

PHU THO TOURIST SERVICES JOINT STOCK COMPANY

03 Hoa Binh, Binh Thoi Ward, Ho Chi Minh City

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FINANCIAL STATEMENTS

3rd quarter 2025

**(Pursuant to Circular No. 200/2014/TT-BTC dated
22/12/2014 issued by the Ministry of Finance)**

BALANCE SHEET

As at 30 September 2025

Unit: VND

Items	Code	Note	Ending balance	Beginning balance
A- Current Assets (100=110+120+130+140+150)	100		540 176 706 748	398 205 520 048
I- Cash and cash equivalents	110	V.1	69 016 414 252	45 409 601 172
1. Cash	111		3 016 414 252	2 409 601 172
2. Cash equivalents	112		66 000 000 000	43 000 000 000
II- Short-term financial investments	120	V.2	247 000 000 000	172 500 000 000
3. Held-to-maturity investments	123		247 000 000 000	172 500 000 000
- Term deposits			247 000 000 000	172 500 000 000
III- Short-term receivables	130		198 926 610 919	153 010 693 309
1. Short-term trade receivables from customers	131	V.3	17 493 744 106	14 475 320 528
2. Short-term prepayments to suppliers	132	V.4	1 688 930 162	959 935 542
6. Other short-term receivables	136	V.5	191 212 868 968	149 044 369 556
7. Short-term allowances for doubtful debts (*)	137		(11 487 829 917)	(11 487 829 917)
8. Shortage of assets awaiting resolution	139	V.6	18 897 600	18 897 600
IV- Inventories	140	V.8	1 587 365 249	2 277 137 661
1. Inventories	141		1 587 365 249	2 277 137 661
V- Other current assets	150		23 646 316 328	25 008 087 906
1. Short-term prepaid expenses	151	V.9	1 239 498 060	2 624 223 813
3. Taxes and other receivables from the State Treasury	153	V.15	22 406 818 268	22 383 864 093
B-Long-term assets (200=210+220+240+250+260)	200		421 225 848 634	584 915 287 740
I- Long-term receivables	210		12 970 452 999	12 620 452 999
1. Long-term trade receivables from customers	211	V.3	240 000 000	240 000 000
6. Other long-term receivables	216	V.5	19 770 452 999	19 420 452 999
7. Long-term allowances for doubtful debts (*)	219	V.7	(7 040 000 000)	(7 040 000 000)
II- Fixed assets	220		94 872 668 858	101 368 325 633
1. Tangible fixed assets	221	V.10	94 729 530 341	101 098 377 053
- Cost	222		624 741 837 270	614 899 401 102
- Accumulated depreciation (*)	223		(530 012 306 929)	(513 801 024 049)
3. Intangible fixed assets	227	V.11	143 138 517	269 948 580
- Cost	228		30 619 998 950	30 619 998 950
- Accumulated amortisation (*)	229		(30 476 860 433)	(30 350 050 370)
IV. Long-term assets in progress	240		9 044 353 254	10 629 550 444
2. Construction in progress	242	V.12	9 044 353 254	10 629 550 444
V- Long-term investments	250	V.2	285 268 274 857	441 268 274 857
2. Investments in joint ventures and associates	252		253 277 125 000	253 277 125 000
3. Investments in equity of other entities	253		33 605 592 683	33 605 592 683
4. Allowances for long-term investments (*)	254		(1 614 442 826)	(1 614 442 826)
- Allowances for investment losses in other entities			(1 614 442 826)	(1 614 442 826)
5. Held to maturity investments	255			156 000 000 000
VI- Other long-term assets	260	V.9	19 070 098 666	19 028 683 807
1. Long-term prepaid expenses	261		19 070 098 666	19 028 683 807

Items	Code	Note	Ending balance	Beginning balance
Total assets (270=100+200)	270		961 402 555 382	983 120 807 788
A-Liabilities (300=310+330)	300		106 788 432 525	58 554 448 265
I- Short-term liabilities	310		102 691 432 525	55 579 448 265
1. Short-term trade payables to suppliers	311	V.13	9 916 491 788	11 927 116 263
2. Short-term advances from customers	312	V.14	312 806 000	26 257 000
3. Taxes and other payables to the State Treasury	313	V.15	52 076 253 604	479 043 066
4. Payables to employees	314	V.16	3 215 898 700	6 350 409 000
5. Short-term accrued expenses	315	V.17	5 132 727 291	5 132 727 291
8. Short-term unearned revenues	318	V.18	341 808 226	389 865 115
9. Other short-term payables	319	V.19	31 687 798 928	31 266 382 542
12. Bonus and welfare fund	322		7 647 988	7 647 988
II- Long-term liabilities	330		4 097 000 000	2 975 000 000
7. Other long-term payables	337		4 097 000 000	2 975 000 000
B-Owner's equity (400=410+430)	400		854 614 122 857	924 566 359 523
I- Owner's equity	410	V.20	854 614 122 857	924 566 359 523
1. Owner's equity	411		1186 840 000 000	1186 840 000 000
- Ordinary shares with voting rights	411		1186 840 000 000	1186 840 000 000
2. Capital surplus	412		69 686 924 280	69 686 924 280
11. Undistributed earnings	421		(401 912 801 423)	(331 960 564 757)
- Undistributed earnings brought forward	421a		(331 960 564 757)	(311 207 672 072)
- Undistributed earnings for the current period	421b		(69 952 236 666)	(20 752 892 685)
Total sources (440=300+400)	440		961 402 555 382	983 120 807 788

Prepared by

Tran Thi Thu Huong

Chief Accountant

Huynh Ngoc Cach

20 October 2025

General Director

Hoang Van Ba



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INCOME STATEMENT - 3RD QUARTER 2025
(Excluding internal revenue and expenses)

