CÔNG TY CỔ PHẦN DHC SUỐI ĐÔI
Digitally signed by CÔNG TY CỔ PHẦN DHC SUỐI ĐÔI
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DHC SUỐI ĐÔI

# *DHC SUOI DOI CORPORATION*

## *Consolidated Financial Statements*

**Quarter 3 of 2026**

# ONSOLIDATED STATEMENT OF FINANCIAL POSITION

**As at 30 September 2026**

**Form B 01 – DN/HN**
*Issued under Circular No. 43/2026/TT - BTC dated 20/04/2026 by the Ministry of Finance*

| | ASSETS | Code | Note | 30/09/2026 VND | 01/01/2026 VND |
|---|---|---|---|---|---|
| **A.** | **CURRENT ASSETS** | **100** | | **111,890,391,670** | **31,609,939,018** |
| **I.** | **Cash and cash equivalents** | **110** | **5** | **54,256,361,570** | **7,023,911,683** |
| 1. | Cash | 111 | | 14,256,361,570 | 7,023,911,683 |
| 2. | Cash equivalents | 112 | | 40,000,000,000 | - |
| **II.** | **Short-term financial investments** | **120** | | **17,611,567,124** | - |
| 3. | Held-to-maturity investments | 123 | | 17,611,567,124 | - |
| **III.** | **Short-term receivables** | **130** | | **28,515,833,262** | **16,216,408,879** |
| 1. | Short-term trade receivables | 131 | 6 | 68,089,900 | 158,575,564 |
| 2. | Short-term prepayments to suppliers | 132 | 7 | 25,037,909,112 | 8,666,209,720 |
| 3. | Other short-term receivables | 135 | 8 | 3,409,834,250 | 7,391,623,595 |
| **IV.** | **Inventories** | **140** | 9 | **5,459,830,581** | **5,394,246,688** |
| 1. | Inventories | 141 | | 5,459,830,581 | 5,394,246,688 |
| 2. | Allowance for decline in value of inventories | 142 | | - | - |
| **V.** | **Current biological assets** | **150** | | - | - |
| **VI.** | **Other current assets** | **160** | | **6,046,799,133** | **2,975,371,768** |
| 1. | Short-term prepaid expenses | 161 | 10.a | 5,826,010,611 | 849,603,785 |
| 2. | Deductible value-added tax | 162 | | 143,924,977 | 2,048,904,438 |
| 3. | Taxes and other receivables from the State | 163 | 17 | 76,863,545 | 76,863,545 |
| **B.** | **NON-CURRENT ASSETS** | **200** | | **770,819,634,414** | **747,343,326,390** |
| **I.** | **Long-term receivables** | **210** | | - | - |
| **II.** | **Fixed assets** | **220** | | **512,469,813,891** | **525,089,924,851** |
| 1. | Tangible fixed assets | 221 | 11 | 488,882,370,440 | 500,896,437,661 |
| | *- Cost* | *222* | | *735,169,125,291* | *725,238,016,544* |
| | *- Accumulated depreciation* | *223* | | *(246,286,754,851)* | *(224,341,578,883)* |
| 2. | Intangible fixed assets | 227 | 12 | 23,587,443,451 | 24,193,487,190 |
| | *- Cost* | *228* | | *24,929,175,000* | *24,929,175,000* |
| | *- Accumulated amortization* | *229* | | *(1,341,731,549)* | *(735,687,810)* |
| **III.** | **Non-current biological assets** | **230** | | - | - |
| **IV.** | **Investment properties** | **240** | | - | - |
| **V.** | **Non-current assets in progress** | **250** | | **180,829,844,786** | **130,995,946,772** |
| 1. | Long-term work in progress | 251 | | - | - |
| 2. | Construction in progress | 252 | 13 | 180,829,844,786 | 130,995,946,772 |
| **VI.** | **Long-term financial investments** | **260** | | - | - |
| **VII.** | **Other non-current assets** | **270** | | **77,519,975,737** | **91,257,454,767** |
| 1. | Long-term prepaid expenses | 271 | 10.b | 77,519,975,737 | 90,997,754,767 |
| 2. | Deferred income tax assets | 272 | | - | 259,700,000 |
| | **TOTAL ASSETS** | **280** | | **882,710,026,084** | **778,953,265,408** |

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION (cont'd)

**As at 30 September 2026**

| | RESOURCES | Code | Note | 30/09/2026 VND | 01/01/2026 VND |
|---|---|---|---|---|---|
| **C.** | **LIABILITIES** | **300** | | **242,342,125,829** | **176,050,777,852** |
| **I.** | **Short-term liabilities** | **310** | | **75,398,262,568** | **58,742,372,275** |
| 1. | Short-term trade payables | 311 | 14 | 18,214,328,019 | 12,007,642,240 |
| 2. | Short-term advances from customers | 312 | 15 | 409,309,081 | 926,472,469 |
| 3. | Short-term taxes and other payables to the State | 314 | 16 | 4,718,526,006 | 85,644,492 |
| 4. | Payables to employees | 315 | | 3,472,247,162 | 4,106,574,023 |
| 5. | Short-term accrued expenses | 316 | 17 | 999,602,739 | 797,748,521 |
| 6. | Short-term unearned revenue | 319 | | 2,606,481,482 | 1,298,500,000 |
| 7. | Other short-term payables | 320 | 18 | 1,380,048,951 | 1,336,913,983 |
| 8. | Short-term loans and finance lease liabilities | 321 | 19.a | 43,597,719,128 | 38,182,876,547 |
| **II.** | **Long-term liabilities** | **330** | | **166,943,863,261** | **117,308,405,577** |
| 1. | Long-term loans and finance lease liabilities | 339 | 19.b | 162,787,500,000 | 113,184,750,000 |
| 2. | Deferred income tax liabilities | 342 | 20 | 4,156,363,261 | 4,123,655,577 |
| **D.** | **EQUITY** | **400** | **21** | **640,367,900,255** | **602,902,487,556** |
| 1. | Share capital | 411 | 21 | 583,997,560,000 | 583,997,560,000 |
| | *- Common shares with voting rights* | *411a* | | *583,997,560,000* | *583,997,560,000* |
| | *- Preferred shares* | *411b* | | - | - |
| 2. | Share premium | 412 | 21 | 46,518,840,000 | 46,518,840,000 |
| 3. | Undistributed profit after tax | 420 | 21 | 9,851,500,255 | (27,613,912,444) |
| | *- Undistributed profit up to prior year-end* | *420a* | *21* | *(15,131,680,359)* | *(46,158,771,296)* |
| | *- Undistributed profit for the current priod* | *420b* | *21* | *24,983,180,614* | *18,544,858,852* |
| | **TOTAL RESOURCES** | **440** | | **882,710,026,084** | **778,953,265,408** |

M.S.D.N: 0401585834 - C.T.C.P. CÔNG TY CỔ PHẦN DHC SUỐI ĐÔI THÀNH PHỐ ĐÀ NẴNG

| | | |
|---|---|---|
| **Pham Khac Duong** | **Do Huu Hung** | **Do Huu Hung** |
| **Director** | **Chief Accountant** | **Preparer** |

