

**CÔNG TY CỔ PHẦN
TẬP ĐOÀN KHÁCH SẠN ĐÔNG Á
DONG A HOTEL GROUP
JOINT STOCK COMPANY**

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

Số/ No. ~~20.10~~ 2026/CV

Thái Nguyên, ngày ~~20~~ tháng 10 năm 2026
Thai Nguyen, October ...th, 2026

**CÔNG BỐ THÔNG TIN
INFORMATION DISCLOSURE**

Kính gửi/ To: - Ủy ban Chứng khoán Nhà nước/ *State Securities Commission of Vietnam Portal*;
- Sở Giao dịch Chứng khoán Việt Nam/ *Vietnam Stock Exchange*;
- Sở Giao dịch Chứng khoán Hà Nội/ *Hanoi Stock Exchange*;
- Sở Giao dịch Chứng khoán Thành phố Hồ Chí Minh/ *Hochiminh Stock Exchange*.

1. Tên tổ chức/ *Name of organization*: CÔNG TY CỔ PHẦN TẬP ĐOÀN KHÁCH SẠN ĐÔNG Á/ *DONG A HOTEL GROUP JOINT STOCK COMPANY*.

- Mã chứng khoán/ *Stock code*: DAH
- Địa chỉ/ *Address*: C301, tầng 3, tòa nhà Trung tâm Thương Mại Đông Á, số 668, đường Phan Đình Phùng, tổ 47, Phường Phan Đình Phùng, Tỉnh Thái Nguyên.
Room C301, 3rd Floor, Dong A Commercial Center Building, No. 668 Phan Dinh Phung Street, Group 47, Phan Dinh Phung Ward, Thai Nguyen Province.
- Điện thoại liên hệ/ *Tel*: 02083 651 967
- Fax: 02083 758 468
- E-mail: cbtt@mayplazahotel.com

2. Nội dung thông tin công bố/ *Contents of disclosure*:

Công ty Cổ phần Tập đoàn Khách sạn Đông Á công bố thông tin: Báo cáo tài chính Quý III 2026.

Dong A Hotel Group Joint Stock Company hereby Disclosure: Financial Report for Q3 2026



3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày .../10/2026 tại đường dẫn: <https://mayplazahotel.com/>

This information was published on the company's website on October ...th, 2026, as in the link: <https://mayplazahotel.com/>

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.

Tài liệu đính kèm/ Attached documents:

- Báo cáo tài chính Quý III năm 2026/Financial Report for Q3 2026.

**ĐẠI DIỆN TỔ CHỨC
CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ
ON BEHALF OF THE ORGANIZATION
CHAIRWOMAN**



TRẦN NỮ NGỌC ANH



**CÔNG TY CỔ
PHẦN TẬP ĐOÀN
KHÁCH SẠN
ĐÔNG Á
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DONG A HOTEL GROUP JOINT STOCK COMPANY

Form B 09 - DN

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

CONTENT

	Page
Consolidated financial statements for the accounting period ended 30 September 2026	
Statement of financial position	2 – 3
Statement of profit or loss	4
Statement of cash flows (Indirect method)	5 - 6
Notes To The Interim Financial Statements	7 – 32



ĐÔNG 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

Form B 01 - DN

(Circular No. 99/2025/TT-BTC dated 27
October 2025 issued by the Minister of Finance)

INTERIM STATEMENT OF FINANCIAL POSITION
As at 30 September 2026

Unit: VND

ASSETS	Code	Notes	Closing balance as at 30/09/2026	Opening balance of the year
A - CURRENT ASSETS	100		64.592.266.652	181.312.796.864
I. Cash and cash equivalents	110	1	1.495.852.920	9.519.494.789
1. Cash	111		1.495.852.920	9.519.494.789
II. Short-term investments	120	2	52.249.946.269	160.030.969.611
1. Trading securities	121		7.210.800.000	7.210.800.000
2. Held-to-maturity investments	123		45.039.146.269	152.820.169.611
III. Short-term receivables	130		6.792.372.723	6.007.240.710
1. Short-term trade receivables	131	3	2.394.995.231	2.377.702.200
2. Short-term prepayments to suppliers	132	4	3.176.145.590	2.908.763.071
3. Other short-term receivables	135	5	1.221.231.902	720.775.439
IV. Inventories	140	6	1.054.641.835	975.397.128
1. Inventories	141		1.054.641.835	975.397.128
V. Other short-term assets	160		2.999.452.905	4.779.694.626
1. Short-term prepaid expenses	161	7	145.139.804	198.426.017
2. Deductible VAT	162		2.854.313.101	4.581.268.609
B - NON-CURRENT ASSETS	200		909.101.337.672	815.226.038.975
I. Fixed assets	220		587.363.679.028	603.133.380.107
1. Tangible fixed assets	221	8	580.993.912.630	596.633.554.475
- Cost	222		759.521.596.494	759.473.196.494
- Accumulated depreciation (*)	223		(178.527.683.864)	(162.839.642.019)
2. Intangible fixed assets	227	9	6.369.766.398	6.499.825.632
- Cost	228		9.838.210.018	9.838.210.018
- Accumulated depreciation (*)	229		(3.468.443.620)	(3.338.384.386)
II. Long term assets in progress	250	10	2.685.460.370	1.384.553.835
1. Long-term construction in progress	252		2.685.460.370	1.384.553.835
III. Long-term investments	260		301.853.920.000	190.093.920.000
1. Investments in joint ventures and associates	262			116.130.000.000
2. Equity investments in other entities	263		190.093.920.000	73.963.920.000
3. Held-to-maturity investments	265		111.760.000.000	-