Items	Code	Note	This quarter of current year	This quarter of previous year	Year to date (Current year)	Year to date (Previous year)
1. Revenue from sale of goods and rendering of services (net of intra-company revenue)	1	V.21	45 152 426 551	50 079 688 347	135 894 066 878	161 439 846 805
2. Revenue deductions	3					
3. Net revenue from sales and services (10=01-03)	10		45 152 426 551	50 079 688 347	135 894 066 878	161 439 846 805
4. Cost of goods sold	11	V.22	101 515 802 470	66 399 847 260	216 558 261 919	168 623 422 178
5. Gross revenue from sales and services (20=10-11)	20		(56 363 375 919)	(16 320 158 913)	(80 664 195 041)	(7 183 575 373)
6. Financial income	21	V.23	5 113 544 442	7 007 739 734	23 789 404 811	30 920 890 928
7. Financial expenses	22	V.24			10 509 589	
- In which: Interest expenses	23				10 509 589	
8. Selling expenses	25	V.25	794 352 874	1 174 456 876	2 690 619 001	3 532 048 951
9. General and administrative expenses	26	V.26	3 363 609 126	3 638 396 437	10 480 609 461	10 704 386 014
10. Net profit from operating activities [30=20+(21-22)-(24+25)]	30		(55 407 793 477)	(14 125 272 492)	(70 056 528 281)	9 500 880 590
11. Other income	31	V.27	46 827 888	144 246 046	104 331 815	284 376 795
12. Other expenses	32	V.28		13 421 043	40 200	13 421 043
13. Other profit (40=31-32)	40		46 827 888	130 825 003	104 291 615	270 955 752
14. Accounting profit before tax (50=30+40)	50		(55 360 965 589)	(13 994 447 489)	(69 952 236 666)	9 771 836 342
15. Current income tax expense	51	V.29				
16. Deferred income tax expense	52					
17. Net profit after tax (60=50-51-52)	60		(55 360 965 589)	(13 994 447 489)	(69 952 236 666)	9 771 836 342
18. Basic earnings per share (*)	70	V.30				

Prepared by

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20 October 2025
General Director

Hoang Van Ba



Form No. B03-DN
(Pursuant to Circular No. 200/2014/TT-BTC dated
22/12/2014 issued by the Ministry of Finance)

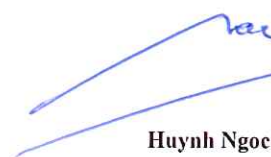
CASH FLOW STATEMENT - DIRECT METHOD

Items	Code	Note	Year to date (Current year)	Year to date (Previous year)
I. Cash Flows from Operating Activities				
1. Receipts from sales of goods, provision of services, and other revenue	1		143 675 880 126	166 476 669 390
2. Payments to suppliers for goods and services	2		(76 002 337 086)	(92 565 435 066)
3. Payments to employees	3		(44 138 780 435)	(41 462 890 013)
4. Interest paid	4		(10 509 589)	
5. Corporate income tax paid	5			(3 293 898)
6. Other receipts from operating activities	6		35 691 888 423	45 102 358 978
7. Other payments for operating activities	7		(112 815 832 395)	(100 662 917 151)
Net cash flow from operating activities	20		(53 599 690 956)	(23 115 507 760)
II. Cash Flows from Investing Activities				
1. Payments for purchases and construction of fixed assets and other long-term assets	21		(4 713 244 017)	(11 249 238 376)
2. Proceeds from the liquidation and disposal of fixed assets and other long-term assets	22			
3. Payments for loans and purchases of debt instruments of other entities	23		(133 500 000 000)	(210 000 000 000)
4. Receipts from collection of loans and sales of debt instruments of other entities	24		215 000 000 000	173 500 000 000
5. Payments for investments in other entities	25			
6. Receipts from divestment in other entities	26			
7. Receipts from loan interest, dividends, and distributed profits	27		419 748 053	424 331 694
Net cash flow from investing activities	30		77 206 504 036	(47 324 906 682)
III. Cash Flows from Financing Activities				
1. Receipts from share issuance and capital contributions from owners	31			
2. Payments for return of capital contributions to owners and repurchase of issued shares	32			
3. Receipts from borrowings	33		4 000 000 000	52 000 000 000
4. Payments for principal loan repayments	34		(4 000 000 000)	
5. Payments for financial lease obligations	35			
6. Dividends and profits paid to owners	36			
Net cash flow from financing activities	40			52 000 000 000
Net cash flow for the period (50 = 20 + 30 + 40)	50		23 606 813 080	(18 440 414 442)
Cash and cash equivalents at the beginning of the period	60		45 409 601 172	21 734 624 292
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70		69 016 414 252	3 294 209 850

Prepared by



Tran Thi Thu Huong

Chief Accountant


Huynh Ngoc Cach

20 October 2025
General Director




Hoang Van Ba

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from 01/01/2025 to 30/9/2025***I. CORPORATE INFORMATION****1 Form of ownership**

Phu Tho Tourist Service Joint Stock Company officially commenced operations under the joint stock company model according to the 12th Amended Business Registration Certificate issued by the Ho Chi Minh City Department of Planning and Investment on 17/05/2016.

On 17/05/2024, the Company amended its Business Registration Certificate for the 14th time.

The Company's head office is located at: 03 Hoa Binh, Binh Thoi Ward, Ho Chi Minh City.

The Company's charter capital, as stated in the Business Registration Certificate, is 1.186.840.000.000 VND. The actual contributed charter capital as at 31/12/2024 is 1.186.840.000.000 VND, equivalent to 118.684.000 shares with a par value of 10.000 VND per share.

2 Field of business

Providing recreational and entertainment services, restaurant, hotel, and travel business activities, etc.