*Da Nang, 27 October 2026*

# CONSOLIDATED INCOME STATEMENT
## Quarter 3 of 2026

**Form B 02 – DN/HN**
*Issued under Circular No. 43/2026/TT - BTC dated 20/04/2026 by the Ministry of Finance*

| | ITEMS | Code | Note | Quarter 3 | | Accumulated from the beginning of the year to the end of this quarter | |
|---|---|---|---|---|---|---|---|
| | | | | Current year | Previous year | Current year | Previous year |
| 1. | Revenue from sales and service provision | 01 | 22 | 82,086,075,398 | 79,191,227,271 | 186,778,092,645 | 175,022,556,356 |
| 2. | Revenue deductions | 02 | | - | - | - | - |
| 3. | Net revenue from sales and service provision | 10 | | 82,086,075,398 | 79,191,227,271 | 186,778,092,645 | 175,022,556,356 |
| 4. | Cost of goods sold | 11 | 23 | 43,567,265,453 | 38,979,259,325 | 117,689,046,979 | 101,743,014,694 |
| **5.** | **Gross profit from sales and service provision** | **20** | | **38,518,809,945** | **40,211,967,946** | **69,089,045,666** | **73,279,541,662** |
| 6. | Gain/(loss) on disposal of investment property | 21 | | - | - | - | - |
| 7. | Financial income | 22 | 24 | 354,522,127 | 7,954,779 | 753,449,494 | 12,904,102 |
| 8. | Financial expenses | 23 | 25 | 3,423,032,479 | 1,691,871,539 | 10,158,425,527 | 5,642,769,161 |
| | *Including: Interest expense* | 24 | | 3,422,883,908 | 1,691,871,539 | 10,158,276,956 | 5,634,631,661 |
| 9. | Selling expenses | 25 | 26 | 6,626,740,962 | 4,354,455,214 | 11,052,019,278 | 10,267,975,201 |
| 10. | Administrative expenses | 26 | 27 | 3,875,211,994 | 2,972,692,501 | 10,793,318,961 | 8,812,719,061 |
| 11. | Share of profit or loss of associates and joint ventures | 27 | | - | - | - | - |
| **12.** | **Operating profit** | **30** | | **24,948,346,637** | **31,200,903,471** | **37,838,731,394** | **48,568,982,341** |
| 13. | Other income | 31 | 28 | 281,380,835 | 397,338,705 | 1,005,024,116 | 718,923,289 |
| 14. | Other expenses | 32 | 29 | 384,790,291 | 811,736,161 | 1,085,935,127 | 1,091,630,262 |
| **15.** | **Other profit** | **40** | | **(103,409,456)** | **(414,397,456)** | **(80,911,011)** | **(372,706,973)** |
| **16.** | **Accounting profit before tax** | **50** | | **24,844,937,181** | **30,786,506,015** | **37,757,820,383** | **48,196,275,368** |
| 17. | Current corporate income tax expense | 51 | | - | - | | - |
| 18. | Deferred corporate income tax expense | 52 | | (138,243,433) | 108,672,127 | 292,407,684 | 1,019,727,430 |
| **19.** | **Profit after corporate income tax** | **60** | | **24,983,180,614** | **30,677,833,888** | **37,465,412,699** | **47,176,547,938** |
| 20. | Profit after corporate income tax attributable to owners of the parent | 61 | | 24,983,180,614 | 30,677,833,888 | 37,465,412,699 | 47,176,547,938 |
| 21. | Profit after corporate income tax attributable to non-controlling interests | 62 | | - | - | - | - |
| 22. | Basic earnings per share | 70 | | 428 | 609 | 642 | 937 |
| 23. | Diluted earnings per share | 71 | | 428 | 609 | 642 | 937 |

M.S.D.N: 0401585934 - C.T.C.P. CÔNG TY CỔ PHẦN DHC SUỐI ĐÔI THÀNH PHỐ ĐÀ NẴNG

| | | |
|---|---|---|
| **Pham Khac Duong** | **Do Huu Hung** | **Do Huu Hung** |
| **Director** | **Chief Accountant** | **Preparer** |

*Da Nang, 27 October 2026*

# CONSOLIDATED STATEMENT OF CASH FLOWS
## Quarter 3 of 2026

**Form B 03 – DN/HN**
*Issued under Circular No. 43/2026/TT - BTC dated 20/04/2026 by the Ministry of Finance*

| | ITEMS | Code | Note | Accumulated from the beginning of the year to the end of this quarter | |
|---|---|---|---|---|---|
| | | | | Current year | Previous year |
| **I.** | **Cash flows from operating activities** | | | | |
| **1.** | **Profit before tax** | 01 | | **37,757,820,383** | **48,196,275,368** |
| **2.** | **Adjustments for** | | | | |
| - | Depreciation of fixed assets and investment properties | 02 | | 22,551,219,707 | 22,765,532,612 |
| - | (Gains)/losses from investing activities | 05 | | (753,449,494) | (12,904,102) |
| - | Borrowing costs | 06 | | 10,158,276,956 | 5,634,631,661 |
| **3.** | **Operating profit before changes in working capital** | **08** | | **69,713,867,552** | **76,583,535,539** |
| - | (Increase)/decrease in receivables | 09 | | 513,977,385 | 4,276,957,597 |
| - | (Increase)/decrease in inventories | 10 | | (65,583,893) | (1,934,868,964) |
| - | Increase/(decreases) in payables (excluding loan interest and corporate income tax payable) | 11 | | 10,837,884,706 | 7,499,548,750 |
| - | (Increase)/decrease in prepaid expenses | 12 | | 8,501,372,204 | (184,394,587) |
| - | Loan interest paid | 14 | | (9,608,800,820) | (5,743,101,749) |
| | **Net cash from operating activities** | **20** | | **79,892,717,134** | **80,497,676,586** |
| **II.** | **Cash flows from investing activities** | | | | |
| 1. | Payments for acquisition and construction of fixed assets and other long-term assets | 21 | | (70,819,742,198) | (68,645,945,751) |
| 2. | Payments for capital contribution in other entities | 25 | | (17,611,567,124) | - |
| 3. | Loan interest, dividends and profits received | 27 | | 753,449,494 | 12,904,102 |
| | **Net cash flows from investing activities** | **30** | | **(87,677,859,828)** | **(68,633,041,649)** |
| **III.** | **Cash flows from financing activities** | | | | |
| 1. | Proceeds from share issuance and capital contribution (*) | 31 | | - | - |
| 2. | Proceeds from borrowings | 33 | | 144,005,327,663 | 38,987,110,119 |
| 3. | Payments to settle loan principals | 34 | | (88,987,735,082) | (60,467,423,927) |
| | **Net cash flows from financing activities** | **40** | | **55,017,592,581** | **(21,480,313,808)** |
| | **Net cash flows for the period** | **50** | | **47,232,449,887** | **(9,615,678,871)** |
| | Cash and cash equivalents at the beginning of the period | 60 | | 7,023,911,683 | 20,422,509,938 |
| | Impacts of exchange rate fluctuations | 61 | | - | - |
| | **Cash and cash equivalents at the end of the period** | **70** | | **54,256,361,570** | **10,806,831,067** |

M.S.D.N: 0401585934 - C.T.C.P. CÔNG TY CỔ PHẦN DHC SUỐI ĐÔI THÀNH PHỐ ĐÀ NẴNG

**Pham Khac Duong**
**Director**
*Da Nang, 27 October 2026*

**Do Huu Hung**
**Chief Accountant**

**Do Huu Hung**
**Preparer**

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

## 1. Nature of operations

### *1.1. Overview*

DHC Suoi Doi Corporation (the "Company") was incorporated under Enterprise Registration Certificate No. 0401585934 dated 07/02/2014 issued by the Da Nang Department of Planning and Investment (now the Da Nang Department of Finance). Since its establishment, the Company has amended its Enterprise Registration Certificate 18 times, most recently on 28/04/2026. The Company is an independent accounting entity, operating in compliance with the Enterprise Law, its Charter and other relevant regulations.