DONG A HOTEL GROUP JOINT STOCK COMPANY

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IV. Other long-term assets	270	17.198.278.274	20.614.185.033
1. Long-term prepaid expenses	271	17.198.278.274	20.614.185.033
TOTAL ASSETS	280	973.693.604.324	996.538.835.839

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

(Continued)

Unit: VND

EQUITY AND LIABILITIES	Code	Notes	Closing balance as at 30/09/2026	Opening balance of the year
C - LIABILITIES	300		124.053.044.624	145.089.173.230
I. Current liabilities	310		35.210.331.383	36.719.459.992
1. Short-term trade payables	311	11	3.421.256.605	2.610.378.567
2. Short-term prepayments from customers	312	12	653.469.750	1.056.302.000
3. Taxes and other payables to State budget	314	13	79.381.938	40.916.954
4. Payables to employees	315		1.155.434.059	2.347.170.799
5. Short-term accrued expenses	316	14	545.951.953	328.386.697
6. Short-term deferred revenue	319	17	580.909.087	276.090.903
7. Other short-term payables	320	15a	407.782.490	281.227.710
8. Short-term borrowings and finance lease obligations	321	16a	25.499.999.997	26.912.840.858
9. Bonus and welfare fund	323		2.866.145.504	2.866.145.504
II. Non-current liabilities	330		88.842.713.241	108.369.713.238
1. Other long-term payables	338	15b	140.000.000	167.000.000
2. Long-term borrowings and finance lease liabilities	339	16b	88.702.713.241	108.202.713.238
D - OWNER'S' EQUITY	400	18	849.640.559.700	851.449.662.609
1. Contributed capital	411		842.000.000.000	842.000.000.000
- Ordinary shares with voting rights	411a		842.000.000.000	842.000.000.000
2. Development and investment funds	418		6.594.335.007	6.594.335.007
3. Retained earnings	420		1.046.224.693	2.855.327.602
- Retained earnings accumulated to the previous period	420a		2.855.327.602	73.695.614.146
- Retained earnings of the current period	420b		(1.809.102.909)	(70.840.286.544)
TOTAL EQUITY AND LIABILITIES	440		973.693.604.324	996.538.835.839

Thai Nguyen, 20 October 2026

Preparer

Duong Thi Thuy Huong

Chief Accountant

Duong Thi Thuy Huong

Chairwoman of the Board of Directors

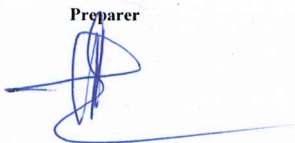


Tran Nu Ngoc Anh

INTERIM STATEMENT OF PROFIT OR LOSS
For the accounting period ended 30 September 2026

			Unit: VND			
ITEMS	Code	Notes	Quarter III/2026	Quarter III/2025	Accumulated from the beginning of the year to Quarter III/2026	Accumulated from the beginning of the year to Quarter III/2025
1. Revenue from sales of goods and rendering of services	01	20	9.891.557.781	11.486.260.989	31.987.831.950	36.340.848.011
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales of goods and rendering of services (10 = 01 - 02)	10		9.891.557.781	11.486.260.989	31.987.831.950	36.340.848.011
4. Costs of goods sold and services rendered	11	21	12.504.344.277	12.051.798.079	37.237.269.964	38.198.391.391
5. Gross profit from sales of goods and rendering of services (20 = 10 - 11)	20		(2.612.786.496)	(565.537.090)	(5.249.438.014)	(1.857.543.380)
6. Gain/loss on disposal of investment properties	21		-	-	-	-
7. Financial income	22	22	7.451.347.535	6.512.650.662	24.304.208.962	19.896.755.476
8. Financial expenses	23	23	3.092.149.804	3.295.523.600	9.707.420.053	10.259.378.194
- In which: Interest expenses	24		3.092.149.804	3.295.523.600	9.707.166.690	10.259.378.194
9. Selling expenses	25	24	1.044.063.478	478.635.794	2.705.272.899	1.221.881.730
10. General and administrative expenses	26	25	1.569.355.797	2.291.081.680	4.310.891.572	6.383.877.827
11. Net profit from operating activities {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		(867.008.040)	(118.127.502)	2.331.186.424	174.074.345
12. Other income	31	26	22.786.743	55.081.896	225.508.471	65.400.799
13. Other expenses	32	27	1.328.962.110	2.115.591.416	4.365.797.804	6.127.290.999
14. Other profit (40 = 31 - 32)	40		(1.306.175.367)	(2.060.509.520)	(4.140.289.333)	(6.061.890.200)
15. Total net profit before tax (50 = 30 + 40)	50		(2.173.183.407)	(2.178.637.022)	(1.809.102.909)	(5.887.815.855)
16. Current corporate income tax expense	51	28	-	-	-	-
17. Deferred corporate income tax expense	52		-	-	-	-
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		(2.173.183.407)	(2.178.637.022)	(1.809.102.909)	(5.887.815.855)
19. Basic earnings per share	70	29	25,81	25,87	21,49	69,93
20. Diluted earnings per share	71		-	-	-	-

Preparer


Duong Thi Thuy Huong

Chief Accountant


Duong Thi Thuy Huong



Thai Nguyen, 20 October 2026
Chairwoman of the Board of Directors


Tran Nu Ngoc Anh

INTERIM STATEMENT OF CASH FLOWS
For the accounting period ended 30 September 2026
(Indirect method)

