to Quarter I/2026	Accumulated from the beginning of the year to Quarter I/2025
	I. Cash flows from operating activities		
01	1. Profit before tax	(1.071.846.600)	(2.743.572.767)
	2. Adjustments for:	2.209.016.434	16.361.021.641
02	- Fixed asset depreciation	5.273.774.304	5.929.594.620
03	- Provisions	-	-
04	- Gains/losses from foreign exchange revaluation of monetary items denominated in foreign currency	-	-
05	- (Gains)/losses from investing activities	(6.393.981.801)	6.874.880.547
06	- Interest expense	3.329.223.931	3.556.546.474
7	- Other adjustment	-	-
08	3. Profit/(loss) from operating activities before changes in working capital	1.137.169.834	13.617.448.874
09	- (Increase)/decrease in receivables	695.456.577	(2.875.304.069)
10	- (Increase)/decrease in inventories	(287.239.259)	1.573.660.657
11	- Increase/(decrease) in payables (Other than interest expenses, corporate income tax payable)	(1.445.823.251)	796.847.308
12	- (Increase)/decrease in prepaid expenses	715.407.899	2.035.717.639
13	- Increase/decrease in securities held for trading	-	-
14	- Interest paid	(3.325.148.535)	(3.556.546.474)
15	- Corporate income tax paid	-	-
16	- Other income from business activities	-	-
17	- Other cash inflows/(outflows) from operating activities	-	-
20	Net cash flows from operating activities	(2.510.176.735)	11.591.823.935
	II. CASH FLOWS FROM INVESTING ACTIVITIES		
21	1. Purchase and construction of fixed assets and other long-term assets	-	(10.806.104.677)
22	1. Proceeds from disposals of assets	-	-
23	3. Loans granted, purchases of debt instruments of other entities	-	-
24	4. Collection of loans, proceeds from sales of debt instruments of other entities	-	3.000.000.000
25	5. Payments for equity investments in other entities	-	-
26	6. Proceeds from collection investment in other entities	-	-
27	7. Interest, dividends and profits received	6.107.381.639	3.931.224.130
30	Net cash flows from investing activities	6.107.381.639	(3.874.880.547)
	III. CASH FLOWS FROM FINANCING ACTIVITIES		
34	4. Payments of loan	(6.728.212.215)	(5.561.830.408)
40	Net cash flow from financing activities	(6.728.212.215)	(5.561.830.408)
50	Net cash flow during the period	(3.131.007.311)	2.155.112.980
60	Cash and cash equivalents at the beginning of the period	9.519.494.789	2.193.463.824
61	Impact of exchange rate fluctuations	-	-
70	Cash and cash equivalents at the end of the period	6.388.487.478	4.348.576.804

Thai Nguyen, 20 April 2026

Preparer

Chief Accountant

Chairwoman of the Board of Directors

Nguyen Thi Thanh

Nguyen Thi Thanh



NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026*Unit: VND***I. BUSINESS HIGHLIGHTS****1. Establishment**

Dong A Hotel Group Joint Stock Company was renamed from Dong A Trading and Construction Investment Joint Stock Company under Decision No. 48/QĐ-DHĐCĐ dated 10 October 2015 by the General Meeting of Shareholders and operating under the first Business Registration Certificate No. 4600349907 dated 26 December 2013 issued by the Department of Planning and Investment of Thai Nguyen Province and amended for 26th time on 09 March 2026.

Form of ownership

Joint Stock Company

The Company's charter capital is: VND 842,000,000,000; equivalent to 84,200,000 shares, with a par value of VND 10,000 per share.

English name: Dong A Hotel Group Joint Stock Company

In short: DONG A HOTEL GROUP .,JSC

Securities code: DAH

Head office: Room C301, 3rd Floor, Dong A Commercial Center building, No. 668, Phan Dinh Phung Street, Group 47, Phan Dinh Phung Ward, Thai Nguyen Province

2. Business sector

The company operates in the hotel services sector.

3. Main business lines

The Company's main activities are:

- Construction of houses of all types;
- Construction of railway and road works;
- Construction of public works;
- Construction of other civil engineering works;
- Trading in real estate, including land use rights of owners, users or lessees;
- Restaurants and catering services;
- Short-stay services;
- Consulting, brokering, auctioning real estate, land use rights.
- Sauna, massage and similar health enhancement services (except sports activities)
- Travel agency.

4. Normal operating cycle

Normal operating cycle of the Company lasts 12 months of the normal financial year beginning on 01 January and ending on 31 December annually.

5. The total number of employees as at 31/03/2026: 95 persons

NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026

Unit: VND

6. Enterprise structure**6.1. List of joint ventures and associates**

As a 31 December 2025, the Company has one (01) associate as follows:

<i>Name</i>	<i>Address</i>	<i>Main business activities</i>	<i>Capital contribution ratio</i>	<i>Ownership ratio</i>	<i>Voting rights ratio</i>
Van Phong Tourist - Service Joint Stock Company	97 Ngo Gia Tu, Nha Trang Ward, Khanh Hoa Province, Vietnam	Hotel Services	49%	49%	49%

7. Disclosure of comparability of information in the Financial Statements

The selection of figures and information needs to be presented in the Financial Statements based on the principles of comparability among corresponding accounting periods.

II. FINANCIAL YEAR AND REPORTING CURRENCY**1. Financial year**

The financial year of the Company begins on 01 January and ends on 31 December annually.

Vietnamese Dong (VND) is used as a currency unit for accounting records.

III. APPLIED ACCOUNTING STANDARDS AND REGIME**1. Applied Accounting Regime**

The Company applies the Vietnamese Financial Reporting Standards (VFRS) issued and guided under Circular No. 99/2025/TT-BTC of the Ministry of Finance.

NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026*Unit: VND***2. Disclosure of compliance with Vietnamese Accounting Standards and Regime**

We conducted our accounting, preparation, and presentation of the Financial Statements in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting Regime and other relevant statutory regulations. The Financial Statements give a true and fair view of the financial position of the Company and the results of its operations as well as its cash flows.

The selection of figures and information presented in the notes to the Financial Statements complies with the material principles in Vietnamese Accounting Standard No. 21 - "Presentation of the financial statements".

APPLIED ACCOUNTING POLICIES**1. Principles for recording cash and cash equivalents**

Cash includes cash on hand, demand deposits at banks, and cash in transit.

Cash equivalents include term deposits and short-term investments with an original maturity of no more than three months from the investment date, which are highly liquid, easily convertible into a known amount of cash, and subject to an insignificant risk of changes in value.

2. Principles for accounting financial investments**Principles for accounting held-to-maturity investments**

Held to Maturity investments include term deposits at banks (including treasury bills and promissory notes), bonds, and preferred shares that the issuer is obligated to repurchase at a specified future date, as well as loans held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.

Held to Maturity investments are initially recorded at cost, including the purchase price and any related transaction costs. After initial recognition, if no provision for doubtful debts has been made in accordance with legal regulations, these investments are measured at their recoverable value. If there is conclusive evidence that a portion or the entirety of an investment may not be recoverable, the impairment loss is recognized as a financial expense for the period and deducted from the investment's value.

Principles for accounting loans

Loans comprise amounts under contracts, or loan agreements between two parties with the purpose of earning periodic interest and are recognized at cost, net of any provisions for doubtful debts. Provisions for doubtful receivables on loans are made based on the estimated loss value that is overdue or not overdue but may not be recoverable due to the insolvency of debtors.

Principles of recording financial investments in subsidiaries, joint ventures, associates

The investments in subsidiaries are recognized when the Company holds more than 50% of voting rights and has the power to govern the financial and operating policies in order to obtain economic benefits from the subsidiaries' operation. When the Company ceases to control the subsidiaries, the investment in the subsidiaries will be written down.