The Company has registered its common shares for trading on the UPCoM trading system of the Hanoi Stock Exchange pursuant to Decision No. 585/QĐ-SGDHN dated 02/06/2023 issued by the Hanoi Stock Exchange, under the ticker symbol DSD.

### *1.2. **Principal activities:** Entertainment, food and beverage services, and short-term accommodation.*

### *1.3. Operating activities*

- Other amusement and recreation activities n.e.c. (except bar and nightclub activities);
- Botanical and zoological gardens and nature reserves activities;
- Construction of other civil engineering projects. Details: Construction of transportation, irrigation, hydropower, technical infrastructure projects, water supply and drainage, and wastewater treatment projects;
- Reservation service and service activities for promotion and operation of tours;
- Silviculture and other forestry activities and propagation of forest trees;
- Growing of perennial spices, pharmaceutical and aromatic crops;
- Growing of vegetables, leguminous crops and flowers;
- Support activities for other mining and quarrying. Details: Test drilling for mineral water and hot springs water;
- Water collection, treatment and supply. Details: Mineral water collection, treatment and supply;
- Support services to forestry;
- Growing of fruits;
- Trading of own or rented property and land use rights;
- Wholesale of food. Details: Wholesale of bird's nest and products made from bird's nest;
- Other retail sale of new goods in specialized stores. Details: Retail sale of bird's nest and products made from bird's nest;
- Mining and quarrying n.e.c. Details: Exploration and collection of hot spring water;
- Building completion and finishing;
- Operation of sports facilities;
- Steambath, massage and health improvement services (except sports activities);
- Retail sale of books, newspapers, magazines and stationary in specialized stores. Details: Retail sale of books, newspapers, and periodicals;
- Tour operator activities;
- Travel agencies;
- Restaurants and mobile food service activities. Details: Restaurants;
- Beverage serving activities (except bar activities);
- Short-term accommodation activities. Details: Operation of tourism accommodation establishments;
- Activities of sports clubs;

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

- Leasing of sports and recreational equipment;
- Other passenger land transport. Details: Operation of passenger transport on fixed routes;
- Organization of conventions and trade shows;
- Manufacture of non-alcoholic beverages and mineral water (Production site outside Da Nang City);
- Site preparation;
- Support activities for crop production;
- Post-harvest crop activities;
- Seed processing for propagation;
- Processing and preserving of fruits and vegetables;
- Manufacture of basic chemicals;
- Wholesale of agricultural and forestry raw materials (except wood, bamboo and rattan) and live animals;
- Other education n.e.c.;
- Scientific research and technological development in the field of agricultural sciences;
- Propagation and care of agricultural seedlings;
- Other specialized wholesale n.e.c.

**1.4.** ***Normal operating cycle***: The Company's normal operating cycle is 12 months.

***1.5. Corporate structure***

The Company has one subsidiary, namely DHC Farm Company Limited

Address: Phu Tuc Hamlet, Hoa Vang Commune, Da Nang City

Ownership interest: 100%; voting rights: 100%.

**1.6.** ***Number of employees:*** As at 30/09/2026, the Company had 323 employees.

***1.7. Comparability of information presented in the financial statements***

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC providing guidance on the methods of preparation and presentation of consolidated financial statements (effective from 1 January 2026 and applicable to accounting periods beginning on or after 1 January 2026), amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC dated 22 December 2014.

## 2. Accounting period and currency used in accounting

The Company's annual accounting period begins on 1 January and ends on 31 December. These interim consolidated financial statements are exclusively prepared for the first 9 months of 2026 (from 01/01/2026 to 30/09/2026).

Financial statements and accounting transactions are expressed in Vietnamese Dong (VND).

## 3. Applied accounting standards and accounting system

The Company applies the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System as guided under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.

The consolidated financial statements are prepared and presented in accordance with the provisions of Circular No. 202/2014/TT-BTC dated 22 December 2014 and Circular No. 43/2026/TT-BTC dated 20 April 2026 amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC issued by the Ministry of Finance.

## 4. Accounting policies, accounting estimates and relevant applicable regulations

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

## *4.1 Principles and methods of preparing consolidated financial statements*

### *4.1.1 Basis of consolidation*

The consolidated financial statements comprise the financial statements of the Company and its subsidiary.

A subsidiary is an entity controlled by the Company. Control is achieved where the Company has the power to directly or indirectly govern the financial and operating policies of an investee entity so as to obtain benefits from its activities. The financial statements of the subsidiary are consolidated from the effective date of control up to the date of cease to control.

The financial statements of the subsidiary are prepared for the same reporting period as the Company, using consistent accounting policies. Adjustments are made for any differences in accounting policies that may exist to ensure consistency between the Company and its subsidiary.

All intra-company balances and transactions, unrealized profits or losses arising from intra-company transactions, have been eliminated in full when preparing the consolidated financial statements.

### *4.1.2 Business combination*

Assets, liabilities, and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognized as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to consolidated profit and loss in the period of acquisition.

### *4.1.3 Method of recognizing non-controlling interests*

Non-controlling interests represent the portion of net assets in subsidiaries not held by the Company and are presented within equity in the consolidated balance sheet, separately from parent shareholders' equity. Non-controlling interests in the net assets of consolidated subsidiaries include: non-controlling interests at the acquisition date which are determined according to the fair value of net assets of subsidiaries at the acquisition date; non-controlling interests' share of changes in equity as from the acquisition date up to the beginning of the reporting period and non-controlling interests in the fluctuations of total equity arising during the period. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Non-controlling interests represent the portion of profit or loss in subsidiary not held by the Company, which are determined based on the portion of non-controlling interests and profit after tax of subsidiaries, and are presented in a separate item in the consolidated income statement.

## *4.2 Cash and cash equivalents*

Cash comprises cash on hand, demand deposits and cash in transit.

Cash equivalents are short-term investments with original maturities of three months or less from the investment date that are readily convertible to known amounts of cash and are subject to an insignificant risk upon conversion into cash at the end of the accounting period.

Demand deposits and cash equivalents are included in "Cash and cash equivalents" only when the Company has unrestricted access to such funds.

## *4.3 Held-to-maturity investments*

Held-to-maturity investments are investments held to maturity for the purpose of earning periodic interest, comprising: term deposits, valuable papers (treasury bills, promissory notes, certificates of deposit), bonds, preferred shares classified as financial liabilities, loans, and other held-to-maturity investments or investments of a similar nature, excluding derivative instruments.

Held-to-maturity investments are initially recognized at the actual amount paid to acquire the investment. Where a discount or premium arises on acquisition, the Company amortizes such discount or premium to

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

financial income using the straight-line method, as appropriate over the term of the investment. Where the periodic amortized premium of a held-to-maturity investment exceeds the periodic income at the nominal interest rate of that investment, the difference is recognized in financial expenses.

An allowance for held-to-maturity investments is made at the reporting date where there is an indication or evidence that a held-to-maturity investment of the Company may be impaired.

### *4.4 Receivables*

Receivables include trade receivables and other receivables.