3 Principal activities

The Company's principal activities are:

- Recreational, cultural, artistic, sports, and mangrove ecotourism services;
- Hospitality;
- Restaurant and catering services;
- Sauna, massage, and karaoke services;
- International and domestic travel services
- Airline, cruise, and train ticket agency;
- Trading in souvenirs, electrical appliances, construction materials, foodstuffs, handicrafts, cosmetics, textiles, wine, beer, domestically produced cigarettes, flowers, ornamental fish, and animals (birds, crocodiles, pythons, and snakes);
- Advertising;
- Organizing festivals and fairs;
- Forest preservation.

4 Normal operating cycle of the Company is within 12 months.**5 Company structure**

The Company has the following business location	Address	Principal activity
Dam Sen Cultural Park	Ho Chi Minh City	Amusement and entertainment services
Vam Sat Ecopark	Ho Chi Minh City	Amusement and entertainment services
Phu Tho Hotel	Ho Chi Minh City	Accommodation and food services
Thuy Ta Dam Sen restaurant	Ho Chi Minh City	Food and beverage services
Dam Sen Travel	Ho Chi Minh City	Tourism services

Refer to Note V.2 for detailed information about the Company's joint ventures, associates, and other investments.

II. Accounting period and accounting currency

1 The Company's fiscal year follows the calendar year, starting on 01/01 and ends on 31/12

2 The currency used in accounting records is Vietnam Dong (VND).

III. Applied accounting standards and systems

The Company applies the Vietnam Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated 22/12/2014, by the Ministry of Finance.

The Company has applied Vietnamese Accounting Standards and the accompanying guidance on these standards issued by the Government. The financial statements have been prepared and presented in full compliance with the current Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and their accompanying guidance circulars

IV. Significant accounting policies

1 Recognition principles for cash and cash equivalents

Cash comprises cash on hand and non-term deposits at banks.

Cash equivalents are short-term investments with the maturities of not more than three months from the investment date. They are highly liquid and readily convertible into known amounts of cash and that are subject to an insignificant risk of conversion into cash

2 Financial investments

Trading securities are initially recorded in the accounting records at cost, which includes the purchase price plus any purchase-related costs (if any), such as brokerage fees, transaction fees, information fees, taxes, levies, and bank charges. After initial recognition, trading securities are measured at cost less any allowances for decline in value of trading securities.

Held-to-maturity investments refer to investments that the Company's Executive Board intends and is capable of holding until maturity

Investments in joint ventures and associates are initially recorded at cost. Subsequently, these investments are measured at cost, net of any allowance for a decline in their value.

Equity investments in other entities refer to investments in equity instruments where the Company does not exercise control, joint control, or significant influence over the investee. The initial book value of these investments is determined at cost. After initial recognition, the value of these investments is determined at cost net of any allowance for a decline in value.

Dividends are recognized when the Company has the rights to receive dividends from the investees.

The allowances for decline in value of investments at the end of the period are as follows:

- For trading securities investments: allowances are calculated based on the difference between the cost recorded in the accounting books and their market value at the time the allowance is recognized, provided the recorded cost is higher.
- For investments in joint ventures and associates, allowances are based on the financial statements of the joint ventures or associates at the time the allowance is established.
- For long-term investments with no significant influence over the investee, allowances are determined based on the investee's financial statements at the time they are established
- For held-to-maturity investments: allowances for doubtful debts are established based on the recoverability assessment, in accordance with legal regulations

3 Accounts receivable

Accounts receivable are closely monitored based on various factors, including collection periods, debtors, currencies, and other elements as required by the company's management.

Allowances for doubtful debts are made for overdue receivables based on payment terms in contracts, loan agreements, contractual commitments, or debt commitments, as well as for receivables that are not yet due but are deemed unlikely to be collected. In addition, allowances for doubtful debts are based on the principal payment period specified in the original contract, without any debt extensions agreed upon by the parties. Allowances are also made for receivables not yet due when the debtor is bankrupt, undergoing liquidation, missing, evading obligations.

According to Article 6 of Circular No. 48/2019/TT-BTC issued by the Ministry of Finance on 08/08/2019, the allowance rates are as follows:

- 30% of the value for receivables overdue from 6 months to less than 1 year;
- 50% of the value for receivables overdue from 01 year to less than 02 years;
- 70% of the value for receivables overdue from 02 year to less than 03 years;
- 100% of the value for receivables overdue for 3 years or more.

4 Inventories

Inventories are initially recorded at cost, which comprises the purchase price, processing costs, and other directly attributable expenses incurred to place the inventories in their present location and condition at the time of initial recognition. Subsequent to initial recognition, if the net realizable value of the inventories is lower than its cost at the time of preparing the financial statements, the inventories are measured at their net realizable value.

The inventories' value is measured using the weighted average cost method.

Inventories are accounted for using the perpetual inventory method.

The allowance for a decline in inventory value at the end of the period is calculated as the difference between the inventory's cost and its net realizable value, provided the cost exceeds the net realizable value.

5 Fixed assets

Tangible and intangible fixed assets are initially recognized at cost. During their usage, these assets are reported at cost, less accumulated depreciation or amortization, and presented at their net carrying amount. Depreciation is calculated using the straight-line method.

Finance lease fixed assets are initially recognized at their fair value or the present value of the minimum lease payments (whichever is lower), plus directly attributable initial costs related to the finance lease (excluding VAT). During their use, finance lease fixed assets are recorded at cost, accumulated depreciation, and net book value. Depreciation of finance lease fixed assets is calculated based on the lease term specified in the contract and allocated to operating expenses, ensuring full capital recovery.