Investments in joint ventures are recognized when the Company has joint control over their financial and operating policies. When the Company loses joint control, the investment in the joint venture is derecognized.

The investments in associates are recognized when the Company holds from 20% to less than 50% of the voting rights of those companies, exerting significant influence over their financial and operating policies.

NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026*Unit: VND*

Investments in subsidiaries, joint ventures, and associates are initially recorded at cost, and will not be adjusted thereafter for changes in investors' share of net assets of the investee. Cost includes the purchase price and directly attributable acquisition costs. In the case of investment in non-monetary assets, the cost of the investment is recorded at the fair value of the non-monetary asset at the time of occurrence.

Provision for loss of investments in subsidiaries, and associates is made when the investee suffers from loss leading to possible loss of capital of investor or the value of the investments is devalued. The basis for making provisions is based on the consolidated financial statements of the investee (if it is a parent company), and the investee's financial statements (if it is an independent enterprise without subsidiaries).

Principles for recording equity investments in other entities

Equity investments in other entities are the investments in other entities' equity instruments but the Company has no control or joint control or has significant influence over the investee.

The investments are stated at the cost including the purchase price and costs directly attributable to the investment. In case of the investments in non-monetary assets, the investment fee should be recorded at the fair value of the non-monetary assets at the date of occurrence.

For long-term investments (not classified as trading securities) where the Company does not have significant influence over the investee, provisions for impairment are recognized as follows:

+ If an investment in listed shares or the fair value of the investment is determined reliably, the provision shall be made according to the market values of the shares.

+ If it is impossible to determine the investments' fair value at the reporting date, the provision will be made based on the loss that the investee suffers. The basis for making provision for loss of investments is the consolidated financial statements of the investee (if it is a parent company), and the investee's financial statements (if it is an independent enterprise without a subsidiary).

3. Principle for recording trade receivables and other receivables

Principle for recording receivables: At cost less provision for doubtful receivables.

The classification of receivables as trade receivables, internal receivables, or other receivables is based on the nature of the transaction or the relationship between the Company and the debtor.

Method of making provision for doubtful receivables: Provision for doubtful debts is estimated for the loss value of the receivables, other held-to-maturity investments similar to doubtful debts that are overdue and undue, but are likely to become possibly irrecoverable due to insolvency of debtors who go bankruptcy, making procedures for dissolution, go missing or run away, etc.

NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026

Unit: VND

4. Principles of recording inventories

Principle of recording inventories: Inventories are stated at cost less the provision for the devaluation and provision for obsolete or deteriorated inventories.

Cost of inventories is determined as follows:

- Raw materials and merchandise consists of purchase cost, transportation cost, and other costs incurred in bringing the inventories to their present location and condition.
- Finished goods: include the costs of raw materials, direct labor, and related overhead costs allocated based on the main raw material cost/normal operating level/land use right costs, and related overhead costs incurred during the real estate investment and construction process.
- Work-in-progress: include main material costs, direct labor costs, and manufacturing overhead costs incurred during the construction of unfinished construction projects...

Method of calculating value of inventories: Weighted average cost method.

Method of accounting for the inventories: Perpetual inventory method

Method of making provision for the devaluation of inventories: Provision for the devaluation of inventories is made when the net realizable value of inventories is lower than their original cost. Net realizable value is the estimated selling price less the estimated costs of completion and selling expenses. Provision for the devaluation of inventories is the difference between the cost of inventories greater than their net realizable value. Provision for the devaluation of inventories is made for each inventory with the cost greater than the net realizable value.

5. Principles for recording and depreciating fixed assets**Principles of recording tangible fixed assets**

Tangible fixed assets are stated at the original cost less accumulated depreciation. The original cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. The expenses incurred after initial recognition are capitalized when they have resulted in an increase in the future economic benefits from the use of those tangible fixed assets. The expenses which do not meet the above conditions are expensed in the period.

When the assets are sold or disposed of, their original costs and the accumulated depreciation which have been written off and any gain or loss on disposal of assets are recorded as income or expenses in the period.

Determination of original cost in each case:

Tangible fixed assets purchased

The original cost of purchased tangible fixed assets shall consist of the actual purchase price (less trade discounts or reduction), taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation such as fees for installation and trial operation of fixed assets; specialists and other direct costs.

The original cost of a tangible fixed asset formed from capital construction under the mode of tendering shall be the finalization price of the construction project, other relevant fees plus registration fee (if any).

Fixed assets are buildings, and structures attached to land use rights, the value of land use rights is computed separately and recorded as intangible fixed assets.

NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026

*Unit: VND***Principles for recording intangible fixed assets**

Intangible fixed assets are stated at the original cost less accumulated depreciation. The original cost of an intangible fixed asset comprises all costs incurred by the enterprise to acquire that asset from the date of its operation as expected.

Determination of original cost in each case:

Purchase of separate intangible fixed assets.

The original cost of separate purchased intangible fixed assets includes the purchase price (less trade discounts or reductions), taxes (excluding refundable taxes), and direct costs related to bringing the asset into ready-use-state. When the land use right is purchased together with buildings or structures on the land, the value of the land use right is determined separately and recorded as an intangible fixed asset.

Intangible fixed assets arising from exchange transactions settled through equity-related documents, the original cost of such intangible fixed assets is the fair value of the equity-related documents issued.

Land use rights

The original cost of intangible fixed assets in the form of land use rights includes the payment made for the lawful transfer of land use rights from others, compensation costs, site clearance costs, land leveling costs, registration fees, or the value of land use rights contributed as joint venture capital.

Computer software

Computer software costs include all expenses incurred by the Company until the software is put into use.

Intangible fixed assets acquired from other sources

The original cost of intangible fixed assets received as grants or donations is recognized at fair value at the initial recognition. If fair value is not determined, the company records them at nominal value plus any directly related costs incurred to bring the asset into a ready-to-use state.

Method of depreciating fixed assets

Fixed assets are depreciated on straight line basis over their estimated useful lives. Useful life means the duration in which the tangible fixed assets produce their effect on production and business.

Estimated useful lives of the fixed assets are as follows:

<i>Factories and structures</i>	<i>20 - 50 years</i>
<i>Machinery and Equipment</i>	<i>05 - 15 years</i>
<i>Management Equipment and Tools</i>	<i>05 years</i>
<i>Other Assets</i>	<i>40 years</i>
<i>Intangible Fixed Assets</i>	<i>05 - 43 years</i>

Land use rights with a definite term are amortized over the term stated in the land use right certificate.

Land use rights with an indefinite term are recorded at cost and not amortized

NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026*Unit: VND***6. Principles for recording construction in progress**

Construction in progress is stated at the cost. These are all necessary costs for purchasing fixed assets, building, or repairing, improving, extending or equipping the works such as expenses of construction, equipment, compensation, support and re-residence, project management, consultancy on construction investment and other expenses.

This cost is capitalized to increase asset value when the project is completed, the overall acceptance is finished and the assets are handed over and put into a ready-to-use state.

7. Principles for recording prepaid expenses

Prepaid expenses at the Company include actual expenses incurred that relate to the operating results of multiple accounting periods. These expenses include insurance costs (fire insurance, vehicle insurance, property insurance, etc.), tools and equipment, fixed asset repair costs, prepaid land lease payments, business advantages, and goodwill.

Method of allocating prepaid expenses: The calculation and allocation of prepaid expenses to operating costs for each period based on the straight-line method. Based on the nature and level of each type of expense, the allocation period is as follows: Short-term prepaid expenses are allocated within 12 months; Long-term prepaid expenses are allocated from over 12 months to 36 months. Prepaid land rental is allocated to expenses using the straight-line method over the lease term.