- Trade receivables are trade-related receivables arising from buying-selling transactions between the Company and its customers;
- Other receivables are non-trade receivables, which are not related to buying-selling or intra-company transactions.

Receivables are recognized at no more than their recoverable amount, determined as cost less an allowance for doubtful debts. The allowance for doubtful debts represents the estimated loss as at the end of the reporting period for receivables that are overdue, or not yet due but for which there is evidence that the receivable may be impaired because the debtor has died, disappeared, absconded, or is unlikely or unable to settle the debt; has become bankrupt; is undergoing bankruptcy or dissolution proceedings; is being prosecuted, detained or tried; is subject to judgment enforcement; is suffering from a serious illness; enforcement of judgment has been requested but cannot be carried out; a debt-recovery lawsuit has been filed but proceedings have been suspended; or for other reasons.

Receivables are monitored in detail by original term, remaining term at the end of the accounting period, by original currency and by debtor.

### *4.5 Inventories*

Inventories are stated at the lower of cost and net realizable value.

Cost of inventories comprises costs of purchase, costs of conversion and other directly attributable costs incurred in bringing the inventories to their present location and condition.

Net realizable value is the estimated selling price less the estimated costs of completion and the estimated costs necessary to make the sale.

The quantity and value of inventories issued are determined on a transaction-by-transaction basis and accounted for using the weighted average method.

An allowance for decline in the value of inventories is recognized for each inventory item where its net realizable value is lower than its cost.

### *4.6 Tangible fixed assets*

#### *Cost*

Tangible fixed assets are stated at cost less accumulated depreciation.

Cost comprises the purchase price and all costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by the Company.

Subsequent costs are recognized as part of the cost of a tangible fixed asset only when it is determined that such costs increase the future economic benefits derived from the use of the asset beyond its originally assessed standard of performance. Costs that fail to meet this criterion are recognized as operating expenses in the period.

#### *Depreciation*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

Tangible fixed assets are depreciated using the straight-line method over their estimated useful life. The depreciation periods are consistent with Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance, as follows:

| Asset category | Depreciation period (years) |
|---|---|
| Buildings, structures | 35 |
| Machinery, equipment | 5 - 10 |
| Motor vehicles | 6 - 10 |
| Office equipment | 3 - 10 |
| Other tangible fixed assets | 5 - 10 |

## *4.7 Intangible fixed assets*

***Cost***

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of an intangible fixed asset comprises all costs incurred by the Company to acquire the asset and bring it to the condition necessary for it to be capable of operating in the manner intended by the Company.

*Land use rights*

Intangible fixed assets being land use rights include:

- Land use rights granted by the State for a fee, or acquired through a lawful transfer of land use rights (including land use rights with a definite term and land use rights with an indefinite term);
- Prepaid land rental (either paid for the entire lease term or prepaid for multiple years, with at least five years of the prepaid lease term remaining) under land lease agreements entered into before the effective date of the 2003 Land Law, for which a land use right certificate has been issued by the competent authority.

The cost of land use rights is the amount paid by the Company to lawfully obtain the land use rights (including amounts paid to the transferor, compensation and site clearance costs, ground levelling costs, registration fees, etc.).

Subsequent costs relating to intangible fixed assets are recognized as part of the cost of the asset only when it is determined that such costs increase the future economic benefits of the asset beyond its originally assessed level of performance. Other subsequent costs relating to intangible fixed assets are recognized as operating expenses in the period.

***Amortization***

Intangible fixed assets being land use rights with an indefinite term are not amortized. For land use rights with a definite term, the amortization period is the period over which the Company is permitted to use the land.

Intangible fixed assets are amortized using the straight-line method over their estimated useful lives. The amortization periods are consistent with Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance.

| Asset category | Amortization period (years) |
|---|---|
| Computer software | 2 – 10 |
| Website | 3 |
| Land use rights | 25 - 40 |

## *4.8 Leases*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

Operating leases are leases of fixed assets under which substantially all the risks and rewards incidental to ownership of the assets lie with the lessor. Lease payments under operating leases are recognized in the Income Statement on a straight-line basis over the lease term.

### *4.9 Construction in progress*

Construction in progress reflects costs incurred on capital construction projects (including new purchases, new construction, periodic repairs, upgrades and renovations) relating to fixed assets and investment property, and costs of nurturing and caring for biological assets during the construction period prior to maturity. These costs are directly attributable to assets that are in progress, not yet completed, or completed but not yet put into use as at the end of the reporting period.

### *4.10 Prepaid expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses. These are expenditures that have been incurred but relate to the operations of more than one accounting period and are therefore allocated to the respective accounting periods on an appropriate basis. The Company's primary prepaid expenses comprise:

- Land rental, allocated on a straight-line basis over the lease term.
- Tools and supplies put into use, allocated on a straight-line basis over a period of up to 3 years.
- Other prepaid expenses: The Company selects an appropriate allocation method and allocation basis over the period in which economic benefits are expected to be generated based on the nature and extent of the prepaid expenses.

### *4.11 Payables*

Payables comprise trade payables and other payables.

- Trade payables are trade-related payables, arising from buying-selling transactions between the Company and its suppliers;
- Other payables are non-trade payables, which are not related to buying-selling or intra-company transactions.

Payables are recognized at cost, which is not less than the amount required to settle the obligation, and are classified as current and non-current based on their remaining term as at the reporting date.

Payables are monitored in detail by creditor, original term, remaining term and original currency.

### *4.12 Accrued expenses*

Accrued expenses are recognized for amounts to be paid in the future relating to goods or services already received from suppliers, or already supplied to customers, during the reporting period but not yet actually paid because the required supporting documents and accounting records are not yet available.

### *4.13 Deferred revenue*

Deferred revenue comprises amounts received in advance by the Company for one or more accounting periods in respect of the lease of assets, and other deferred revenue (such as revenue corresponding to the value of goods or services, or discounts to be granted to customers under a loyalty program, etc.)

Based on the nature of the amounts received in advance, the Company selects and consistently applies an allocation method and basis appropriate to the stage of completion of the related performance obligations and the economic substance of the transaction.

### *4.14 Loans and finance lease liabilities*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

Loans and finance lease liabilities are stated at cost and classified as current and non-current based on their remaining term at the end of the accounting period.

The Company monitors loans and finance lease liabilities by creditor, loan agreement, original term, remaining term and original currency.

*Borrowing costs*

Before 1 January 2026, borrowing costs (comprising interest expense and other costs directly attributable to borrowings) were recognized as operating expenses in the period in which they were incurred.

From 1 January 2026, borrowing costs directly attributable to a loan (other than interest payable), such as appraisal fees, audit fees, loan documentation costs and loan arrangement fees, are amortized over the term of the loan.

*Capitalization of borrowing costs*

Borrowing costs are capitalized in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs".

Borrowing costs relating to specific borrowings used solely for the investment in, construction of, or creation of a specific asset of the Company are capitalized as part of the cost of that asset. For general borrowings, the amount of borrowing costs eligible for capitalization during the accounting period is determined by applying a capitalization rate to the weighted average cumulative expenditure incurred on the investment in, construction of, or production of that asset.

Capitalization of borrowing costs is suspended during periods in which active development of a qualifying asset is interrupted, unless such interruption is a necessary part of the process. Capitalization ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

Borrowing costs relating to loans used to invest in subsidiaries, joint ventures or associates are not capitalized.