Depreciation of fixed assets is calculated using the straight-line method, with the estimated depreciation periods as follows:

- Buildings and structures	5 - 25	years
- Machinery and equipment	3 - 7	years
- Means of transportation and transmitters	3 - 7	years
- Office equipment	3 - 5	years
- Other tangible fixed assets	4 - 15	years
- Software	3 - 6	years

6 Prepaid expenses

Expenses related to multiple years of business operations are recorded as prepaid expenses and gradually allocated to the income statements of subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period are determined based on the nature of the expenses, using a reasonable allocation method and criteria. Prepaid expenses are gradually allocated to operating expenses using the straight-line method

7 Accounts payable

Accounts payable are tracked by due dates, payees, types of currency, and other factors based on the Company's management requirements

8 Borrowings

Borrowings are monitored by lending entities, loan agreements, and terms of repayment. In case of borrowings or liabilities denominated in foreign currencies, they are tracked by the specific type of currency.

9 Borrowing costs

Borrowing costs are charged to operating expenses during the period when incurred, except for borrowing costs directly attributable to the investment, construction or production of assets under construction are recorded in value of capitalized assets provided the conditions specified in Vietnamese Accounting Standard No. 16 – Borrowing Costs are met. Additionally, borrowing costs directly attributable to the construction of fixed assets, investment properties can be capitalized even if the construction is less than 12 months.

10 Unearned revenue

Unearned revenue includes advance payments such as amounts paid by customers for one or more accounting periods for services like massage room usage, package tickets, forest protection revenue, etc.

Unearned revenue is recognized as revenue from sales and services in amounts corresponding to each accounting period

11 Owner's equity

Owner's equity is recorded based on the actual capital contributed by the shareholders.

Capital surplus represents the difference between the par value of shares, direct costs related to their issuance, and the issuance price (including cases involving the reissuance of treasury shares). It may result in a positive surplus (when the issuance price exceeds the par value and direct issuance costs) or a negative surplus (when the issuance price is lower than the par value and direct issuance costs).

Undistributed earnings represent the company's performance (profit or loss) after corporate income tax, including the allocation of profits or the handling of losses. When dividends or profits are distributed to owners exceeding the undistributed after-tax profits, the excess amount is treated as a reduction in contributed capital. Undistributed after-tax profits can be distributed to investors based on their capital contributions, subject to approval by the General Meeting of Shareholders and after required appropriations to reserves in compliance with the Company Charter and Vietnamese legal regulations

Dividends payable to shareholders are recognized as liabilities on the company's balance sheet after the Board of Directors announces the dividend distribution and the Viet Nam Securities Depository and Clearing Corporation (VSDC) confirms the record date for dividend entitlement

12 Revenue

Revenue from sale of goods

Revenue from sale of goods is recognized when all of the following conditions are satisfied

- The Company has transferred the significant risks and rewards associated with ownership of the products or goods to the buyer;
- The Company no longer retains control over or managerial involvement in the goods as an owner
- Revenue can be measured reliably
- The Company has received or is likely to receive the economic benefits from the sales transaction

Revenue from services

Revenue from services is recognized when all the following conditions are satisfied:

- Revenue can be measured reliably;
- The Company has received or is likely to receive the economic benefits from the service transaction;
- The portion of work completed as of the balance sheet date can be determined

- The costs incurred for the transaction and the costs required to complete the service transaction can be measured reliably.

The stage of the completion of the transaction may be determined by evaluating the volume of work performed

Financial income

Revenue arising from interests, dividends and other financial activities is recognized when the following two (2) conditions are simultaneously met:

- The economic benefits from the transaction are anticipated to be realized;
- Revenue can be measured reliably.

13 Cost of goods sold

The cost of goods sold during the period is recognized in accordance with the revenue generated in the year and adheres to the principle of prudence. Instances of material and inventory losses exceeding allowable limits, abnormal cost overruns, and inventory losses (after deducting the responsibility of relevant individuals or entities) are fully and promptly recorded in the cost of goods sold for the year

14 Financial expenses

The expenses recorded as financial expenses include:

- Expenses or losses associated with financial investment activities;
- Borrowing costs;

15 Corporate income tax

Current corporate income tax expenses are determined based on taxable income for the year and the corporate income tax rate applicable during the fiscal year.

16 Related parties

Parties are considered related if they have the ability to control or significantly influence the other party's decisions regarding financial and operational policies. The Company's related parties include:

- Enterprises that, directly or indirectly through one or more intermediaries, have the right to control the company, are controlled by the company, or share joint control with the company. This includes parent companies, subsidiaries, and associate companies
- Individuals who, directly or indirectly, hold voting rights in the company and have influence over its decisions, as well as key management personnel of the company and their close family members.
- Enterprises in which the individuals mentioned above, directly or indirectly, hold a significant portion of the voting rights or have influence over these enterprises.

In identifying related party relationships for the preparation and presentation of the financial statements, the Company places emphasis on the nature of the relationship rather than its legal form.

V. Supplementary information for items presented in the Balance sheet

1 CASH AND CASH EQUIVALENTS

	30/9/2025	01/01/2025
	VND	VND
Cash	887,741,000	1,800,284,500
Non-term bank deposits	2,098,414,504	577,380,072
Cash in transit	30,258,748	31,936,600
Cash equivalents	66,000,000,000	43,000,000,000
	<u>69,016,414,252</u>	<u>45,409,601,172</u>

2 FINANCIAL INVESTMENTS

a Held-to-maturity investments

	30/9/2025	01/01/2025
	VND	VND
- Short-term	247,000,000,000	172,500,000,000
- Long-term		156,000,000,000
	<u>247,000,000,000</u>	<u>328,500,000,000</u>

	30/9/2025		01/01/2025	
	Value	Allowance	Value	Allowance
	VND	VND	VND	VND
b Investment in associates	253,277,125,000		253,277,125,000	0
Dam Sen Water Park Corporation	253,277,125,000		253,277,125,000	
c Equity investment in other entities	33,605,592,683	(1,614,442,826)	33,605,592,683	(1,614,442,826)
Saigon - Da Lat JSC.	29,442,390,096		29,442,390,096	
Saigon Dong Ha Tourist JSC.	4,163,202,587	(1,614,442,826)	4,163,202,587	(1,614,442,826)

d Investment in associates

Detailed information about the Company's joint ventures and associates as at 30/09/2025 is as follows:

Company name	Place of incorporation and	Ownership	Voting rights	Principal activities
Dam Sen Water Park Corporation	Ho Chi Minh City	33,54%	33,54%	Recreational, entertainment, and other services
Equity investment in other entities				
Company's name	incorporation and operation	Ownership	Voting rights	Principal activities
Saigon - Da Lat JSC.	Da Lat City	13,67%	13,67%	Hospitality services
Saigon Dong Ha Tourist JSC.	Quang Tri Province	3,23%	3,23%	Hospitality services

3 RECEIVABLES FROM CUSTOMERS

a) Short-term

	30/9/2025		01/01/2025	
	Value	Allowance	Value	Allowance
	VND	VND	VND	VND
TVC Television Service and Communicate Information Corporation	89,275,000	(89,275,000)	89,275,000	(89,275,000)
Naka Entertainment Company Limited	28,200,000	(28,200,000)	28,200,000	(28,200,000)
Mono Events Company Limited	49,285,000	(49,285,000)	49,285,000	(49,285,000)
Nhat Pham Hoang Gia Group Company	2,471,730,400	(2,251,730,400)	2,471,730,400	(2,251,730,400)
Hung Ocean Trading and Producing	9,619,339,517	(9,019,339,517)	9,619,339,517	(9,019,339,517)
Vietnam Thuong Tin Commercial Bank - Vietbank	777,009,500		429,683,800	
Hai Tam Sau Trading Service Company Limited	422,648,320			
Dam Sen Water Park Corporation	553,000,000			
University of Technology (HUTECH)	753,490,000			
Forest Management Board	739,094,080		372,723,385	
Ziuka Investment Company Limited	159,933,000		191,565,000	
Other receivables from customers	1,830,739,289		1,223,518,426	
	<u>17,493,744,106</u>	<u>(11,437,829,917)</u>	<u>14,475,320,528</u>	<u>(11,437,829,917)</u>

b) Long-term

	30/9/2025		01/01/2025	
	Value	Allowance	Value	Allowance
	VND	VND	VND	VND
Mr. Vo Trung Thiep	<u>240,000,000</u>	<u>(240,000,000)</u>	<u>240,000,000</u>	<u>(240,000,000)</u>
	<u>240,000,000</u>	<u>(240,000,000)</u>	<u>240,000,000</u>	<u>(240,000,000)</u>

- Doubtful debts that were overdue for over 3 years and were 100% recognized in the allowance

4 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/9/2025		01/01/2025	
	Value	Allowance	Value	Allowance
	VND	VND	VND	VND
	0	-		-
Au Lac Technology Applications And Media Company Limited	175,000,000	-	175,000,000	-
Duong Long Construction Trading Environmental Company Limited	248,900,000		248,900,000	
Kim Khanh Trading and Import-Export Private Enterprise	264,224,400			
Other prepayments to suppliers	1,249,705,762	-	536,035,542	-
	<u>1,688,930,162</u>	<u>-</u>	<u>959,935,542</u>	<u>-</u>

5 OTHER RECEIVABLES

a) Short-term

	30/9/2025		01/01/2025	
	Value	Allowance	Value	Allowance
	VND	VND	VND	VND
Dividends receivables	0		9,725,841,600	-
Interest receivables	10,496,025,968	-	6,614,898,687	-
Advances	307,880,000	-	249,320,000	-
Deposits	142,659,878		105,295,792	-
Additional land lease receivables from 2010 to 16/05/2016 - Phu Tho Tourist Service One Member Limited Liability Company	2,728,877,249		2,728,877,249	-
Receivables from Sai Gon Tourist Group (*)	70,224,591,554		70,224,591,554	
Temporary payment of land lease fees for the pre-equitization period as per Notification No. 47630/TB-CCT(**)	82,033,703,247		35,479,776,602	
Temporary payment of interest on late payment of land lease fees for the pre-equitization period, as per Notification No. 47630/TB-CCT(**)	24,906,906,710		23,543,543,710	
Lavifood JSC.	50,000,000	(50,000,000)	50,000,000	(50,000,000)
Hung Ocean Trading and Producing Corporation	195,454,545		195,454,545	
Other receivables	126,769,817	-	126,769,817	-
	<u>191,212,868,968</u>	<u>(50,000,000)</u>	<u>149,044,369,556</u>	<u>(50,000,000)</u>

(*) Pursuant to the recommendation in the audit report of the State Audit Office Region XIII dated 18/06/2020: receivable from the Parent Company regarding profit after tax for the period from 01/07/2014 to 16/05/2016 = 75.271.406.874 VND ; Deducting the late payment interest on profit remittance to the Parent Company = 12.652.068.169 VND according to Official Letter No. 837/TCT-TCKT from Saigontourist Group dated 12/10/2020:
 $75.271.406.874 - 12.652.068.169 = 62.619.338.705 \text{ VND}$

According to Official Letter No. 319/KV XIII-TH dated 23/07/2021 from the State Audit Office Region XIII: reduction in the amount to be remitted to the Parent Company by 7.605.252.849. Therefore, the total receivable from Saigontourist Group is: $62.619.338.705 + 7.605.252.849 = 70.224.591.554 \text{ VND}$.

(**) The Company made a provisional payment for land rent at No. 03 Hoa Binh Street – Dam Sen Cultural Park for the pre-equitization period, in accordance with Resolution No. 06/2024/HĐQT/NQ dated 30/09/2024 and Decision No. 1320/QĐ-CT-CC dated 24/07/2024, with a total amount of 55.585.521.614 VND (including 35.479.776.602 VND in land rent and 20.105.745.012 VND in late payment penalty), pending final settlement of the transformation period.