Unit: VND

Code	ITEMS	Accumulated from the beginning of the year to Quarter III/2026	Accumulated from the beginning of the year to Quarter III/2025
	I. CASH FLOWS FROM OPERATING ACTIVITIES		
01	<i>1. Profit before tax</i>	(1.809.102.909)	(5.887.815.855)
	<i>2. Adjustments for</i>	4.242.593.807	8.177.451.740
02	- Depreciation and amortization of fixed assets and investment properties	15.818.101.079	17.814.829.022
03	- Provisions	-	-
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency	-	-
05	- Gains / losses from investment activities	(21.282.673.962)	(19.896.755.476)
06	- Interest expense	9.707.166.690	10.259.378.194
07	- Other adjustments	-	-
08	<i>3. Operating profit before changes in working capital</i>	2.433.490.898	2.289.635.885
09	- Increase/ decrease in receivables	1.113.016.085	(7.293.025.092)
10	- Increase/ decrease in inventories	(79.244.707)	2.556.553.227
11	- Increase/ decrease in payables (excluding interest payable/ corporate income tax payable)	(707.584.661)	9.918.289.359
12	- Increase/ decrease in prepaid expenses	3.469.192.972	7.570.388.382
13	- Increase/ decrease in trading securities	-	(7.210.800.000)
14	- Interest paid	(9.708.836.577)	(10.277.705.917)
15	- Corporate income tax paid	-	(1.878.165.955)
16	- Other receipts from operating activities	5.908.542	-
17	- Other payments on operating activities	(706.291.136)	-
20	<i>Net cash flows from operating activities</i>	(4.180.348.584)	(4.324.830.111)
	II. CASH FLOWS FROM INVESTING ACTIVITIES		
21	1. Purchase and construction of fixed assets and other long-term assets	(228.241.189)	(250.100.000)
22	2. Proceeds from disposals of fixed assets and other long- term assets	-	-
23	3. Loans and purchase of debt instruments from other entities	(112.760.000.000)	(3.400.000.000)
24	4. Collection of loans and resale of debt instrument of other entities	105.179.806.000	15.400.000.000
25	5. Equity investments in other entities	-	-
26	6. Proceeds from equity investment in other entities	-	-
27	7. Interest, dividends and profits received	24.877.982.762	13.287.163.180
30	<i>Net cash flows from investing activities</i>	11.254.072.675	21.857.282.376
	III. CASH FLOWS FROM FINANCING ACTIVITIES		
31	1. Proceeds from issuance of shares and receipt of contributed capital	-	-
32	2. Repayment of capital contributions and repurchase of stock issued	-	-
33	3. Proceeds from bond issuance and borrowings	-	-

34	4. Repayments of principal	(20.912.840.858)	(16.981.238.587)
35	5. Repayments of principal of finance lease liabilities		
36	6. Dividends or profits paid to owners		
40	Net cash flows from financing activities	(20.912.840.858)	(16.981.238.587)
50	Net cash flows during the period (50 = 20+30+40)	(8.023.641.869)	3.730.994.482
60	Cash and cash equivalents at the beginning of the period	9.519.494.789	2.193.463.824
61	Effect of exchange rate fluctuations		
70	Cash and cash equivalents at the end of the period (70 = 50+60+61)	1.495.852.920	5.924.458.306

Preparer



Duong Thi Thuy Huong

Chief Accountant



Duong Thi Thuy Huong

Phai Nguyen, 20 October 2026
Chairwoman of the Board of Directors



Tran Nu Ngoc Anh

NGUYỄN

NOTES TO THE INTERIM FINANCIAL STATEMENTS*Unit: VND***I. BUSINESS HIGHLIGHTS****1. Establishment**

Dong A Hotel Group Joint Stock Company (formerly known as Dong A Trading and Construction Investment Joint Stock Company pursuant to Decision No. 48/QD-DHDCD dated 10 October 2015 by the General Meeting of Shareholders) operates under the initial Business Registration Certificate No. 4600349907 dated 26 December 2013 issued by the Department of Planning and Investment of Thai Nguyen Province, as amended for the 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. Principal activities

The company operates in the hotel services sector.

3. Registered Lines of Business

Main business activities of the Company include:

- Construction of all types of houses;
- Construction of railway and road infrastructure;
- Construction of utility projects;
- Construction of other civil engineering projects;
- Real estate business, including land use rights of owners, users or lessees;
- Restaurants and catering services;
- Short-stay accommodation services;
- Real estate management, brokerage, advisory and auction services.
- Sauna, massage and similar health enhancement services (except sports activities)
- Travel agency services.

4. Normal operating cycle

The Company's normal operating cycle is within 12 months, aligned with its financial year which begins on 01 January and ends on 31 December annually.

5. The total number of employees as at 30/09/2026: 106 people

NOTES TO THE INTERIM FINANCIAL STATEMENTS*Unit: VND***6 Comparability of information in the Financial Statements**

The selection of figures and information presented in the financial statements is based on the principle of comparability among accounting periods.

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

Annual accounting period commences from 1 January and ends as at 31 December.

The Company's accounting currency is Vietnam Dong (VND).

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

The Company applies the Vietnamese Accounting System for Enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

2. Compliance with Vietnamese Financial Reporting Standards and Regulations

We conducted our accounting, preparation, and presentation of the Financial Statements in accordance with Vietnamese Accounting Standards and Vietnamese Accounting System for Enterprises 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 principles of materiality in Vietnamese Accounting Standard No. 21 - "Presentation of the financial statements".