## *4.15 Deferred corporate income tax*

Deferred corporate income tax is determined for temporary differences at the end of the accounting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred tax is recognized for all temporary differences, except for temporary differences arising from the initial recognition of an asset or liability in a transaction that does not affect either accounting profit or taxable profit (tax loss) at the time of the transaction.

Deferred tax liabilities are recognized for all taxable temporary differences, while deferred tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which deductible temporary differences, unused tax losses and unused tax incentives can be utilized. The carrying amount of deferred tax assets is reviewed at the end of the accounting period to ensure that sufficient taxable profit will be available to enable part or all of the deferred tax asset to be utilized. Previously unrecognized deferred tax assets are reviewed at the end of the accounting period and are recognized to the extent that it has become probable that future taxable profit will allow such previously unrecognized deferred tax assets to be utilized.

Deferred tax is measured at the tax rates that are expected to apply in the year the asset is realized or the liability is settled, based on tax rates that have been enacted or substantively enacted as at the end of the accounting period.

Deferred tax assets and deferred tax liabilities are offset when the taxable temporary differences and deductible temporary differences relate to the same taxable entity and are settled with the same tax authority.

## *4.16 Owners' equity*

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

***Share capital***

Share capital reflects the actual capital contributed by shareholders.

***Profit distribution***

Undistributed after-tax profit reflects the Company's operating results (profit or loss) after corporate income tax and the distribution of profits or treatment of losses.

After-tax profit is appropriated to funds and distributed to shareholders in accordance with the Company's Charter or the Resolution of the General Meeting of Shareholders.

Dividends and profits paid to shareholders shall not exceed undistributed after-tax profit, with consideration given to non-cash items included in undistributed after-tax profit that may affect cash flows and the Company's ability to pay dividends.

## *4.17 Revenue and other income*

- Revenue from the sale of goods and the rendering of services is recognized when the Company has obtained, or will obtain, economic benefits, the amount of revenue can be reliably measured, and the following conditions are also met:
  - ✓ Revenue from the sale of goods is recognized when the significant risks and rewards of ownership of the goods have been transferred to the buyer and there is no significant uncertainty regarding the sale price or the possibility of return of the goods;
  - ✓ Revenue from the rendering of services is recognized when the services have been completed. Where services are rendered over multiple accounting periods, revenue for each period is recognized based on the stage of completion of the services at the end of the reporting period.
- Financial income is recognized when the amount of income can be reliably measured and it is probable that economic benefits will flow to the Company from the transaction.
  - ✓ Interest income is recognized on a time-proportion basis using the effective interest rate;
  - ✓ Dividends and profits distributed are recognized when the Company's right to receive the dividends or profits is established. Share dividends are not recognized as financial income. Dividends received relating to the period before the investment date are recorded as a reduction in the carrying amount of the investment.
- Other income comprises income arising from activities other than the Company's operating activities and is recognized when it can be reliably measured and it is probable that economic benefits will flow the Company.

## *4.18 Cost of goods sold*

Cost of products, goods sold and services rendered is recognized in the correct accounting period in accordance with the matching principle and conservatism principle.

Costs of inventories and services rendered which are incurred in excess of the ordinary level are charged out to cost of goods sold in the period, not to the production cost of goods and services.

The value of inventory shortages and losses, net of any compensation received, is recognized in cost of goods sold for the period.

## *4.19 Financial expenses*

Financial expenses reflect expenses incurred in financial activities, including expenses or losses relating to financial investments, costs of purchasing trading securities, borrowing costs that are not eligible for capitalization, losses on disposal of financial investments, transaction costs on the sale of financial investments; the excess of the early redemption price of issued bonds over their carrying amount; the allowance for diminution in value of trading securities and the allowance for impairment of investments in

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

other entities; foreign exchange losses arising on the sale of foreign currency or on the retranslation of period-end monetary items denominated in foreign currency; payment discounts granted to buyers, etc.

### *4.20 Selling expenses and administrative expenses*

Selling expenses reflect the expenses actually incurred in the sale of products and goods and the rendering of services.

Administrative expenses reflect the expenses actually incurred in connection with the general administration of the Company.

### *4.21 Corporate income tax expense*

Corporate income tax expense comprises current tax expense and deferred tax expense.

Current corporate income tax expense comprises current CIT expense determined in accordance with the Law on Corporate Income Tax, and top-up tax expense determined in accordance with the global minimum tax rules.

Deferred corporate income tax expense is the amount of corporate income tax payable in future periods arising from the recognition of a deferred tax liability during the period or the reversal of a deferred tax asset recognized in prior periods.

### *4.22 Financial instruments*

**Initial recognition**

*Financial assets*

At initial recognition, a financial asset is recognized at cost plus transaction costs directly attributable to the acquisition of the financial asset. The Company's financial assets comprise cash on hand, deposits, trade receivables and other receivables.

*Financial liabilities*

At initial recognition, a financial liability is recognized at cost plus transaction costs directly attributable to the issuance of such liability. The Company's financial liabilities comprise trade payables, loans, accrued expenses and other payables.

**Subsequent measurement**

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

### *4.23 Applicable tax rates and other statutory obligations*

- Value-added tax (VAT): A 10% VAT rate is applied to food and beverage services, souvenir sales, accommodation services, recreational activities, spa services, etc. An 8% VAT rate was applied to these activities from 01/01/2026 to 30/09/2026 pursuant to Resolution No. 174/2024/QH15 dated 30/11/2024 and Resolution No. 204/2025/QH15 dated 17/06/2025 of the National Assembly.
- Corporate income tax (CIT): CIT is applied at a rate of 20%.
- Other taxes and statutory obligations are fulfilled in accordance with the prevailing regulations.

### *4.24 Related parties*

Parties are considered to be related if one party has the ability (directly or indirectly) to control, or exercise significant influence over, the other party in making financial and operating policy decisions.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

*Currency: VND*

## 5. Cash and cash equivalents

| | 30/09/2026 | 01/01/2026 |
|---|---|---|
| Cash on hand | 48,775,000 | 192,197,198 |
| Bank demand deposits | 14,207,586,570 | 6,831,714,485 |
| Term deposits within 3 months | 40,000,000,000 | - |
| **Total** | **54,256,361,570** | **7,023,911,683** |

## 6. Short-term trade receivables

| | 30/09/2026 | 01/01/2026 |
|---|---|---|
| Duong Van Thanh Business Household | 23,089,900 | - |
| Other customers | 45,000,000 | 158,575,564 |
| **Total** | **68,089,900** | **158,575,564** |

## 7. Short-term prepayments to suppliers

| | 30/09/2026 | 01/01/2026 |
|---|---|---|
| DHC Han River Corporation (related party) | 17,849,089,802 | 7,147,610,615 |
| Other suppliers | 7,188,819,310 | 1,518,599,105 |
| **Total** | **25,037,909,112** | **8,666,209,720** |

## 8. Other short-term receivables

| | 30/09/2026 | | 01/01/2026 | |
|---|---|---|---|---|
| | Carrying amount | Allowance | Carrying amount | Allowance |
| Short-term deposits | 3,149,716,000 | - | 3,149,040,357 | - |
| Advances | 82,250,000 | - | 4,098,653,000 | - |
| Other receivables | 177,868,250 | - | 143,930,238 | - |
| **Total** | **3,409,834,250** | **-** | **7,391,623,595** | **-** |

## 9. Inventories

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

| | 30/09/2026 | | 01/01/2026 | |
|---|---|---|---|---|
| | Cost | Allowance | Cost | Allowance |
| Materials | 4,162,269,058 | - | 4,580,161,064 | - |
| Tools, supplies | 495,439,907 | - | 120,608,517 | - |
| Merchandise goods | 802,121,616 | - | 693,477,107 | - |
| **Total** | **5,459,830,581** | - | **5,394,246,688** | - |

No inventories were pledged or mortgaged as security for the Company's liabilities as at 30/09/2026.