Method of allocating goodwill or business advantage: Goodwill or business advantage is recorded immediately to operating costs or is allocated evenly over the estimated useful life. The estimated useful life of goodwill or business advantage shall not exceed 10 years from the date of recognition.

8. Principles for recording liabilities

Liabilities are recorded at the original cost and not lower than the payment obligation.

The Company classifies liabilities into accounts payable to suppliers, internal payables, and other payables, depending on the nature of the transaction or the relationship between the Company and the creditor.

Liabilities are tracked in detail based on their due dates, creditors, currency type (including revaluation of liabilities that qualify as monetary items denominated in foreign currencies), and other factors as required for the Company's management.

At the time of financial statement preparation, the Company recognizes a liability immediately when there is sufficient evidence indicating a probable loss, in accordance with the prudent principle.

NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026*Unit: VND***9. Principles for recording borrowings and finance lease liabilities**

Borrowings are the total amounts the Company borrowed from banks, organizations and other entities (excluding borrowings under the form of bonds or preferred stock issuance which require the issuer to repurchase at a certain time in the future).

The value of a finance lease liability is the total payables calculated at the present value of the minimum lease payment or the fair value of the leased asset.

Borrowings and finance lease liabilities are tracked in detail by lender, debt agreement, and type of borrowed asset.

10. Principles for recording and capitalizing borrowing costs

Principles for recording borrowing costs: Loan interest and other costs incurred in direct relation to borrowings of an enterprise are recognized as a business and production cost in the period, except where these costs incurred from the borrowings directly related to the construction investment or production of uncompleted assets are computed in these assets' value (capitalized) when they satisfy conditions stipulated in the VAS No. 16 "Borrowing costs".

The capitalization rate is used to determine the borrowing costs capitalized during the period: In the case of joint borrowings involving construction investment purposes or the production of an unfinished asset, the amount of borrowing costs eligible for capitalization in each accounting period is determined based on the capitalization rate for the weighted average accumulated costs incurred for the construction investment or production of that asset. The capitalization rate is calculated based on the weighted average interest rate of the loans outstanding during the period. Borrowing costs capitalized must not exceed the total borrowing costs incurred during that period.

11. Principles for recording payables to employees, salary policies, and compulsory insurance

Salaries are calculated and accrued as expenses during the period based on labor contracts and the Company's salary regulations. Accordingly, social insurance, health insurance, and unemployment insurance are also accrued at rates of 25.5%, 4.5%, and 2% of employees' salaries, respectively. The Company recognizes an expense for social insurance, health insurance, and unemployment insurance at 21.5% of salaries, while 10.5% is withheld from employees' salaries.

Salaries paid to employees are stipulated in labor contracts.

NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026*Unit: VND***12. Principles for recording accrued expenses**

Accrued expenses include costs associated with production and business suspension, interest expenses, provisions for cost of goods sold and finished real estate products, and accrued annual leave pay, which have been incurred during the reporting period but not yet settled. These expenses are recorded based on reasonable estimates of the amounts payable pursuant to specific contracts and agreements.

13. Principle for recording unearned revenue

Unearned revenue refers to revenue that will be recognized in proportion to the obligations that the Company will fulfill in one or more subsequent accounting periods.

Unearned revenue includes amounts received in advance from customers for asset leasing over one or multiple accounting periods, prepaid interest on loans or debt instruments, the difference between the selling price under installment or deferred payment plans and the immediate payment price, as well as revenue related to goods, services, or discounts granted to customers under loyalty programs.

The method of allocating unearned revenue is based on the matching principle, which corresponds to the obligations that the Company will fulfill in one or more subsequent accounting periods.

14. Principles of recording owner's equity**Principles for recording owner's contributed capital**

The owner's contributed capital is the amount contributed by members and supplemented from post-tax profit from operating activities. The owner's equity will be recorded at the contributed capital by cash or assets in the early establishment period or additional mobilization to expand the operation.

The owners' capital is the amount initially contributed by members and supplemented by shareholders. Owner's capital is recorded at the contributed capital by cash or assets calculated at the par value of shares issued in the early establishment period or additional mobilization to expand the operation.

Owner's capital is formed by the State's allocation of capital, mobilized from enterprises within the Corporation, capital invested by the parent company in subsidiaries, differences due to asset revaluation or supplemented from funds, and deducted from after-tax profits of the operating activities. Capital contribution is recorded based on the amount of capital allocated by the State Budget.

NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026*Unit: VND***Principles for recording undistributed profit:**

Undistributed profit after tax is recorded at the profit (loss) from the Company's result of operation after deducting the current corporate income tax expense and the adjusted items due to the retroactive application of changes in accounting policy and adjustments for material misstatement of the previous years.

The distribution of profits is based on the Company's charter and approved by the Annual General Meeting of Shareholders.

15. Principles and methods for recording revenues and other income**Principles and methods for recording revenue from services rendered**

Revenue from goods sold should be recognized when all five (5) following conditions have been satisfied: 1. The enterprise has transferred to the buyer the significant risks and rewards of ownership of the goods; 2. The enterprise retains neither continuing managerial involvement as an owner nor effective control over the goods sold; 3. The amount of revenue can be measured reliably; When the contract specifies that buyers are entitled to return products, goods they have bought under specific conditions, the enterprise will record the revenue only when those conditions no longer exist and the buyers do not have right to return products, goods (except for changing to other goods, services) 4. The economic benefits associated with the transaction has flown or will flow to the enterprise; 5. The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Principles and methods for recording revenue from services rendered

Revenue from a service rendered is recognized when the transaction results can be measured reliably. In a case where the services are rendered in several periods, the revenue will be recorded by the part of completed works at the end of the financial year. Revenue from services rendered is recognized when all four (4) of the following conditions are satisfied simultaneously: 1. The revenue is determined firmly. When the contract specifies that buyers are entitled to return the service they have bought under specific conditions, the enterprise will record the revenue only when those conditions no longer exist and the buyers do not have the right to return the service; 2. The economic benefits associated with the transaction have flown or will flow from the supply of the service; 3. Part of completed works can be determined at the balance sheet date; 4. The costs incurred or to be incurred in respect of the transaction can be measured reliably.

If the contract result cannot be determined reliably, revenue will only be recognized at the recoverable amount of the recognized costs.

For a cost plus construction contract, the outcome of the contract can be reliably estimated when both of the following conditions are met: 1. The enterprise obtains economic benefits from the contract; 2. The costs related to the contract can be clearly identified and reliably measured, regardless of whether they are reimbursed or not.

NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026*Unit: VND***Principles and methods of recording revenue from leasing assets**

Revenue from leasing assets is recorded under the principle of allocating the prepaid rental income over the rental period.

In cases where the lease period accounts for more than 90% of the asset's useful life, the Company applies the method of recognizing revenue at once for the entire prepaid lease amount when the following four conditions are simultaneously met: 1. The lessee does not have the right to unilaterally terminate the lease contract, and the lessor has no obligation to refund the prepaid amount under any circumstances or in any form. 2. The prepaid lease amount is not less than 90% of the total estimated lease amount to be collected under the contract during the lease term, and the lessee must pay the full lease amount within 12 months from the start of the lease. 3. Almost all risks and benefits associated with ownership of the leased asset have been transferred to the lessee. 4. The cost of the leasing activity can be relatively estimated.

Principles and methods for recording financial income

Financial Income includes interests, royalties, dividends and profit received, and other financial income (investment in trading securities, liquidation of joint venture capital contributions, investment in associates, subsidiaries, other capital investments; foreign exchange gains; and capital transfer gains), etc.