ACCOUNTING POLICIES APPLIED**1. 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. 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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS*Unit: VND***Principles for accounting loans**

Loans comprise amounts receivable under loan agreements between parties for 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.

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.

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.

Investments are measured at cost, which includes the purchase price and any costs directly attributable to the acquisition. For investments made through non-monetary assets, the cost of investment is determined based on the fair value of those non-monetary assets at the transaction date

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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS*Unit: VND*

+ 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 have filed for bankruptcy, are undergoing dissolution, are missing, or have absconded, etc.

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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS*Unit: VND***5. Principles for recording and depreciating fixed assets****Principles of recording tangible fixed assets**

Tangible fixed assets are measured at 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.

Principles for recording intangible fixed assets

Intangible fixed assets are measured at cost less accumulated amortization. The cost of an intangible fixed asset comprises all expenditures directly attributable to acquiring and preparing the asset for its intended use.

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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS

Unit: VND

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.

Depreciation and amortization

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>Buildings and structures</i>	<i>5 - 50 years</i>
<i>Machinery and equipment</i>	<i>03 - 10 years</i>
<i>Office equipment and furniture</i>	<i>03 - 10 years</i>
<i>Other tangible fixed assets</i>	<i>03 - 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

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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS*Unit: VND***7. Principles for recording prepaid expenses**

Prepaid expenses of the Company comprise actual expenses incurred which are related to the business results of multiple accounting periods. The Company's prepaid expenses include: prepaid land rentals for multiple periods; tools and equipment used in business and production activities; major repairs, periodical maintenance and overhaul of fixed assets; insurance expenses; and software license/subscription fees...

Allocation method of prepaid expenses: The calculation and allocation of prepaid expenses into business operating expenses for each period are recognized on a straight-line basis. Depending on the nature and extent of each expense type, the allocation periods are determined as follows:

- Prepaid land rental expenses include land rentals paid in advance for multiple periods and are allocated on a straight-line basis over the lease term under the land lease contracts.
- Tools and equipment comprise assets held by the Company for use in ordinary business operations, each with a historical cost of less than VND 30 million, which do not qualify for recognition as fixed assets under applicable regulations. Tools and equipment are allocated on a straight-line basis over a period not exceeding 36 months.
- Other prepaid expenses are recognized at historical cost and allocated on a straight-line basis over their estimated useful lives.

8. Principles for recording liabilities

Liabilities are recognized at historical cost and not less 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 reporting date, the Company recognizes a liability when there is sufficient evidence of a probable loss, in accordance with the prudence principle.

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 in the form of bond 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 recognized at the present value of the minimum lease payments or the fair value of the leased asset, whichever is lower.

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS*Unit: VND***10. Principles for recording and capitalizing borrowing costs**

Principles for recording borrowing costs: Borrowing costs directly attributable to the acquisition, construction, or production of a qualifying asset are capitalized as part of the cost of that asset. Other borrowing costs are recognized as operating expenses in the period in which they are incurred, in accordance with VAS No. 16 'Borrowing Costs'.

Regarding general borrowings attributable to the construction or production of a qualifying asset, the borrowing costs eligible for capitalization in each accounting period shall be determined based on the capitalization rate applied to the weighted average accumulated expenditures incurred for the construction or production of such asset. The capitalization rate shall be calculated based on the weighted average interest rate of the outstanding borrowings during the period, excluding specific borrowings obtained for the purpose of acquiring a qualifying asset. The amount of borrowing costs capitalized during the period must not exceed the actual 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.

12. Principles for recording accrued expenses

Accrued expenses include operating suspension costs, interest expenses, accruals for cost of goods sold and finished real estate products, and accrued annual leave pay, which are recognized in the reporting period but have not yet been billed or paid. 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, corresponding to the obligations that the Company will fulfill in one or more subsequent accounting periods.

NOTES TO THE INTERIM FINANCIAL STATEMENTS*Unit: VND***14. Principles of recording owner's equity****Principles for recording owner's contributed capital**

The owners' capital is the amount initially contributed and subsequently supplemented by the owners (or shareholders). Owner's capital is recorded based on the actual capital contributed in cash or assets, calculated at the par value of shares issued during the initial establishment period or through additional capital mobilization to expand operations.

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 have 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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS*Unit: VND*

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.

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 interest, royalties, dividends and shared profits, 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 shared profits 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 elapsed and effective interest rate in each period.
 - Royalties are recognized on an accrual basis in accordance with the contract.
 - Dividends and shared profits are recorded when shareholders are entitled to receive dividends or capital contributors are entitled to receive profits from capital contribution.

When an amount already recognized as income becomes irrecoverable, such irrecoverable or doubtful amount must be recognized as an expense incurred in the period, rather than as a reduction of the previously recognized income.

16. Principles and methods of recording cost of goods sold

The cost of goods sold reflects the costs of goods, products, services, and investment properties sold; the production cost of construction products (for construction enterprises) sold in the period; costs related to real estate business activities; and other expenses recorded as or recorded as a decrease in the cost of goods sold in the reporting period.

The cost of goods sold is recorded when the transaction arises or is likely to arise in the future, regardless of whether payment has been made or not. The cost of goods sold and revenue must be recorded simultaneously in accordance with the matching principle. Expenses exceeding normal consumption levels are recorded immediately in the cost of goods sold in accordance with the prudence principle.

NOTES TO THE INTERIM FINANCIAL STATEMENTS*Unit: VND***17. Principles and methods for recording financial expenses**

Financial expenses include: expenses or losses from financial investment activities; interest expenses and borrowing costs; losses from joint venture and associate capital contributions; losses from trading short-term securities and security transaction costs; provisions for impairment of financial investments; losses from sales of foreign currencies; foreign exchange losses; and other financial expenses.