No inventories were unsaleable, of poor quality, or slow-moving as at 30/09/2026.

## 10. Prepaid expenses

### a. Short-term

| | 30/09/2026 | 01/01/2026 |
|---|---|---|
| Compulsory insurance | 91,370,967 | 49,651,612 |
| Tools and supplies pending allocation | 107,022,297 | 698,844,247 |
| Other prepaid expenses | 5,627,617,347 | 101,107,926 |
| **Total** | **5,826,010,611** | **849,603,785** |

### b. Long-term

| | 30/09/2026 | 01/01/2026 |
|---|---|---|
| Other tools and supplies pending allocation | 9,973,534,465 | 10,966,120,244 |
| Site clearance and compensation costs – Phase 1 (*) | 2,579,322,815 | 2,643,272,963 |
| Site clearance and compensation costs – Phase 1 Expansion (**) | 2,948,005,996 | 3,001,606,108 |
| Repair and renovation costs | 62,019,112,461 | 74,386,755,452 |
| **Total** | **77,519,975,737** | **90,997,754,767** |

## 11. Tangible fixed assets

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

| | Buildings, structures | Machinery, equipment | Motor vehicles | Office equipment | Other fixed assets | Total |
|---|---|---|---|---|---|---|
| **Cost** | | | | | | |
| Opening balance | 650,312,572,424 | 50,770,363,887 | 21,879,707,441 | 934,027,337 | 1,341,345,455 | 725,238,016,544 |
| Increases | 6,870,892,202 | 294,618,000 | 1,949,004,000 | - | 816,594,545 | 9,931,108,747 |
| Decreases | - | - | - | - | - | - |
| **Closing balance** | **657,183,464,626** | **51,064,981,887** | **23,828,711,441** | **934,027,337** | **2,157,940,000** | **735,169,125,291** |
| **Depreciation** | | | | | | |
| Opening balance | 180,727,336,640 | 30,091,942,876 | 12,645,106,790 | 611,237,551 | 265,955,026 | 224,341,578,883 |
| Charge for the period | 17,042,522,384 | 3,239,667,771 | 1,512,963,530 | 33,392,043 | 116,630,240 | 21,945,175,968 |
| Decreases | - | - | - | - | - | - |
| **Closing balance** | **197,769,859,024** | **33,331,610,647** | **14,158,070,320** | **644,629,594** | **382,585,266** | **246,286,754,851** |
| **Net book value** | | | | | | |
| Opening balance | 469,585,235,784 | 20,678,421,011 | 9,234,600,651 | 322,789,786 | 1,075,390,429 | 500,896,437,661 |
| **Closing balance** | **459,413,605,602** | **17,733,371,240** | **9,670,641,121** | **289,397,743** | **1,775,354,734** | **488,882,370,440** |

## 12. Intangible fixed assets

| | Land use rights (*) | Website | Computer software | Total |
|---|---|---|---|---|
| **Cost** | | | | |
| Opening balance | 24,254,835,000 | 70,840,000 | 603,500,000 | 24,929,175,000 |
| Increases | - | - | - | - |
| Decrease due to capital contribution | - | - | - | - |
| **Closing balance** | **24,254,835,000** | **70,840,000** | **603,500,000** | **24,929,175,000** |
| **Amortization** | | | | |
| Opening balance | 78,197,810 | 70,840,000 | 586,650,000 | 735,687,810 |
| Charge for the period | 589,193,739 | - | 16,850,000 | 606,043,739 |
| Decreases | - | - | - | - |
| **Closing balance** | **667,391,549** | **70,840,000** | **603,500,000** | **1,341,731,549** |
| **Net book value** | | | | |
| Opening balance | 24,176,637,190 | - | 16,850,000 | 24,193,487,190 |
| **Closing balance** | **23,587,443,451** | **-** | **-** | **23,587,443,451** |

## 13. Construction in progress

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

| | 30/09/2026 | 01/01/2026 |
|---|---|---|
| Nui Than Tai Hot Springs Park – Phase 2 – Expanded Linkage Area (*) | 98,060,937,360 | 98,060,937,360 |
| Nui Than Tai Hot Springs Park – Expansion Phase | 82,246,685,207 | 32,439,453,859 |
| Other projects | 522,222,219 | 495,555,553 |
| **Total** | **180,829,844,786** | **130,995,946,772** |

## 14. Short-term trade payables

| | 30/09/2026 | 01/01/2026 |
|---|---|---|
| DHC Services JSC (related party) | 859,838,353 | 1,132,082,353 |
| DHC Investment JSC (related party) | 378,272,726 | - |
| Inox Bao Cuong Co., Ltd | 1,182,524,252 | 1,774,208,809 |
| Other suppliers | 15,793,692,688 | 9,101,351,078 |
| **Total** | **18,214,328,019** | **12,007,642,240** |

## 15. Short-term advances from customers

| | 30/09/2026 | 01/01/2026 |
|---|---|---|
| Thien Huong Trading & Service Co., Ltd | 32,208,425 | 4,542,350 |
| Asia Tourism and Trade Service Company Limited | 21,454,362 | 108,346,012 |
| LTC Advertising and Tourism Company Limited | - | - |
| Nam Da Thanh Travel Joint Stock Company | - | 37,919,000 |
| Other customers | 355,646,294 | 775,665,107 |
| **Total** | **409,309,081** | **926,472,469** |

## 16. Taxes and other receivables from / payables to the State

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

| | Opening balance | | Amount to be | Actual amount | Closing balance | |
|---|---|---|---|---|---|---|
| | Receivable | Payable | paid | paid | Receivable | Payable |
| Value-added tax | - | - | 5,900,349,515 | 1,410,502,735 | - | 4,489,846,780 |
| Special consumption tax | - | 19,845,210 | 498,163,603 | 475,122,857 | - | 42,885,956 |
| Corporate income tax | 73,690,575 | - | - | - | 73,690,575 | - |
| Personal income tax | - | 50,158,159 | 589,321,046 | 471,478,088 | - | 168,001,117 |
| Natural resources tax | - | 6,499,000 | 81,756,920 | 79,465,920 | - | 8,790,000 |
| Land & housing tax, land rent | 3,172,970 | - | 774,162,823 | 774,162,823 | 3,172,970 | - |
| Contractor tax | - | 9,142,123 | 106,981,100 | 107,121,070 | - | 9,002,153 |
| Fees and charges | - | - | 387,403,000 | 387,403,000 | - | - |
| **Total** | **76,863,545** | **85,644,492** | **8,338,138,007** | **3,705,256,493** | **76,863,545** | **4,718,526,006** |

## 17. Short-term accrued expenses

| | 30/09/2026 | 01/01/2026 |
|---|---|---|
| Interest expenses | 999,602,739 | 450,125,603 |
| Advertising expenses | - | 347,622,918 |
| **Total** | **999,602,739** | **797,748,521** |