Revenue from interest, royalties, dividends and profit received is recognized when both of the two following conditions are satisfied: 1. It is possible to obtain benefits from the transaction; 2. Revenue is determined with relative certainty.

- Interest income is recognized based on the time and actual interest rates in each period.
- Royalties are recognized on an accrual basis in accordance with the contract.
- Dividends and profits received are recorded when shareholders are entitled to receive dividends or capital contributors are entitled to receive profits from capital contribution.

When an amount that has been recorded as an income becomes irrecoverable, such irrecoverable or uncertainly recoverable amount must be recorded as an expense incurred in the period, but not recorded as an income decrease.

16. Principles and methods of recording cost of goods sold

The cost of goods sold reflects the costs of goods, products and services, investment properties; the production cost of construction products (for construction companies) sold in the period; Costs related to real estate business activities, and other costs recorded in the cost of goods sold or recorded as a decrease in the cost of goods sold in the reporting period. The cost of goods sold is recorded at the date the transaction incurs or is likely to incur in the future regardless of whether payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on the matching principle. Expenses exceeding normal consumption levels are recorded immediately to the cost of goods sold on a prudent principle.



NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026

Unit: VND

17. Principles and methods for recording financial expenses

Financial expenses include: Expenses or losses from financial investment activities, loan interest expenses, borrowing costs, capital contribution expense in joint venture and associate, short-term securities trading losses, and securities trading transaction costs. Provisions for devaluation of financial investments, loss from sales of foreign currencies, foreign exchange losses, and other financial expenses.

Financial expenses are recorded in detail by their content of actual expenses incurred in the period and determined reliably when there is reliable evidence of these expenses.

18. Principles and methods for recording Corporate income tax expense

Corporate income tax expense includes current corporate income tax expense and deferred corporate income tax expenses arising in the year, which serves as the basis for determining operating results after tax of the Company in the current fiscal year.

Current Corporate tax expense is the tax payable on the taxable income and tax rate enacted in the current year.

Deferred income tax liabilities are the amounts of income tax payable in the future periods arising from the recording of the deferred income tax payable in the year and reversing the deferred income tax being recorded from prior years. The Company does not record in this account the deferred income tax assets or deferred income tax liabilities arising from the transactions being recorded directly in the owner's equity.

Deferred income tax represents the decrease in deferred income tax expense resulting from the recognition of deferred income tax assets during the year and the reversal of deferred income tax liabilities recognized in previous years.

The Company offsets deferred income tax assets and deferred income tax payables only when the Company has a legally enforceable right to offset current tax assets against current tax payables and deferred income tax assets and deferred income tax payables related to corporate income tax administered by the same tax authority for the same taxable entity; or the enterprise intends to settle current income tax payables and current income tax assets on a net basis.

Taxes payable to the state budget are settled with the tax authorities. Any discrepancies between the tax payable per accounting records and the final tax inspection results will be adjusted upon official settlement with the tax authorities.

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NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026

Unit: VND

19. Principles for recording earnings per share

Earnings Per Share (EPS) is calculated by dividing the profit or loss attributable to common shareholders, after deducting the Bonus and Welfare Fund established during the period, by the weighted-average number of common shares outstanding during that period.

Diluted EPS is calculated by dividing profit or loss after tax attributable to common shareholders (after adjusting for dividends on preferred convertible shares) by the weighted average number of common shares outstanding during the period and the weighted average number of the common shares will be issued in the case where all dilutive potential common are converted into common shares.

20. Financial instruments

Initial recognition:

Financial assets

According to Circular No. 210/2009/TT-BTC dated 06 November 2009 (Circular No. 210) by the Ministry of Finance, financial assets are classified properly, for the purpose of presentation in the financial statements, into the financial assets which are stated at fair value through the Income Statement, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The Company decides to classify these assets at the date of initial recognition.

At the date of initial recognition, financial assets are recognized at cost plus directly related transaction costs.

Financial assets of the Company comprise cash, short-term deposits, trade receivables and other receivables, loans, listed and unlisted financial instruments and derivative financial instruments.

NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER I/2026*Unit: VND***20. Financial instruments (continued)***Financial liabilities*

Financial liabilities under Circular 210, for financial statement disclosure purposes, are appropriately classified into financial liabilities recognized through the Income Statement and financial liabilities measured at amortized cost. The Company determines the classification of financial liabilities at the time of initial recognition.

All financial liabilities are initially recognized at cost plus directly related transaction costs.

Financial liabilities of the Company comprise trade payables, other payables, borrowings and liabilities and derivative financial instruments.

Value after initial recognition

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

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the financial statements if, and only if, there is a currently enforceable legal right to offset the financial assets against financial liabilities or vice-versal and there is an intention to settle on a net basis or to realize the assets and settle the liability simultaneously.

22. Related parties

Related parties include enterprises and individuals that directly or indirectly through one or more intermediaries, control, or are under control of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the enterprise, key management personnel such as Board of Directors, Board of Management and close members of the family of these individuals and companies associated with these individuals also constitute related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

V. ADDITIONAL INFORMATION FOR ITEMS IN THE BALANCE SHEET

1. CASH AND CASH EQUIVALENTS	Closing balance	Opening balance of the year
	VND	VND
Cash on hand	13.656.000	96.390.725
Demand deposits	6.374.831.478	9.423.104.064
Total	6.388.487.478	9.519.494.789
2. FINANCIAL INVESTMENTS		
<i>(Detailed on page 31)</i>		
3. TRADE RECEIVABLES		
	Closing balance	Opening balance of the year
	VND	VND
Short-term	1.364.763.800	2.377.702.200
Social Security of Thai Nguyen Province	290.292.000	
Thai Nguyen Provincial Sports Training and Competition Center	30.800.000	1.357.800.000
Hoa Binh International Tourism And Trading Investment Company Lir	-	361.835.400
Thai Nguyen National Hospital	155.825.000	155.825.000
School of national entrepreneurs	14.500.000	105.025.000
Others	873.346.800	397.216.800
Total	1.364.763.800	2.377.702.200
Trade receivables from related parties	-	-
4. PREPAYMENTS TO SUPPLIERS		
	Closing balance	Opening balance of the year
	VND	VND
Short-term prepayments to suppliers	2.991.273.260	2.908.763.071
Serenity Holding Vietnam Company Limited	864.000.000	864.000.000
Archetype Vietnam Co., Ltd.	750.000.000	750.000.000
Vanho Joint Stock Company	410.000.000	410.000.000
Viet A Architecture and Construction Consulting Joint Stock Company	375.000.000	375.000.000
Others	592.273.260	509.763.071
Total	2.991.273.260	2.908.763.071

5. OTHER RECEIVABLES

	Closing balance		Opening balance of the year	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a. Short-term	10.416.546.956	-	9.543.945.050	-
Advances to employees	503.923.278	-	12.459.138	-
Loan interest receivable	9.106.887.697	-	8.823.169.611	-
Others	805.735.981	-	708.316.301	-
Total	10.416.546.956	-	9.543.945.050	-

7. INVENTORIES

	Closing balance		Opening balance of the year	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Raw materials	1.087.617.440	-	919.576.522	-
Tools and instruments	160.710.658	-	25.378.421	-
Finished goods	14.308.289	-	24.132.714	-
Merchandise	-	-	6.309.471	-
Total	1.262.636.387	-	975.397.128	-

- Value of inventory that is obsolete, damaged or deteriorated, unsellable at the end of the period: VND 0.

- Value of inventory pledged or mortgaged to secure liabilities at the end of the period: VND 0.