Note: According to Notice No. 337/TB-CCTQ11 dated 31/03/2020 of the District 11 Tax Department, the additional land rent to be collected for the property at No. 03 Hoa Binh – Dam Sen Cultural Park for the period from 01/01/1996 to 30/06/2014 is 162.470.761.414 VND. The District 11 Tax Department offset the land rent amounts previously paid to the State Budget from 2020 in accordance with the State Audit's conclusions and the land rent payments made by the Company to the State Budget from 2020 to 30/06/2024 under notices of the District 11 Tax Department, resulting in the tax enforcement amount in Notice No. 47630/TB-CCT being 55.585.521.614 VND.

On 02/12/2024, Vietcombank deducted the amount of 3.437.798.698 VND from the Company's account pursuant to Decision No. 1720/QĐ-CCT-CC and the State Budget Collection Order dated 19/11/2024 issued by the District 11 Tax Department regarding the enforcement of tax-related administrative decisions.

Following Resolution No. 280/NQ-HĐTV dated 19/12/2024 of the Members' Council of the Parent Corporation, on 09/01/2025, Phu Tho Tourist Services Joint Stock Company made a provisional payment of 46.553.926.645 VND. On 18/02/2025, the Company paid an additional 1.363.363.000 in late payment interest for the arrears, according to Notice No. 4009/TB-CCT dated 10/02/2025.

b) Long-term

	30/9/2025		01/01/2025	
	Value	Allowance	Value	Allowance
	VND	VND	VND	VND
Deposits	1,340,000,000	-	990,000,000	
An Thai Law Office	200,000,000		200,000,000	
Receivables related to Dam Sen Bowling Centre(*)	10,960,656,948	(6,800,000,000)	10,960,656,948	(6,800,000,000)
Receivables related to Dam Sen Bowling Centre - Lawyer fees (**)	190,000,000		190,000,000	
Receivables related to Dam Sen Bowling Centre - Execution of Sentence No. 27/2020/KDTM-PT dated 25/06/2020 (**)	7,042,796,051		7,042,796,051	
Bowling asset valuation	37,000,000		37,000,000	
	<u>19,770,452,999</u>	<u>(6,800,000,000)</u>	<u>19,420,452,999</u>	<u>(6,800,000,000)</u>

Details of receivables related to Dam Sen Bowling Centre are as follows:

	30/9/2025	01/01/2025
* Loans	6,600,000,000	6,600,000,000
* Interest expenses	1,432,135,066	1,432,135,066
* Payments made on behalf of Kexim Company and the supermarket	2,032,385,490	2,032,385,490
* Receivables related to the purchases of materials	240,000,000	240,000,000
* VAT paid on behalf	615,227,301	615,227,301
* Other receivables	77,909,091	40,909,091
** Receivables related to Dam Sen Bowling Centre - Lawyer fees	190,000,000	190,000,000
** Receivables related to Dam Sen Bowling Centre - Execution of Sentence No. 27/2020/KDTM-PT dated 25/06/2020	7,042,796,051	7,042,796,051
	<u>18,230,452,999</u>	<u>18,193,452,999</u>

*These receivables arose during the period from 1999 to 2007 at the Dam Sen Bowling Centre, which was established under a joint venture contract with Chi Dat Company Limited. The centre is now inactive.

** Execution of Sentence No. 27/2020/KDTM-PT dated 25/06/2020.

6 SHORTAGE OF ASSETS AWAITING RESOLUTION

	30/9/2025	01/01/2025
	VND	VND
Fixed assets	18,897,600	18,897,600
	<u>18,897,600</u>	<u>18,897,600</u>

7 DOUBTFUL DEBTS

	30/9/2025		01/01/2025	
	Value	Allowance	Value	Allowance
	VND	VND	VND	VND
Total value of overdue receivables				
An Thai Law Office	200,000,000	(200,000,000)	200,000,000	(200,000,000)
Mr. Vo Trung Thiep	240,000,000	(240,000,000)	240,000,000	(240,000,000)
Chi Dat Company Limited	6,600,000,000	(6,600,000,000)	6,600,000,000	(6,600,000,000)
	7,040,000,000	(7,040,000,000)	7,040,000,000	(7,040,000,000)

- Doubtful debts that were overdue for over 3 years and were 100% recognized in the allowance

8 INVENTORIES

	30/9/2025	01/01/2025
	VND	VND
Raw materials	1,366,050,593	1,931,323,413
Goods	221,314,656	345,814,248
	1,587,365,249	2,277,137,661

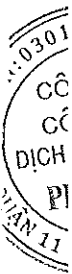
9 PREPAID EXPENSES

a) Short-term

	30/9/2025	01/01/2025
	VND	VND
- Tools and equipment	129,940,606	265,797,771
- Repair expenses	857,862,611	1,740,998,549
- Other short-term prepaid expenses	251,694,843	617,427,493
	1,239,498,060	2,624,223,813

b) Long-term

	30/9/2025	01/01/2025
	VND	VND
- Tools and equipment	2,551,865,540	2,169,632,157
- Major repairs of fixed assets	8,066,731,381	8,274,979,068
- Depreciation expenses of Dam Sen Bowling Centre	6,995,003,594	6,995,003,594
- Other long-term prepaid expenses	1,456,498,151	1,589,068,988
	19,070,098,666	19,028,683,807