## 18. Other short-term payables

| | 30/09/2026 | 01/01/2026 |
|---|---|---|
| Anh Duong Advertising Services and Construction Co., Ltd. | 12,311,100 | 1,880,240 |
| Other payables | 1,367,737,851 | 1,335,033,743 |
| **Total** | **1,380,048,951** | **1,336,913,983** |

## 19. Loans and finance lease liabilities

### a. Short-term

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

| | Opening balance | Increases | Decreases | Closing balance |
|---|---|---|---|---|
| Short-term loans | 19,999,876,547 | 19,835,327,663 | 25,868,485,082 | 13,966,719,128 |
| *- VietinBank – North Da Nang Branch (*)* | *19,999,876,547* | *19,835,327,663* | *25,868,485,082* | *13,966,719,128* |
| Current portion of long-term loans | 18,183,000,000 | 25,802,250,000 | 14,354,250,000 | 29,631,000,000 |
| *- VietinBank – North Da Nang Branch* | *18,183,000,000* | *25,802,250,000* | *14,354,250,000* | *29,631,000,000* |
| **Total** | **38,182,876,547** | **45,637,577,663** | **40,222,735,082** | **43,597,719,128** |

(*)The Company obtained a short-term loan from VietinBank – North Da Nang Branch under:

- Credit Agreement No. 3014888353/2025-HĐCVHM/NHCT488-CTY SUOI DOI dated 24/11/2025, with a loan term of 6 months, an interest rate determined at the time of each disbursement, and the purpose of financing additional working capital for the Company's registered business activities.

## b. Long-term

| | Opening balance | Increases | Decreases | Closing balance |
|---|---|---|---|---|
| Long-term loans | 131,367,750,000 | 124,170,000,000 | 63,119,250,000 | 192,418,500,000 |
| *- VietinBank – Norht Da Nang Branch(1)* | *111,602,750,000* | *80,170,000,000* | *14,354,250,000* | *177,418,500,000* |
| *- Ms. Le Thi Thanh Nga (related party) (2)* | *3,400,000,000* | - | *3,400,000,000* | - |
| *- Mr. Vu Van Huong (2)* | *11,515,000,000* | *4,000,000,000* | *15,515,000,000* | - |
| *- Ms. Pham Phuong Linh (2)* | - | *15,000,000,000* | - | *15,000,000,000* |
| *- Ms. Le Thi Thanh Xuan (2)* | *2,300,000,000* | - | *2,300,000,000* | - |
| *- Mr. Tran Duy Long (2)* | *2,550,000,000* | *25,000,000,000* | *27,550,000,000* | - |
| **Total** | **131,367,750,000** | **124,170,000,000** | **63,119,250,000** | **192,418,500,000** |
| ***Of which:*** | | | | |
| - Long-term loans due within 1 year | 18,183,000,000 | | | 29,631,000,000 |
| **Long-term loans and finance lease liabilities** | **113,184,750,000** | | | **162,787,500,000** |

(1) This balance relates to Loan Agreement No. 3014888353/2024-HĐCVDADT/NHCT488-NUI THAN TAI dated 11 November 2024, with a loan amount of VND 100,000,000,000, a term of 84 months and an interest rate of 6.5% per annum, subject to adjustment from time to time as specified in each debt acknowledgment, for the purpose of covering construction and repair costs of Nui Than Tai Hot Springs Park; and Loan Agreement No. 3014888353/2025-HĐCVDADT/NHCT488-DHC SUOI DOI dated 24 November 2025, with a loan amount of VND 30,000,000,000, a term of 84 months and an interest rate determined from time to time as specified in each debt acknowledgment, for the purpose of covering construction and repair costs of Nui Than Tai Hot Spring Park.

(2) This balance represents long-term loans from individuals under loan agreements entered into in 2024, 2025 and 2026, together with the accompanying appendices. The interest rates are adjusted in accordance with the respective appendices. The loans are used to support production, business and investment activities, as well as other activities.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

## 20. Deferred income tax liabilities

| | 30/09/2026 | 01/01/2026 |
|---|---|---|
| Deferred income tax liabilities arising from taxable temporary differences | 4,156,363,261 | 4,123,655,577 |
| **Total** | **4,156,363,261** | **4,123,655,577** |

## 21. Owners' equity

### a. Statement of changes in owners' equity

| | Share capital | Share premium | Undistributed profit after tax | Total |
|---|---|---|---|---|
| **As at 01/01/2025** | **471,000,000,000** | **159,593,400,000** | **(46,158,771,296)** | **584,434,628,704** |
| Increases | 112,997,560,000 | - | 18,544,858,852 | 131,542,418,852 |
| Decreases | - | 113,074,560,000 | - | 113,074,560,000 |
| **As at 31/12/2025** | **583,997,560,000** | **46,518,840,000** | **(27,613,912,444)** | **602,902,487,556** |
| **As at 01/01/2026** | **583,997,560,000** | **46,518,840,000** | **(27,613,912,444)** | **602,902,487,556** |
| Increases | - | - | 37,465,412,699 | 37,465,412,699 |
| Decreases | - | - | - | - |
| **As at 30/09/2026** | **583,997,560,000** | **46,518,840,000** | **9,851,500,255** | **640,367,900,255** |

### b. Shares

| | 30/09/2026 Shares | 01/01/2026 Shares |
|---|---|---|
| Number of shares authorized to be issued | 58,399,756 | 58,399,756 |
| Number of shares sold to the public | 58,399,756 | 58,399,756 |
| *- Common shares* | *58,399,756* | 58,399,756 |
| *- Preferred shares (classified as equity)* | - | - |
| Number of shares repurchased (treasury shares) | - | - |
| Number of shares outstanding | 58,399,756 | 58,399,756 |
| *- Common shares* | *58,399,756* | 58,399,756 |
| *- Preferred shares (classified as equity)* | - | - |

Par value of outstanding shares: VND 10,000

### c. Undistributed profit after tax

| | 30/09/2026 | 01/01/2026 |
|---|---|---|

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

| | | |
|---|---|---|
| Profit brought forward | (27,613,912,444) | (46,158,771,296) |
| Profit after corporate income tax for the period | 37,465,412,699 | 18,544,858,852 |
| Profit distribution | - | - |
| **Undistributed profit after tax** | **9,851,500,255** | **(27,613,912,444)** |

## 22. Revenue from sales and service provision

| | Q3 2026 | Q3 2025 |
|---|---|---|
| Revenue from rendering of services | 82,086,075,398 | 79,191,227,271 |
| **Total** | **82,086,075,398** | **79,191,227,271** |

## 23. Cost of goods sold

| | Q3 2026 | Q3 2025 |
|---|---|---|
| Cost of services rendered | 43,567,265,453 | 38,979,259,325 |
| **Total** | **43,567,265,453** | **38,979,259,325** |

## 24. Financial income

| | Q3 2026 | Q3 2025 |
|---|---|---|
| Interest income from deposits and loans | 354,522,127 | 7,954,779 |
| **Total** | **354,522,127** | **7,954,779** |

## 25. Financial expenses

| | Q3 2026 | Q3 2025 |
|---|---|---|

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

| | | |
|---|---|---|
| Interest expenses | 3,423,032,479 | 1,691,871,539 |
| **Total** | **3,423,032,479** | **1,691,871,539** |