8. PREPAID EXPENSES

	Closing balance	Opening balance of the year
	VND	VND
Short-term prepaid expenses	202.757.355	198.426.017
Issued tools and supplies	140.365.591	114.860.874
Others	62.391.764	83.565.143
Long-term prepaid expenses	19.894.445.796	20.614.185.033
Total	20.097.203.151	20.812.611.050

9. TANGIBLE FIXED ASSETS

(Detailed on page 33)

10. INTANGIBLE FIXED ASSETS

(Detailed on page 34)

11. LONG-TERM ASSETS IN PROGRESS

	Closing balance VND	Opening balance of the year
Long-term work in progress		
+ Construction in progress	8.000.000	8.000.000
+ Major repair of fixed assets	1.376.553.835	1.376.553.835
Total	1.384.553.835	1.384.553.835

12. TRADE PAYABLES

	Closing balance		Opening balance of the year	
	Value VND	Repayable amount VND	Value VND	Repayable amount VND
Short-term trade payables				
Hai Dang Travel Joint Stock Company	55.925.629	55.925.629	70.064.404	70.064.404
Tran Quang Huy Household Business	546.954.136	546.954.136	877.564.320	877.564.320
Minh Cau Trading and Service Joint Stock Company (Minh Cau Supermarket)	217.417.306	217.417.306	217.409.926	217.409.926
Others	1.626.237.084	1.626.237.084	1.445.339.917	1.445.339.917
Total	2.446.534.155	2.446.534.155	2.610.378.567	2.610.378.567

13. ADVANCES FROM CUSTOMERS

	Closing balance VND	Opening balance of the year VND
Short-term	277.326.000	1.056.302.000
Mr. Vu Van Tung	10.000.000	-
Nguyen Kim Travel And Education Company Limited	-	50.000.000
Chang Tour Joint Stock Company	-	26.520.000
Others	267.326.000	979.782.000
Total	277.326.000	1.056.302.000

14. TAXES AND PAYABLES TO THE STATE

	Receivables at the beginning of the year VND	Payables at the beginning of the period VND	Payables during the period VND	Paid in the period VND	Receivables at the end of the period VND	Payables at the end of the period VND
Personal income tax		40.916.954	132.304.716	143.662.543		29.559.127
Total	-	40.916.954	132.304.716	143.662.543	-	29.559.127

15. OTHER PAYABLES

	Closing balance	Opening balance of the year
	VND	VND
a. Short-term	455.053.952	281.227.710
Trade union fee	179.280.092	145.227.710
Social insurance	111.382.281	-
Health insurance	19.655.713	-
Unemployment insurance	8.735.866	-
Short-term deposits, collaterals received	99.000.000	99.000.000
Others	37.000.000	37.000.000
b. Long-term	187.000.000	167.000.000
Collateral, deposits and escrow	187.000.000	167.000.000
Total	642.053.952	448.227.710

16. BORROWINGS AND FINANCE LEASE LIABILITIES*(Detailed on pages 34, 35)***17. UNEARNED REVENUE**

	Closing balance	Opening balance of the year
	VND	VND
a. Short-term	484.838.900	276.090.903
- Income from leasing business premises	484.838.900	276.090.903
Total	484.838.900	276.090.903

19. OWNERS' EQUITY**a. Comparison table for changes in owner's equity***(Detailed on page 36)*

b. Owner's equity in detail

	Closing balance		Opening balance of the year	
	VND	Ratio	VND	Ratio
Mr. Tran Minh Tuan	75.000.000.000	8,9%	75.000.000.000	8,9%
Others	767.000.000.000	91,1%	767.000.000.000	91,1%
Total	842.000.000.000	100%	842.000.000.000	100%

c. Capital transactions with owners and distribution of dividends, profits

	Current period	Opening balance of the period
	VND	VND
- Owner's contributed capital	842.000.000.000	842.000.000.000
+ At the beginning of the period	842.000.000.000	842.000.000.000
+ Capital increase during the period		
+ Capital decrease during the period		
+ At the end of the period	842.000.000.000	842.000.000.000
- Dividends, profit distributed		

d. Shares

	Closing balance	Opening balance of the year
- Number of shares registered for issuance	84.200.000	84.200.000
- Number of registered shares sold out to public	84.200.000	84.200.000
+ <i>Common shares</i>	84.200.000	84.200.000
- Number of shares in circulation	84.200.000	84.200.000
+ <i>Common shares</i>	84.200.000	84.200.000
+ <i>Preferred shares (classified as owner's equity)</i>		
* Par value of share in circulation: 10,000 VND/share.	10.000	10.000

e. Enterprise's funds

	Closing balance	Opening balance of the year
	VND	VND
- Investment and Development Fund	6.594.335.007	6.594.335.007

20. TOTAL REVENUE FROM SALES AND PROVISION SERVICES

	Current period	Previous period
	VND	VND
Revenue from sales	-	-
Revenue from provision services	9.803.544.980	11.257.582.568
Total	9.803.544.980	11.257.582.568

21. COST OF GOODS SOLD

	Current period	Previous period
	VND	VND
Cost of goods sold	-	-
Cost of services rendered	10.760.069.340	15.110.285.887
Total	10.760.069.340	15.110.285.887

22. FINANCIAL INCOME

	Current period	Previous period
	VND	VND
Interest income from loans, deposits	6.393.981.801	6.875.554.734
Total	6.393.981.801	6.875.554.734

DONG A HOTEL GROUP JOINT STOCK COMPANYRoom C301, 3rd Floor, Dong A Commercial Center building, No. 668, Phan Dinh
Phung Street, Group 47, Phan Dinh Phung Ward, Thai Nguyen Province**Notes to the Financial Statements for Quarter I/2026**

For the accounting period ended 31 March 2026

23. FINANCIAL EXPENSES	Current period VND	Previous period VND
Interest expense	3.329.223.931	3.556.546.474
Others		
Total	3.329.223.931	3.556.546.474
24. SELLING EXPENSES	Current period VND	Previous period VND
a. Selling expenses	772.063.529	233.617.960
Raw materials, tools and instruments	3.154.468	-
Labor cost	444.693.101	-
Depreciation cost		-
Taxes, fees, charges	-	-
External services	234.983.138	-
Other costs in cash	89.232.822	233.617.960
Total	772.063.529	233.617.960
25. GENERAL AND ADMINISTRATIVE EXPENSES	Current period VND	Previous period VND
Office supplies	9.007.361	813.131.229
Labor cost	960.288.331	796.094.217
Depreciation cost	22.666.131	360.178.233
Taxes, fees, charges	4.031.100	2.216.630
External services	67.921.541	3.220.380
Other costs in cash	60.143.103	
Total	1.124.057.567	1.974.840.689
26. OTHER INCOME	Current period VND	Previous period VND
Others	131.297.912	3.488.070
Total	131.297.912	3.488.070
27. OTHER EXPENSES	Current period VND	Previous period VND
Others	1.415.256.926	4.907.129
Total	1.415.256.926	4.907.129
28. CURRENT CORPORATE INCOME TAX EXPENSE	Current period VND	Previous period VND
Corporate income tax from main business activities		
Total accounting profit before corporate income tax	(1.071.846.600)	(2.743.572.767)
Taxable income	(1.071.846.600)	(2.743.572.767)
Current Corporate income tax expense (20%)	-	-
29. BASIC EARNINGS PER SHARE	Current period VND	Previous period VND
Net profit after tax	(1.071.846.600)	(2.743.572.767)
Profit attributable to common shareholders	(1.071.846.600)	(2.743.572.767)
Average number of common shares outstanding during the period	84.200.000	84.200.000
Basic earnings per share	(12,73)	(32,58)