10. TANGIBLE FIXED ASSETS

Items	Buildings and Structures	Machinery and Equipment	Means of transportation and transmitters	Office Equipment	Other tangible fixed assets	TOTAL
Cost						
Beginning balance	379,549,307,440	197,483,001,160	28,848,141,852	4,611,666,312	4,407,284,338	614,899,401,102
Additions	8,245,534,563	824,288,880	406,500,000	30,390,000	1,475,925,926	10,982,639,369
<i>Purchases during the period</i>	0	824,288,880	406,500,000	30,390,000	1,475,925,926	2,737,104,806
<i>Increase as per the audited settlement report</i>	8,244,024,081	0	0	0	0	8,244,024,081
<i>Upgrade</i>	1,510,482	0	0	0	0	1,510,482
Decreases	0	857,711,201	282,492,000	0	0	1,140,203,201
<i>Liquidation and disposal</i>	0	857,711,201	282,492,000	0	0	1,140,203,201
Ending balance	387,794,842,003	197,449,578,839	28,972,149,852	4,642,056,312	5,883,210,264	624,741,837,270
Accumulated Depreciation						
Beginning balance	306,382,191,629	173,317,739,364	26,011,382,130	4,114,125,203	3,975,585,723	513,801,024,049
Depreciation for the period	11,075,662,678	5,002,289,445	398,620,836	498,347,347	361,702,180	17,336,622,486
Liquidation and disposal	0	842,847,606	282,492,000	0	0	1,125,339,606
Ending balance	317,457,854,307	177,477,181,203	26,127,510,966	4,612,472,550	4,337,287,903	530,012,306,929
Net carrying amount						
Beginning balance	73,167,115,811	24,165,261,796	2,836,759,722	497,541,109	431,698,615	101,098,377,053
Ending balance	70,336,987,696	19,972,397,636	2,844,638,886	29,583,762	1,545,922,361	94,729,530,341

In which:

The cost of fully depreciated tangible fixed assets still in use amounts to:

387,110,532,782 VND

11 INTANGIBLE FIXED ASSETS

	Computer Software	Land compensation and clearance costs	Total
Cost			
Beginning balance	3,095,250,223	27,524,748,727	30,619,998,950
Ending balance	3,095,250,223	27,524,748,727	30,619,998,950
Accumulated Amortisation			
Beginning balance	2,825,301,643	27,524,748,727	30,350,050,370
- Amortisation for the period	126,810,063	-	126,810,063
Ending balance	2,952,111,706	27,524,748,727	30,476,860,433
Net carrying amount			
Beginning balance	269,948,580	-	269,948,580
Ending balance	143,138,517	-	143,138,517

In which: The cost of fully amortised intangible fixed assets still in use amounts to: 29.605.518.950 VND

12 CONSTRUCTION IN PROGRESS

	30/9/2025	01/01/2025
	VND	VND
12.1 Architectural and landscape planning for business locations :	3,248,515,161	3,248,515,161
Prepare architectural and landscape planning - Dam Sen Cultural Park	1,377,727,273	1,377,727,273
1/500 detailed construction planning - Dam Sen Cultural Park	1,710,181,825	1,710,181,825
Prepare 1/500 detailed construction plan for Vam Sat Ecopark	160,606,063	160,606,063
12.2 Complete land use documentation:	1,794,470,586	1,794,470,586
Consulting services for land use rights certificate application - Dam Sen Cultural Park	1,038,750,455	1,038,750,455
Prepare documents for transferring land areas use rights certificates for No. 79 and 83 Hoa Binh Street	272,727,272	272,727,272
Surveying and mapping for No. 79 and 83 Hoa Binh Street	5,163,636	5,163,636
Prepare procedures for applying for a land use right certificate for Phu Tho Hotel	301,465,587	301,465,587
Prepare procedures for leasing land at the Vam Sat Ecopark	176,363,636	176,363,636
12.3 Snow House Project - Dam Sen Cultural Park : Consultancy for technical concept design, feasibility report, and bidding consultancy.	501,955,297	501,955,297
12.4 Aquarium Renovation	0	1,211,884,126
12.5 Repairing, renovating, and upgrading - Dam Sen Cultural Park	1,403,761,537	2,696,361,638
12.6 Wifi network	919,287,037	
12.7 Dam Sen - Ban Me Ecological Recreation and Resort Area	1,176,363,636	1,176,363,636
	9,044,353,254	10,629,550,444

13 SHORT-TERM TRADE PAYABLES TO SUPPLIERS

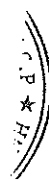
	30/9/2025		01/01/2025	
	Value	Repayment capacity	Value	Repayment capacity
	VND	VND	VND	VND
XIN CHAO AMAZING ARTS PERFORMANCE	583,500,000	583,500,000	400,000,000	400,000,000
TTC Energy JSC.	263,115,657	263,115,657	230,875,866	230,875,866
Do Du Phuong	238,838,000	238,838,000	311,779,000	311,779,000
TUAN DAT FOOD COMPANY LIMITED	195,457,500	195,457,500	231,158,300	231,158,300
HOCHIMINH CITY POWER CORPORATION-CHO LON ELECTRIC POWER COMPANY	376,473,466	376,473,466	398,275,726	398,275,726
21 Chemical One Member Limited Liability Company	327,047,600	327,047,600	327,254,400	327,254,400
Kien Long Security Service Company Limited	223,278,068	223,278,068	202,612,904	202,612,904
Huynh Ngoan		0	581,000,000	581,000,000

13 SHORT-TERM TRADE PAYABLES TO SUPPLIERS (continued)

Hong Ngoc Ha Tourism Trading Construction JSC.		0	157,385,367	157,385,367
Huynh Van Tong	303,333,300	303,333,300	284,943,600	284,943,600
VAN THINH PHUC SERVICE TRADING PRODUCTION COMPANY LIMITED	168,454,744	168,454,744	272,255,000	272,255,000
Kim Khanh Trading and Import-Export Private Enterprise		0	240,306,600	240,306,600
Doan Quy Quyen Distribution Company Limited	283,692,086	283,692,086	558,170,485	558,170,485
Red Sun Uniform Company Limited		0	227,755,000	227,755,000
Other payable to suppliers	<u>6,953,301,367</u>	<u>6,953,301,367</u>	<u>7,503,344,015</u>	<u>7,503,344,015</u>
	<u>9,916,491,788</u>	<u>9,916,491,788</u>	<u>11,927,116,263</u>	<u>11,927,116,263</u>