## 26. Selling expenses

| | Q3 2026 | Q3 2025 |
|---|---|---|
| Staff costs | 1,819,951,269 | 1,443,500,950 |
| Materials expenses | 29,981,561 | 40,230,624 |
| Tools and office supplies expenses | 7,861,572 | 151,223,250 |
| Outside services expenses | 4,711,838,745 | 2,544,396,490 |
| Other cash expenses | 57,107,815 | 175,103,900 |
| **Total** | **6,626,740,962** | **4,354,455,214** |

## 27. Administrative expenses

| | Q3 2026 | Q3 2025 |
|---|---|---|
| Staff costs | 2,265,172,614 | 2,136,772,793 |
| Office supplies expenses | 83,916,240 | 10,390,085 |
| Depreciation of fixed assets | 195,922,687 | 14,124,968 |
| Taxes, fees and charges | 256,166,650 | 254,223,889 |
| Outside services expenses | 590,079,506 | 278,890,299 |
| Others | 483,954,297 | 278,290,467 |
| **Total** | **3,875,211,994** | **2,972,692,501** |

## 28. Other income

| | Q3 2026 | Q3 2025 |
|---|---|---|

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

| | | |
|---|---|---|
| Other income | 281,380,835 | 397,338,705 |
| **Total** | **281,380,835** | **397,338,705** |

## 29. Other expenses

| | Q3 2026 | Q3 2025 |
|---|---|---|
| Other expenses | 384,790,291 | 811,736,161 |
| **Total** | **384,790,291** | **811,736,161** |

## 30. Segment reporting

According to Vietnamese Accounting Standard No. 28 and the guidance thereon, the Company is required to prepare segment reporting. Accordingly, a segment is a distinguishable component of the Company that is engaged in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), and that is subject to risks and earns returns that are different from those of other segments.

Based on the Company's actual operations, the Management has assessed that business segments and geographical segments have no differences in bearing risks and obtaining returns. Accordingly, the Company operates in a single business segment, being the provision of services related to entertainment, recreation and leisure, and a single geographical segment, being Da Nang City, Vietnam.

## 31. Related party disclosures

### a. Related parties

| Related party | Relationship |
|---|---|

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

| | |
|---|---|
| DHC Investment JSC | Investing company |
| DHC Han River Corporation | Has a related person in management |
| DHC Services JSC | Has a related person in management |
| DHC Ceramics JSC | Subsidiary of DHC Investment JSC |
| DHC Farm Co., Ltd | Subsidiary of DHC Suoi Doi Corporation |
| An Hung Phu Co., Ltd | Subsidiary of DHC Ceramics JSC |
| | |
| Ms. Tran Thi Huong | Chairperson of the Board of Directors |
| Mr. Le Minh Duc | Chairman of DHC Investment JSC |
| Mr. Pham Khac Duong | Board Member, Director of DHC Suoi Doi Corporation |
| Mr. Ho Phong | Board Member of DHC Suoi Doi Corporation |
| Ms. Pham Le Thi Lan Phuong | Board Member of DHC Suoi Doi Corporation |
| Mr. Nguyen Van Thanh | Chief Supervisor |
| Ms. Nguyen Tran Quynh Phuong | Supervisor |
| Ms. Tran Thu Trang | Supervisor |
| Mr. Dang Cong Thanh | Deputy Director |
| Mr. Vo Ngoc Hoa | Deputy Director |
| Mr. Do Huu Hung | Chief Accountant |
| | |
| Ms. Le Thi Thanh Nga | Elder sister of Mr. Le Minh Duc |

### b. Significant transactions with related parties during the period

| Related party | Transaction | First 9 months of 2026 | First 9 months of 2025 |
|---|---|---|---|
| DHC Investment JSC | Office rental | 630,000,000 | 630,000,000 |
| | Vehicle rental | 299,999,997 | 274,019,358 |
| DHC Han River Corporation | Construction works | 11,595,061,813 | 21,832,720,742 |
| | Rental of vehicles and machinery | 1,410,050,050 | 1,348,061,819 |
| DHC Services JSC | Use of services | 3,931,200,000 | 3,043,870,000 |
| | Provision of services | 825,025,587 | 864,622,157 |
| DHC Ceramics JSC | Purchases of goods | 1,157,001,972 | 190,118,518 |
| | Provision of services | 34,181,822 | 29,246,708 |
| An Hung Phu Co., Ltd | Purchases of goods | 64,600,000 | - |
| DHC Farm Co., Ltd | Capital contribution | 19,950,000,000 | - |
| Ms. Le Thi Thanh Nga | Loan interest | 172,975,341 | 203,441,095 |
| | Interest payment | 241,534,245 | 216,854,794 |

### c. Outstanding balances with related parties

| Related party | Item | 30/09/2026 | 01/01/2026 |
|---|---|---|---|

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

| | | | |
|---|---|---|---|
| DHC Investment JSC | Payables for services received | 378,272,726 | - |
| DHC Han River Corporation | Advances paid for services | 17,849,089,802 | 7,147,610,615 |
| DHC Services JSC | Payables for services received | 859,838,353 | 1,132,082,353 |
| DHC Ceramics JSC | Advances paid for purchases | 5,223,866,240 | - |
| | Receivables from services provided | 15,000,000 | 6,000,000 |
| Ms. Tran Thi Huong | Advances | 60,000,000 | 1,300,000,000 |
| Mr. Pham Khac Duong | Advances | - | 2,394,976,000 |
| Mr. Dang Cong Thanh | Advances | - | 377,000,000 |
| Ms. Le Thi Thanh Nga | Loan principal | - | 3,400,000,000 |
| | Interest payable | - | 68,558,904 |

### d. Income of key management personnel

Certain members of the Board of Directors and the Supervisory Board did not receive remuneration during the period. The salaries and bonuses for key management personnel responsible for the Company's operations are detailed as follows:

| List | Position | First 9 months of 2026 | First 9 months of 2025 |
|---|---|---|---|
| Ms. Tran Thi Huong | Chairperson of the Board of Directors | 427,730,770 | 393,880,001 |
| Mr. Le Minh Duc | Board Member | - | - |
| Mr. Pham Khac Duong | Board Member, Director | 435,763,917 | 400,254,302 |
| Mr. Ho Phong | Board Member | - | - |
| Ms. Pham Le Thi Lan Phuong | Board Member | - | - |
| Mr. Dang Cong Thanh | Deputy Director | 350,450,841 | 321,369,404 |
| Mr. Vo Ngoc Hoa | Deputy Director | 313,356,395 | 277,090,253 |
| Mr. Do Huu Hung | Chief Accountant | 278,805,240 | 256,429,898 |
| Mr. Nguyen Van Thanh | Chief Supervisor | - | - |
| Ms. Nguyen Tran Quynh Phuong | Supervisor | 146,565,000 | 139,415,000 |
| Ms. Tran Thu Trang | Supervisor | - | - |

## 32. Events after the reporting date

There have been no significant events occurring after the reporting date which would require adjustments or disclosures to be made in the interim separate financial statements.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

*(These notes form part of and should be read in conjunction with the consolidated financial statements)*

## 33. Corresponding figures

The figures in the Statement of Financial Position are the figures as at 30 September 2026 and 31 December 2025, with the figures as at 31 December 2025 having been audited by AAC. The corresponding figures in the Income Statement and the Statement of Cash Flows are those presented in the financial statements for the corresponding period in 2025.

| | | |
|---|---|---|
| **Pham Khac Duong** | **Do Huu Hung** | **Do Huu Hung** |
| **Director** | **Chief Accountant** | **Preparer** |

*Da Nang, 27 October 2026*