30. FINANCIAL INSTRUMENTS

The Company's financial instruments include:

Unit: VND

	Closing balance		Book value		Opening balance of the year	
	Cost	Provision	Cost	Provision	Cost	Provision
Financial assets						
Cash and cash equivalents	6.388.487.478		9.519.494.789			
Trade receivables, other	11.781.310.756	-	11.921.647.250	-		
Loans	143.997.000.000		143.997.000.000			
Long-term investments	190.093.920.000	-	190.093.920.000	-		
Total	352.260.718.234	-	355.532.062.039	-		

Financial liabilities

	Book value	
	Closing balance	Opening balance of the year
	VND	VND
Borrowings and liabilities	128.387.341.881	135.115.554.096
Trade payables, other payables	3.088.588.107	3.058.606.277
Accrued expenses	349.635.160	328.386.697
Total	131.825.565.148	138.502.547.070

Financial assets and financial liabilities have not been evaluated at fair value at the end of the accounting period because Circular No. 210/2009/TT-BTC and current regulations require the presentation of financial statements and disclosure of information related to financial instruments but do not provide equivalent guidelines for evaluating and recognizing the fair value of financial assets and financial liabilities, except for provisions for doubtful debts and impairment of investments in securities investments, which have been detailed in related notes.

Financial risk management

The Company's financial risks include market risk, credit risk and liquidity risk. The Company established a control system to ensure a reasonable balance between the cost of risk incurred and the cost of risk management. The Company's Board of Management is responsible for monitoring the risk management procedures to ensure a reasonable balance between risk and risk control.

Market risk

The Company's business operations are mainly exposed to risks arising from changes in prices, foreign exchange rates and interest rates.

Price risk

The Company is exposed to equity price risks arising from short-term and long-term stock investments due to uncertainty of future stock prices. Long-term stock investments are held for long-term strategic purposes, and at the end of the accounting period, the Company has no plans to sell these investments.

	Less than 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
Closing balance				
Short-term investments	151.207.800.000			151.207.800.000
Long-term investments		190.093.920.000		190.093.920.000
Total	151.207.800.000	190.093.920.000	-	341.301.720.000

Opening balance of the year

Short-term investments	151.207.800.000		151.207.800.000
Long-term investments		190.093.920.000	190.093.920.000
Total	151.207.800.000	190.093.920.000	- 341.301.720.000

Foreign exchange risk

The Company is exposed to foreign exchange risk as the fair value of future cash flows of a financial instrument will fluctuate with changes in foreign exchange rates, since the Company's borrowings, revenues and expenses are denominated in currencies other than the Vietnamese Dong.

Interest rate risk

The Company is exposed to interest rate risk as the fair value of future cash flows of a financial instrument will fluctuate with changes in market interest rates when the Company has time or demand deposits, borrowings and liabilities subject to floating interest rates. The Company manages interest rate risk by analyzing the competitive market situation to obtain favorable interest rates for the Company's purposes.

Credit risk

Credit risk is the risk that one party to a financial instrument or customer contract will cause a financial loss for the other party by failing to discharge an obligation. The Company bears credit risks from operating activities (mainly trade receivables) and from its financial activities including bank deposits, loans and other financial instruments.

	Less than 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
Closing balance				
Cash and cash equivalents	6.388.487.478			6.388.487.478
Trade receivables, other receivables	11.781.310.756	-		11.781.310.756
Loans	143.997.000.000	-		143.997.000.000
Total	162.166.798.234	-	-	162.166.798.234
Opening balance of the year				
Cash and cash equivalents	9.519.494.789			9.519.494.789
Trade receivables, other receivables	11.921.647.250	-		-
Total	21.441.142.039	-	-	9.519.494.789

Liquidity risk

Liquidity risk is the risk that arises from the difficulty in fulfilling financial obligations due to lack of capital. The liquidity risk of the Company mainly arises from difference in maturity of the financial assets and liabilities.

The maturity dates of financial liabilities are based on the contractual repayment terms (based on cash flows of principal) as follows:

	Less than 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
Closing balance				
Borrowings and liabilities	20.184.628.643	108.202.713.238		128.387.341.881
Trade payables, other payables	2.901.588.107	187.000.000		3.088.588.107
Accrued expenses	349.635.160	-		349.635.160
Total	23.435.851.910	108.389.713.238	-	131.825.565.148
Opening balance of the year				
Borrowings and liabilities	26.912.840.858	108.202.713.238		135.115.554.096
Trade payables, other payables	2.891.606.277	167.000.000		3.058.606.277
Accrued expenses	328.386.697	-		328.386.697
Total	30.132.833.832	108.369.713.238	-	138.502.547.070

The Company believes that the concentration of credit risk related to debt repayment is manageable. The Company has the ability to pay its debts as they come due from cash flows from operating activities and proceeds from maturing financial assets.

31. EVENTS AFTER THE BALANCE SHEET DATE

There are no significant events occurring after the balance sheet date that require adjustments or disclosures in the Company's financial statements for the accounting period ended 31 March 2026.

32. SEGMENT REPORT**Segment report by geographical area (classification by domestic and foreign operations)**

The Company operates solely within Vietnam.

Segment report by business sector

The Company's principal business segments are as follows:

	Service provision activities	Unit: VND Total
Net external revenue	9.803.544.980	9.803.544.980
Segment expenses	10.760.069.340	10.760.069.340
Segment operating result	(956.524.360)	(956.524.360)
Unallocated expenses	1.896.121.096	1.896.121.096
Profit from operating activities	(2.852.645.456)	(2.852.645.456)
Income from financing activities	6.393.981.801	6.393.981.801
Financial expenses	3.329.223.931	3.329.223.931
Other income	131.297.912	131.297.912
Other expenses	1.415.256.926	1.415.256.926
Current Corporate income tax expense	-	-
Profit after tax	(1.071.846.600)	(1.071.846.600)

33. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

The list and relationships between related parties and the Company are as follows:

Related parties	Relationship
Ms. Tran Nu Ngoc Anh	Chairwoman of the Board of Directors
Mr. Tran Minh Tuan	Member of the Board of Directors
Mr. Le Truong Giang	Member of the Board of Directors
Ms. Nguyen Thi Linh	Head of the Board of Supervisors
Ms. Dao Thi Le Thanh	Member of the Board of Supervisors
Ms. Trieu Tu Linh	Member of the Board of Supervisors
Ms. Nguyen Thi Thanh	Chief Accountant
Ms. Nguyen Thi Huong Thao	Deputy General Director – relieved of duties from 01/04/2026
Ms. Duong Thi Thu Thanh	Deputy General Director – appointed from 01/04/2026
Ms. Tran Thanh Thao	Person in charge of corporate governance
TAD Vietnam Development Joint Stock Company	Company where the Chairwoman of the Board of Directors serves as the Director
SmartInvest Securities Joint Stock Company	Company where a Board Member of the Company serves as a Board Member
Sao Thang Long Investment Joint Stock Company	Company where a Board Member of the Company serves as a Board Member
Thai Binh Petrovietnam Oil Joint Stock Company	Company where a Board Member of the Company serves as a Board Member
Van Phong Tourist - Service Joint Stock Company	Associate
HIT Global Investment Joint Stock Company	Shareholders holding more than 10% of the Company's voting shares

Remuneration of Board of Directors, Board of Management and Board of Supervisors**Current period**

Full name	VND
Ms. Tran Nu Ngoc Anh	279.610.650
Ms. Nguyen Thi Huong Thao	38.108.148
Ms. Nguyen Thi Thanh	63.551.642
Ms. Nguyen Thi Linh	69.250.436


34. OTHER MATTERS

According to Inspection Conclusion No. 4304/KL-UBND, dated 15 October 2019, from the People's Committee of Thai Nguyen Province regarding the Investment Project for Senior Resort and Ecological Area, the Company has not yet completed the necessary land procedures and, consequently, has not fulfilled its financial obligations for the 5-hectare cleared area of the project in Xuan Phuc Commune, Thai Nguyen City, Thai Nguyen Province. The company is working with relevant authorities and individuals to complete these procedures. On 14 September 2021, the People's Committee of Thai Nguyen Province issued Decision No. 2883/QĐ-UBND to supplement the land use plan, thereby including the land conversion plan at the project: Construction of Senior Resort and Ecological Area. The Company is currently submitting a plan for planting alternative forests to change land use purpose. Once the necessary documents and procedures are completed with the relevant authorities, the Company will fulfill its financial obligations in accordance with regulatory requirements.