Financial expenses are recorded in detail according to the actual expenses incurred in the period, and are recognized when there is sufficient and objective evidence of their occurrence.

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 expense arising in the year, which serves as the basis for determining the post-tax operating results of the Company in the current fiscal year.

Current corporate income tax expense is the tax payable calculated based on the taxable income and the applicable tax rate of the current year.

Deferred income tax liabilities are the amounts of corporate income tax payable in future periods arising from taxable temporary differences in the current year and the reversal of deferred income tax recognized in prior years. The Company does not record deferred income tax assets or deferred income tax liabilities arising from transactions recognized directly in equity.

Deferred income tax income represents the reduction in deferred corporate 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 liabilities only when the Company has a legally enforceable right to offset current tax assets against current tax liabilities, and these deferred tax assets and liabilities relate to corporate income tax administered by the same tax authority for the same taxable entity, or the Company intends to settle its current tax assets and liabilities 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.

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 the profit or loss after tax attributable to common shareholders (after adjusting for dividends on convertible preferred shares) by the sum of the weighted average number of common shares outstanding during the period and the weighted average number of common shares that would be issued assuming the conversion of all dilutive potential common shares.

NOTES TO THE INTERIM FINANCIAL STATEMENTS*Unit: VND***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.

21. 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 minus 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 versa, and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

22. Related parties

Related parties include enterprises and individuals that directly or indirectly, through one or more intermediaries, control, or are controlled by, the Company. Related parties also include associates, individuals owning (directly or indirectly) voting power in the Company that gives them significant influence over the Company, key management personnel such as the Board of Directors and the Management Board, close family members of these individuals, and companies associated with them. 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 STATEMENT OF FINANCIAL POSITION

1. CASH AND CASH EQUIVALENTS

	Closing balance	Opening balance of the year
	VND	VND
Cash on hand	22.895.000	96.390.725
Demand deposits	1.472.252.920	9.423.104.064
Cash in transit	705.000	-
Cash equivalents	-	-
Total	1.495.852.920	9.519.494.789

2. FINANCIAL INVESTMENTS*(Detailed on page 31)***3. TRADE RECEIVABLES**

	Closing balance	Opening balance of the year
	VND	VND
Short-term	2.394.995.231	2.377.702.200
Thai Nguyen Provincial Association of Small and Medium Enterprises	279.169.000	
Thai Nguyen Provincial Sports Training and Competition Center	-	1.357.800.000
Hoa Binh International Tourism And Trading Investment Company Limited	-	361.835.400
Thai Nguyen National Hospital	444.692.200	155.825.000
School of national entrepreneurs	-	105.025.000
Others	1.671.134.031	397.216.800
Total	2.394.995.231	2.377.702.200

4. PREPAYMENTS TO SUPPLIERS

	Closing balance	Opening balance of the year
	VND	VND
Short-term prepayments to suppliers	3.176.145.590	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	777.145.590	509.763.071
	3.176.145.590	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	1.221.231.902	-	720.775.439	-
Advances	506.439.936		12.459.138	
Others receivable	713.791.966		707.316.301	
Pledge, mortgage, deposit, pledge	1.000.000		1.000.000	
Total	1.221.231.902	-	720.775.439	-

6. INVENTORIES

	Closing balance		Opening balance of the year	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Raw materials	957.807.592	-	919.576.522	-
Tools and instruments	75.117.700	-	25.378.421	-
Finished goods	21.716.543	-	24.132.714	-
Merchandise goods	-	-	6.309.471	-
Total	1.054.641.835	-	975.397.128	-

7. PREPAID EXPENSES

Closing balance Opening balance of the year

	VND	VND
Short-term prepaid expenses	145.139.804	198.426.017
Issued tools and supplies	102.214.638	114.860.874
Others	42.925.166	83.565.143
Long-term prepaid expenses	17.198.278.274	20.614.185.033
Tools and equipment issued for use	6.385.419.803	9.225.493.863
Land lease costs	10.812.858.471	11.388.691.170
Total	17.343.418.078	20.812.611.050

8. TANGIBLE FIXED ASSETS*(Detailed on page 32)***9. INTANGIBLE FIXED ASSETS***(Detailed on page 33)***10. LONG-TERM ASSETS IN PROGRESS**

	Closing balance VND	Opening balance of the year VND
Long-term work in progress		
+ Construction in progress	8.000.000	8.000.000
+ Major repair of fixed assets	2.677.460.370	1.376.553.835
Total	2.685.460.370	1.384.553.835

11. TRADE PAYABLES

	Closing balance		Opening balance of the year	
	Value	Repayable amount	Value	Repayable amount
	VND	VND	VND	VND
Short-term trade payables				
Hai Dang Travel Joint Stock Company	28.887.552	28.887.552	70.064.404	70.064.404
Tran Quang Huy Household Business	915.609.455	915.609.455	877.564.320	877.564.320
Dong Bac Refrigeration Electrical Engineering Company Limited	585.966.800	585.966.800	-	-
Vu Thi Thuy	433.958.022	433.958.022	400.509.852	400.509.852
Financial and Business Technology Solutions Company Limited	446.542.470	446.542.470	234.442.425	234.442.425
Others	1.010.292.306	1.010.292.306	1.027.797.566	1.027.797.566
Total	3.421.256.605	3.421.256.605	2.610.378.567	2.610.378.567

12. PREPAYMENTS FROM CUSTOMERS

	Closing balance VND	Opening balance of the year VND
Short-term	653.469.750	1.056.302.000
Nguyen Kim Travel And Education Company Limited	-	50.000.000
Chang Tour Joint Stock Company	-	26.520.000
Others	653.469.750	979.782.000
Total	653.469.750	1.056.302.000

13. TAXES AND OTHER PAYABLES TO STATE BUDGET

Receivables at the beginning of the year	Payables at the beginning of the period	Payables during the period	Actual payables in the period	Receivables at the end of the period	Payables at the end of the period
VND	VND	VND	VND	VND	VND
		20			

Value Added Tax	-	-	2.663.743.818	2.663.743.818	-
Personal income tax		40.916.954	283.650.697	245.185.713	79.381.938
Other taxes	-	-	13.319.775	13.319.775	
Fees, charges and other payables			1.626.348	1.629.348	
Total	-	40.916.954	2.962.340.638	2.962.340.638	-
					79.381.938

14. ACCURED EXPENSES

	Closing balance VND	Opening balance of the year VND
a. Short-term	545.951.953	328.386.697
- Interest expenses	34.641.703	36.311.590
- Others	511.310.250	292.075.107
Total	545.951.953	328.386.697

15. OTHER PAYABLES

	Closing balance VND	Opening balance of the year VND
a. Short-term	407.782.490	281.227.710
Trade union fee	102.367.382	145.227.710
Social insurance	118.896.213	-
Health insurance	20.756.701	-
Unemployment insurance	9.325.194	-
Short-term deposits received	119.000.000	99.000.000
Others payables	37.437.000	37.000.000
b. Long-term	140.000.000	167.000.000
Mortgage, collaterals and deposits	140.000.000	167.000.000
Total	547.782.490	448.227.710

16. BORROWINGS AND FINANCE LEASE LIABILITIES

(Detailed on pages 34, 35)

17. UNEARNED REVENUE

	Closing balance VND	Opening balance of the year VND
a. Short-term	580.909.087	276.090.903
- Income from leasing business premises	580.909.087	276.090.903
Total	580.909.087	276.090.903

18. OWNERS' EQUITY**a. Statement of Changes in Owners' equity**

(Detailed on page 36)

b. Detailed Owner's contributed capital

	Closing balance VND	Ratio	Opening balance of the year 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 VND	Opening balance of the period 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
+ Contributed capital increases during the period		
+ Contributed capital decreases 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>Ordinary shares</i>	84.200.000	84.200.000
- Shares outstanding	84.200.000	84.200.000
+ <i>Ordinary shares</i>	84.200.000	84.200.000
+ <i>Preferred shares (classified as owner's equity)</i>		
* Par value of shares outstanding: 10,000 VND/share.	10.000	10.000

e. Enterprise's funds	Closing balance VND	Opening balance of the year VND
- Investment and Development Fund	6.594.335.007	6.594.335.007

VI. ADDITIONAL INFORMATION ON ITEMS IN THE INTERIM STATEMENT OF PROFIT OR LOSS

20. TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Current period VND	Prior period VND
Revenue from rendering of services	9.891.557.781	11.486.260.989
Total	9.891.557.781	11.486.260.989

21. COST OF GOODS SOLD

	Current period VND	Prior period VND
Cost of services rendered	12.504.344.277	12.051.798.079
Total	12.504.344.277	12.051.798.079

22. FINANCIAL INCOME

	Current period VND	Prior period VND
Interest income from loans, deposits	7.451.347.535	6.512.650.662
Total	7.451.347.535	6.512.650.662

23. FINANCIAL EXPENSES

	Current period VND	Prior period VND
Interest expense	3.092.149.804	3.295.523.600
Total	3.092.149.804	3.295.523.600

24. SELLING EXPENSES

	Current period VND	Prior period VND
Raw materials, tools and instruments	4.486.318	65.000
Labor cost	343.459.715	374.717.295
Depreciation cost		22.620.180
External services	89.500.709	69.446.465
Other costs in cash	606.584.002	11.786.854
Total	1.044.030.744	478.635.794

25. GENERAL ADMINISTRATIVE EXPENSES

	Current period VND	Prior period VND
	1.569.355.797	2.291.081.680
Office supplies	33.172.532	805.914.809
Labor cost	1.272.689.258	655.556.327
Depreciation cost	26.942.439	16.700.001
Taxes, fees, charges	34.261.130	164.174.333
External services	140.596.170	600.660.241
Other costs in cash	61.694.268	48.075.969
Total	1.569.355.797	2.291.081.680

26. OTHER INCOME

Current period	Prior period
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	VND	VND
Other income	22.786.743	55.081.896
Total	22.786.743	55.081.896

27. OTHER EXPENSES

	Current period VND	Prior period VND
Depreciation expenses of fixed assets	1.328.633.175	1.996.349.622
Other expenses	328.935	119.241.794
Total	1.328.962.110	2.115.591.416

28. CURRENT CORPORATE INCOME TAX

	Current period VND	Prior period VND
Corporate income tax from main operating activities		
Total net profit before CIT expense	(2.173.183.407)	(2.178.637.022)
Decreasing adjustments	(2.173.183.407)	(2.178.637.022)
Current Corporate income tax expense (20%)	-	-

29. BASIC EARNINGS PER SHARE

	Current period VND	Prior period VND
Net profit after tax	(2.173.183.407)	(2.178.637.022)
Profit available to ordinary shares	(2.173.183.407)	(2.178.637.022)
Average number of ordinary shares outstanding during the period	84.200.000	84.200.000
Basic earnings per share	(25,81)	(25,87)