Preparer


Nguyen Thi Thanh

Chief Accountant


Nguyen Thi Thanh

Chairwoman of the Board of Directors


Tran Nu Ngoc Anh



DONG A HOTEL GROUP JOINT STOCK COMPANYRoom C301, 3rd Floor, Dong A Commercial Center building, No. 668, Phan Dinh Phung Street, Group
47, Phan Dinh Phung Ward, Thai Nguyen Province**Notes to the Financial Statements for Quarter I/2026**

For the accounting period ended 31 March 2026

2. FINANCIAL INVESTMENTS

Unit: VND

2.1. Short-term financial investment**2.1.1 Trading Securities**

	Closing balance			Opening balance of the year		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Securities	7.210.000.000	7.650.000.000		7.210.000.000	9.360.000.000	
SmartInvest Securities Joint Stock Company	7.210.000.000	7.650.000.000		7.210.000.000	9.360.000.000	
Total	7.210.000.000	7.650.000.000	-	7.210.000.000	9.360.000.000	-

2.1.2 Other short-term receivables

	Closing balance		Opening balance of the year	
	Cost	Provision	Cost	Provision
Mr Vu Manh Hung	57.000.000.000		57.000.000.000	
Mr Dao Huy Cuong	52.420.000.000		52.420.000.000	
Mr Dam Manh Quan	34.577.000.000		34.577.000.000	
Investments in joint ventures, associates	143.997.000.000	-	143.997.000.000	-

2.2 Long-term financial investment

	Closing balance			Opening balance of the year		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Investments in joint ventures, associates	116.130.000.000	-	-	116.130.000.000	-	-

Van Phong Tourist - Service Joint Stock Company	116.130.000.000	(*)		116.130.000.000		
Equity investments in other entities	73.963.920.000		-	73.963.920.000	-	-
Cho Mo Joint Stock Company	73.963.920.000	(*)		73.963.920.000		
Total	190.093.920.000		-	190.093.920.000	-	-

Details of investments in joint ventures, associates and other investments

Name	Control percentage	Address	Business activities
Van Phong Tourist - Service Joint Stock Company	49%	97 Ngo Gia Tu, Nha Trang Ward, Khanh Hoa Province, Vietnam	Catering services and mobile food services
Cho Mo Joint Stock Company	10,9%	12/69 Ai Mo Street, Bo De Ward, Hanoi, Vietnam	Investment and business activities in commercial centers

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Notes to the Financial Statements for Quarter I/2026

For the accounting period ended 31 March 2026

9. TANGIBLE FIXED ASSETS

Unit: VND

Items	Buildings and structures	Machinery equipment	Management equipment	Other fixed assets	Total
Original cost					
Opening balance of the year	690.588.975.835	62.539.879.538	3.834.135.361	2.510.205.760	759.473.196.494
- Purchased for the period					-
- Disposals, resales					-
-Other decreases					-
Closing balance	690.588.975.835	62.539.879.538	3.834.135.361	2.510.205.760	759.473.196.494
Accumulated depreciation					
Opening balance of the year	116.971.166.640	44.950.620.014	400.253.796	517.601.569	162.839.642.019
- Depreciated for the period	4.254.974.043	935.944.401	24.815.283	14.687.499	5.230.421.226
- Reclassification					-
- Disposals, resales					-
- Other decreases					-
Closing balance	121.226.140.683	45.886.564.415	425.069.079	532.289.068	168.070.063.245
Net book value					
Opening balance of the year	573.617.809.195	21.160.391.928	219.479.168	2.200.687.863	596.633.554.475
Closing balance	569.362.835.152	16.653.315.123	3.409.066.282	1.977.916.692	591.403.133.249

Original cost of tangible fixed assets fully depreciated but still in use as at 31/12/2025: VND 8,520,586,160.

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Notes to the Financial Statements for Quarter I/2026

For the accounting period ended 31 March 2026

10. INTANGIBLE FIXED ASSETS

Unit: VND

Items	Land use rights	Computer software	Others	Total
Original cost				
Opening balance of the year	9.363.360.000	474.850.018		9.838.210.018
- Purchased for the period				-
- Other increases				-
- Disposals, resales				-
- Other decreases				-
Closing balance	9.363.360.000	474.850.018	-	9.838.210.018
Accumulated amortization				
Opening balance of the year	3.040.231.140	298.153.246	-	3.338.384.386
- Charged for the period	26.653.077	16.700.001		43.353.078
- Other increases				-
- Disposals, resales				-
- Other decreases				-
Closing balance	3.066.884.217	314.853.247	-	3.381.737.464
Net book value				
Opening balance of the year	6.323.128.860	176.696.772	-	6.499.825.632
Closing balance	6.296.475.783	159.996.771	-	6.456.472.554

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Notes to the Financial Statements for Quarter I/2026

For the accounting period ended 31 March 2026

16. BORROWINGS AND FINANCE LEASE LIABILITIES

Unit: VND

BORROWINGS AND FINANCE LEASE LIABILITIES	31/03/2026		During the period		At the beginning of the year	
	Value	Repayable amount	Increase	Decrease	Value	Repayable amount
a. Short-term borrowings	20.184.628.643	20.184.628.643	-	6.728.212.215	26.912.840.858	26.912.840.858
Petrolimex Group Commercial Joint Stock Bank - Hanoi Branch (1)	20.184.628.643	20.184.628.643		6.728.212.215	26.912.840.858	26.912.840.858
b. Long-term borrowings	108.202.713.238	108.202.713.238	-	35.239.749.623	108.202.713.238	108.202.713.238
Petrolimex Group Commercial Joint Stock Bank - Hanoi Branch (1)	108.202.713.238	108.202.713.238		35.239.749.623	108.202.713.238	108.202.713.238
Total	128.387.341.881	128.387.341.881	-	41.967.961.838	135.115.554.096	135.115.554.096

Details of borrowings**(1) Borrowings from Petrolimex Group Commercial Joint Stock Bank - Hanoi Branch**

Including the following loans:

- Loan from Petrolimex Group Commercial Joint Stock Bank - Hanoi Branch under Credit Contract No. 106.0506/2016/HDTD-DN/PGBHN dated 27 April 2016 with the amount of VND 185,000,000,000. Loan purpose is to construct Dong A Commercial Center Project invested by Dong A Trading and Investment Joint Stock Company (now known as Dong A Hotel Group Joint Stock Company). The loan term is 108 months from the date of the first disbursement, the interest rate from the first disbursement to the end of the next 12 months is 9%/year, the remaining period, the interest rate will be adjusted quarterly, every 3 months, from the drawdown date. Secured assets include all infrastructure and assets attached to the land of Dong A Plaza Commercial Center in Dong Quang, valuation value on 10 September 2018 is VND 262,871,000,000.