VII. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF CASH FLOWS**7.1. Principal loan repayments during the period**

	Current period VND	Beginning of period VND
- Principal repayments under conventional loan agreements	24.877.982.762	13.287.163.180

VIII. OTHER INFORMATION**30. FINANCIAL INSTRUMENTS**

The Company's financial instruments include:

Unit: VND

	Book value			
	Closing balance		Opening balance of the year	
Financial assets	Cost	Provision	Cost	Provision
Cash and cash equivalents	1.495.852.920		9.519.494.789	
Trade receivables, other receivables	3.616.227.133	-	11.921.647.250	-
Loans	45.039.146.269		152.820.169.611	
Long-term investments	301.853.920.000	-	190.093.920.000	-
Total	352.005.146.322	-	364.355.231.650	

Financial liabilities

	Book value	
	Closing balance	Opening balance of the year
	VND	VND
Borrowings and liabilities	114.202.713.238	135.115.554.096
Trade payables, other payables	3.717.693.605	3.058.606.277
Accrued expenses	545.951.953	328.386.697
Total	118.466.358.796	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 VND	From 1 to 5 years VND	Over 5 years VND	Total VND
Closing balance				
Short-term investments	152.820.169.611			152.820.169.611
Long-term investments		190.093.920.000		190.093.920.000
Total	152.820.169.611	190.093.920.000	-	342.914.089.611
Opening balance of the year				
Short-term investments	52.249.946.269			52.249.946.269
Long-term investments		301.853.920.000		301.853.920.000
Total	52.249.946.269	301.853.920.000	-	354.103.866.269

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 VND	From 1 to 5 years VND	Over 5 years VND	Total VND
Closing balance				
Cash and cash equivalents	1.495.852.920			1.495.852.920
Trade receivables, other receivables	3.616.227.133	-		3.616.227.133
Loans	45.039.146.269	111.760.000.000		156.799.146.269
Total	50.151.226.322	111.760.000.000	-	161.911.226.322
Opening balance of the year				
Cash and cash equivalents	9.519.494.789			9.519.494.789
Trade receivables, other receivables	3.098.477.639	-		3.098.477.639
Loans receivable	152.820.169.611	-		152.820.169.611
Total	165.438.142.039	-	-	165.438.142.039

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	25.499.999.997	88.702.713.241		114.202.713.238
Trade payables, other payables	3.577.693.605	140.000.000		3.717.693.605
Accrued expenses	545.951.953	-		545.951.953
Total	29.623.645.555	88.842.713.241	-	118.466.358.796
Opening balance of the year				
Borrowings and liabilities	26.912.840.858	108.202.713.238		135.115.554.096
Trade payables, other payables	2.746.378.567	167.000.000		2.913.378.567
Accrued expenses	328.386.697	-		328.386.697
Total	29.987.606.122	108.369.713.238	-	138.357.319.360

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	9.891.557.781	9.891.557.781
Segment expenses	12.504.344.277	12.504.344.277
Segment operating result	(2.612.786.496)	(2.612.786.496)
Unallocated expenses	2.613.419.275	2.613.419.275
Profit from operating activities	(5.226.205.771)	(5.226.205.771)
Income from financing activities	7.451.347.535	7.451.347.535
Financial expenses	3.092.149.804	3.092.149.804
Other income	22.786.743	22.786.743
Other expenses	1.328.962.110	1.328.962.110
Current CIT expense	-	-
Profit after tax	(2.173.183.407)	(2.173.183.407)

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 - relieved of duties from 27/05/2026
Mr. Ngo Van Phuong	Member of the Board of Directors - appointed from 27/05/2026
Ms. Pham Thu Giang	General Director - appointed from 01/10/2026
Ms. Nguyen Thi Linh	Head of the Board of Supervisors
Ms. Dao Thi Le Thanh	Member of the Board of Supervisors - relieved of duties from 27/05/2026
Ms. Trieu Tu Linh	Member of the Board of Supervisors - relieved of duties from 27/05/2026
Ms. Pham Thi Nhai	Member of the Board of Supervisors - appointed from 27/05/2026
Ms. Duong Thi Nhat Le	Member of the Board of Supervisors - appointed from 27/05/2026

Ms. Nguyen Thi Thanh	Chief Accountant - relieved of duties from 16/09/2026
Ms. Duong Thi Thuy Huong	Chief Accountant - appointed from 16/09/2026
Ms. Nguyen Thi Huong Thao	Deputy General Director – relieved of duties from 31/03/2026
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
Hung Yen Petroleum and Gas Joint Stock Company	Company where a Board Member of the Company serves as a Board Member
Tan Vinh Industrial Infrastructure Investment Joint Stock Company	The company has a member of the Board of Directors who is also the Chairman of the Board.
Ao Gioi - Suoi Tien Tourism Joint Stock Company	The company has a member of the Board of Directors who is also the legal representative.
Cho Mo Joint Stock Company	The company has a member of the Board of Directors who is also the legal representative.
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	182.835.000
Ms. Nguyen Thi Thanh	6.000.000
Ms. Nguyen Thi Linh	64.201.963
Ms. Duong Thi Thu Thanh	51.779.012
Ms. Tran Thanh Thao	33.720.000
Ms. Duong Thi Thuy Huong	23.430.000

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.

Thai Nguyen, 20 October 2026

Preparer

Chief Accountant

Chairwoman of the Board of Directors


Duong Thi Thuy Huong


Nguyen Thi Thanh


Tran Nu Ngoc Anh



2. FINANCIAL INVESTMENTS

2.1. Short-term financial investments

2.1.1. Trading securities

Unit: VND

	Closing balance			Opening balance of the year		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Investment in stock	7.210.800.000	9.000.000.000		7.210.800.000	9.360.000.000	
SmartInvest Securities Joint Stock Company	7.210.800.000	9.000.000.000		7.210.800.000	9.360.000.000	
Total	7.210.800.000	9.000.000.000	-	7.210.800.000	9.360.000.000	-

The fair values of trading securities are determined using the closing prices of these securities on the UPCoM exchange as at 31 December 2025 and 30 September 2026.

2.1.2. Held to maturity investments

	Closing balance			Opening balance of the year		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Loans to individuals and Interest receivable from individuals	45.039.146.269				152.820.169.611	
Total	45.039.146.269	-	-	-	152.820.169.611	-

2.2. Long-term financial investments

	Closing balance			Opening balance of the year		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Loans to individuals	111.760.000.000				-	
Investments in joint ventures, associates	-	-	-	116.130.000.000	-	-
Van Phong Tourist - Service Joint Stock Company				116.130.000.000		
Equity investments in other entities	190.093.920.000		-	73.963.920.000	-	-
Van Phong Tourist - Service Joint Stock Company	116.130.000.000	(*)				
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	11,3%	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

As at 1 January 2026, the Company held 1,470,000 shares in Van Phong Tourism Services Joint Stock Company, representing 49% of the voting rights. On 2 March 2026, Van Phong Tourism Services Joint Stock Company increased its charter capital from VND 30 billion to VND 130 billion, equivalent to 13,000,000 shares. As the Company did not contribute additional capital in this share issuance, its ownership interest and voting rights in this entity decreased to 11.3%.

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

For the accounting period ended 30 September 2026

9. TANGIBLE FIXED ASSETS

Unit: VND

Items	Buildings and structures	Machinery and equipment	Office equipment and furniture	Other tangible fixed assets	Total
Historical costs					
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 in the period			48.400.000		48.400.000
- Disposals, resales					-
- Other decreases					-
Closing balance	690.588.975.835	62.539.879.538	3.882.535.361	2.510.205.760	759.521.596.494
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 in the period	12.764.922.129	2.806.756.190	72.301.029	44.062.497	15.688.041.845
- Reclassification					-
- Disposals, resales					-
- Other decreases					-
Closing balance	129.736.088.769	47.757.376.204	472.554.825	561.664.066	178.527.683.864
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	560.852.887.066	14.782.503.334	3.409.980.536	1.948.541.694	580.993.912.630

Original cost of tangible fixed assets fully depreciated but still in use as at 30/09/2026: 8.758.993.705 VND

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For the accounting period ended 30 September 2026

10. INTANGIBLE FIXED ASSETS

Unit: VND

Items	Land use rights	Software program	Others	Total
Historical cost				
Opening balance of the year	9.363.360.000	474.850.018		9.838.210.018
- Purchased in 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
- Amortization in the period	79.959.231	50.100.003		130.059.234
- Other increases				-
- Disposals, resales				-
- Other decreases				-
Closing balance	3.120.190.371	348.253.249	-	3.468.443.620
Net book value				
Opening balance of the year	6.323.128.860	176.696.772	-	6.499.825.632
Closing balance	6.243.169.629	126.596.769	-	6.369.766.398

16. BORROWINGS AND FINANCE LEASE LIABILITIES

Unit: VND

BORROWINGS AND FINANCE LEASE LIABILITIES	End of period 30/06/2026		During the year		At the beginning of the year	
	Value	Repayable amount	Increase	Decrease	Value	Repayable amount
a. Short-term loan	25.499.999.997	25.499.999.997	19.499.999.997	20.912.840.858	26.912.840.858	26.912.840.858
Petrolimex Group Commercial Joint Stock Bank - Hanoi Branch (1)	25.499.999.997	25.499.999.997	19.499.999.997	20.912.840.858	26.912.840.858	26.912.840.858
b. Long-term loan	88.702.713.241	88.702.713.241	-	19.499.999.997	108.202.713.238	108.202.713.238
Petrolimex Group Commercial Joint Stock Bank - Hanoi Branch (1)	88.702.713.241	88.702.713.241		19.499.999.997	108.202.713.238	108.202.713.238
Total	114.202.713.238	114.202.713.238	19.499.999.997	40.412.840.855	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-DN/PGBHN 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-DNPGBN 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-DNPGBN 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 Mortgagee 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. 10770, 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 mortgagee, 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-DNPGBN
+ 106.1451/2016/KUNN-DNPGBN
+ 106.2385/2018/HDTD-DNPGBN

- The long-term debt balance as at 30 September 2026 of the above contracts is: VND 88.702.713.241

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 ProvinceForm B 09 - DN
For the accounting period ended 30 September
2026**19. OWNERS' EQUITY****a. Statement of Changes in Owners' equity**

a. Statement of Changes in Owners' equity					Unit: VND
	Owner's contributed capital	Share premium	Investment and Development Fund	Undistributed profit after tax	Total
Prior year opening balance	842.000.000.000		6.594.335.007	73.695.614.146	922.289.949.153
- Capital increase in prior year					-
- Prior year profit				(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					-
- Current year profit				(1.809.102.909)	(1.809.102.909)
Current year closing balance	842.000.000.000	-	6.594.335.007	1.046.224.693	849.640.559.700