- Loan under Credit Contract No. 106.1451/2016/KUNN-DN/PGBHN dated 05 December 2016. Loan amount under Annex No. 01/106.1451/2016/KUNN-DN/PGBHN is VND 10,500,000,000. Loan purpose is to finance the renovation of Dong A 2 and Dong A 3 Resort Project. Loan term is 120 months from the first disbursement date, interest rate from the first disbursement to the end of the next 12 months is 9%/year, the remaining period is adjusted periodically every 3 months from the drawdown date. Secured assets include all infrastructure and assets attached to the land of Dong A Plaza Commercial Center in Dong Quang, the valuation value as at 10 September 2018 is VND 262,871,000,000 owned by Dong A Hotel Group Joint Stock Company.

- Loan under Credit Contract No. 106.2385/2018/HDTD-DNPGBHN dated 26 November 2018. The loan limit is VND 28,500,000,000. Loan purpose is to finance the cost of acquiring 5 land use rights of Dong A Hotel Group Joint Stock Company. The loan term is 60 months from the first disbursement date, the interest rate is specified for each acknowledgment of debt. Secured assets include all infrastructure and assets attached to the land of Dong A Plaza Commercial Center in Dong Quang owned by Dong A Hotel Group Joint Stock Company.

- Loan under Credit Contract No. 106.2033/2018/HDTD-DNPGBHN dated 11 September 2018. The loan limit is VND 20,000,000,000. Loan purpose is to finance and refinance the cost of repairing and upgrading Dong A III Resort. Loan term is 120 months from the first disbursement date, interest rate is specified for each acknowledgment of debt. The secured assets include all infrastructure and assets attached to the land of Dong A Plaza Commercial Center in Dong Quang, valuation value (as at 10 September 2018) is VND 262,871,000,000 owned by Dong A Hotel Group Joint Stock Company.

- Loan under Credit Contract No. 106.1052/2020/HDTD-DN/PGBHN dated 10 August 2020. The loan limit is VND 50,000,000,000. The purpose of the loan is to finance the one-time land rental payment for the Dong A Plaza Commercial Center - Dong Quang II Market project and the renovation and repair of Dong A Plaza Commercial Center - Dong Quang II Market. The loan term is 69 months from the first disbursement date, the interest rate is specified for each acknowledgment of debt.

- The secured assets for the above loans include:

+ The entire assets is the construction work attached to the land, Dong Quang II Market (Dong A Commercial Center) owned by the Mortgagor under construction permit No. 109/GPXD and No. 108/GPXD issued by the Department of Construction - People's Committee of Thai Nguyen Province on 30 November 2011. The above construction work is the property attached to land plot No. 474, map sheet No. 10 and land plot No. 70, map sheet No. 40 at Dong Quang Ward, Thai Nguyen City, Thai Nguyen Province according to the Certificate of land use rights, house ownership rights and other assets attached to land No. BG553774, BG553775 issued by the People's Committee of Thai Nguyen Province on 03 October 2011 to Dong A Hotel Group Joint Stock Company under the Mortgage Contract for Construction Works (of the Client) notarized No. 1070, Book No. 01.CCTT/2016 notarized by Trung Thanh Public Notary, Thai Nguyen City on 28 April 2016.

+ Additional collateral: Dong A Resort located in Phuc Xuan Commune, Thai Nguyen City, Thai Nguyen Province, is currently mortgaged to secure the first obligation of Dong A Hotel Group Joint Stock Company at the National Citizen Commercial Joint Stock Bank (NCB). The borrower, who is also the mortgagor, commits that within 01 month from the date of disbursement of land tax for Dong A Plaza project, will sign a tripartite agreement or Mortgage Contract for the second obligation with NCB and PGBank, and register a secured transaction (if any) whereby PGBank will be the second credit institution to receive this asset after deducting the borrower's obligation at NCB.

- According to the agreement on restructuring the loan with Petrolimex Group Commercial Joint Stock Bank - Hanoi Branch signed on 25 March 2020, on the announcement of the debt restructuring plan of Dong A Hotel Group Joint Stock Company, whereby the entire remaining principal of the following contracts:

+ 106.0506/2016/HDTD-DN/PGBHN

+ 106.1451/2016/KUNN-DN/PGBHN

+ 106.2385/2018/HDTD-DNPGBHN

- The long-term debt balance as at 31 March 2026 of the above contracts is: VND 108.202.713.238

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Group 47, Phan Dinh Phung Ward, Thai Nguyen Province

Notes to the Financial Statements for Quarter I/2026

For the accounting period ended 31 March 2026

19. OWNERS' EQUITY**a. Comparison table for changes in owner's equity**

	Owner's contributed capital	Share premium	Investment and Development Fund	Undistributed profit after tax	Unit: VND Total
Previous year opening balance	842.000.000.000		6.594.335.007	73.695.614.146	922.289.949.153
- Capital increase in the previous year					-
- Gain in the previous year				(70.840.286.544)	(70.840.286.544)
Current year opening balance	842.000.000.000	-	6.594.335.007	2.855.327.602	851.449.662.609
- Capital increase in the current year					-
- Gain in the current year				(1.071.846.600)	(1.071.846.600)
Current period closing balance	842.000.000.000	-	6.594.335.007	1.783.481.002	850.377.816.009

**DONG A HOTEL GROUP JOINT
STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

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Thai Nguyen, April 20th, 2026

No: 20.04/2026/CV/DAH

Re: *Explanation for the variation in profit
after tax on the quarter i.2026 financial
statements*

**To: - STATE SECURITIES COMMISSION
- HO CHI MINH CITY STOCK EXCHANGE**

Pursuant to Circular No. 96/2020/TT-BTC dated November 16th, 2020, of the Ministry of Finance providing guidelines on information disclosure on the securities market.

Dong A Hotel Group Joint Stock Company hereby provides an explanation for the fluctuations in profit after corporate income tax in The financial statements of Quarter I/2026 compared to the same period last year as follows:

1. Profit Variation Status:

Corporate income profit after tax for Quarter I/2026 changed by more than 10% compared to the same period in 2025, and

Specifically:

- Profit after tax Quarter I/2026:	(1,071,846,600) VND
- Profit after tax Quarter I/2025:	(2,743,572,767) VND

The Company's profit after tax for Quarter I/2026 was (1,071,846,600) VND, compared to (2,743,572,767) VND in the same period of 2025, which means the loss decreased by 1,671,726,167 VND, equivalent to a decrease of 60.93%.

2. Main Causes for Profit Variation:

+ In Quarter I/2026, the Company's revenue from sales and service provision reached **9,803,544,980 VND**, a decrease of **1,454,037,588 VND** compared to Quarter I/2025, which was **11,257,582,568 VND**

+ However, the cost of goods sold in Quarter I/2026 was **10,760,069,340 VND**, a decrease of **4,350,216,547 VND** compared to Quarter I/2025, which was **15,110,285,887 VND**.

+ Financial expenses in Quarter I/2026 were **3,329,223,931 VND**, a decrease of **227,322,543 VND** compared to Quarter I/2025, which was **3,556,546,474 VND**.

+ Selling expenses in Quarter I/2026 were **772,063,529 VND**, an **increase of 538,445,569 VND** compared to Quarter I/2025, which was **233,617,960 VND**.

+ General and administrative expenses in Quarter I/2026 were **1,124,057,567 VND**, a **decrease of 850,783,122 VND** compared to Quarter I/2025, which was **1,974,840,689 VND**.

Thus, although revenue during the period decreased compared to the same period last year, the Company's business results improved mainly due to a sharp decrease in the cost of goods sold, along with a decrease in interest expenses and general administrative expenses. Therefore, the Company