14 ADVANCES FROM CUSTOMERS

	<u>30/9/2025</u>	<u>01/01/2025</u>
	VND	VND
Deposits from customers	<u>312,806,000</u>	<u>26,257,000</u>
	<u>312,806,000</u>	<u>26,257,000</u>



15 TAXES AND OTHER PAYABLES TO THE STATE TREASURY

	Receivables at the beginning of the year	Payables at the beginning of the year	Payables during the period	Payments made during the period	Receivables at the end of the period	Payables at the end of the period
	VND	VND	VND	VND	VND	VND
Value added tax		433,678,232	6,221,637,432	3,686,190,830		2,969,124,834
Special consumption tax		43,730,754	495,849,564	494,066,323		45,513,995
Export and import taxes	0	0			0	0
Corporate income tax*	22,378,333,395	0			22,378,333,395	0
Corporate income tax	3,293,898				3,293,898	0
Personal income tax	2,236,800		572,782,353	595,736,528	25,190,975	
Natural resource tax		1,634,080	14,668,640	14,730,240		1,572,480
Land lease fee			49,710,233,371	1,511,923,800		48,198,309,571
Retroactive land lease fee			46,553,926,645	46,553,926,645		
Penalty for late land lease payment			1,363,363,000	1,363,363,000		
Retroactive land lease fee			42,836,609,771	42,836,609,771		
17/5/2016-16/5/2021						
Non-agricultural land use tax		0	861,732,724			861,732,724
Fees, charges and other payables			16,476,675	16,476,675		0
	<u>22,383,864,093</u>	<u>479,043,066</u>	<u>148,647,280,175</u>	<u>97,073,023,812</u>	<u>22,406,818,268</u>	<u>52,076,253,604</u>

(*) Implementation of the recommendation in the audit report of the State Audit Office Region XIII dated 18/06/2020: Due to changes in revenue and expenses during the period from 01/07/2014 to 16/05/2016, including retroactive land lease fee amounting to 105,254,993,118 VND, resulting in a reduction in corporate income tax expense of 22,378,333,395 VND.

16 PAYABLES TO EMPLOYEES

	30/9/2025	01/01/2025
	VND	VND
Salaries of employees and collaborators	3,215,898,700	6,350,409,000
	3,215,898,700	6,350,409,000

17 SHORT-TERM ACCRUED EXPENSES

	30/9/2025	01/01/2025
	VND	VND
Rental expenses for property and land	5,132,727,291	5,132,727,291
	5,132,727,291	5,132,727,291

18 SHORT-TERM UNEARNED REVENUE

	30/9/2025	01/01/2025
	VND	VND
- Unearned revenue	341,808,226	389,865,115
	341,808,226	389,865,115

19 OTHER PAYABLES

a) Short-term

	30/9/2025	01/01/2025
	VND	VND
- Deposit payables	1,349,238,848	1,057,518,128
- Revenue payable to the business partners	450,024,027	268,106,766
- Payables related to the joint venture with Chi Dat Company Limited ^(*)	29,118,387,913	29,118,387,913
Salaries and remuneration fund for the Board of Directors and the Board of Supervisors	457,952,500	484,699,000
- Dividends payable from 2017 to 2019	177,558,610	187,248,610
- Other payables and liabilities	134,637,030	150,422,125
	31,687,798,928	31,266,382,542

*Details of payables related to the joint venture with Chi Dat Company Limited are as follows:

	30/9/2025	01/01/2025
	VND	VND
- Rental revenue	27,809,090,884	27,809,090,884
- Operating results of Dam Sen Bowling Centre	1,170,965,429	1,170,965,429
- Interest payable	100,000,000	100,000,000
- Payable according to Sentence No. 27/2020/KDTM-PT dated 25/06/2020.	38,331,600	38,331,600
	29,118,387,913	29,118,387,913

These payables arose during the period from 1999 to 2007 at the Dam Sen Bowling Centre, which was established under a joint venture contract with Chi Dat Company Limited. The centre is now inactive. Execution of Sentence No. 27/2020/KDTM-PT dated 25/06/2020.

b) Long-term

	30/9/2025	01/01/2025
	VND	VND
- Long-term deposits and collaterals received	4,097,000,000	2,975,000,000
	4,097,000,000	2,975,000,000

20 OWNER'S EQUITY

a) Statement of changes in owner's equity

	Contributed Capital	Capital surplus	Undistributed earnings	Total
	VND	VND	VND	VND
Beginning balance as at 01/01/2024	1,186,840,000,000	69,686,924,280	(311,207,672,072)	945,319,252,208
Profit/Loss for 2024			(20,752,892,685)	(20,752,892,685)
Ending balance as at 31/12/2024	<u>1,186,840,000,000</u>	<u>69,686,924,280</u>	<u>(331,960,564,757)</u>	<u>924,566,359,523</u>
Beginning balance as at 01/01/2025	1,186,840,000,000	69,686,924,280	(331,960,564,757)	924,566,359,523
Profit/Loss for this quarter			(69,952,236,666)	(69,952,236,666)
Ending balance as at 30/9/2025	<u>1,186,840,000,000</u>	<u>69,686,924,280</u>	<u>(401,912,801,423)</u>	<u>854,614,122,857</u>

b) Details of owner's equity

	Ownership	30/9/2025	Rate	01/01/2025
	(%)	VND	(%)	VND
Saigon Tourist Group	49.00	581,551,600,000	49.00	581,551,600,000
SAM Holdings Corporation	34.96	414,894,250,000	34.96	414,894,250,000
Other shareholders	16.04	190,394,150,000	16.04	190,394,150,000
	<u>100.00</u>	<u>1,186,840,000,000</u>	<u>100.00</u>	<u>1,186,840,000,000</u>

c) Equity transactions with owners and the distribution of dividends

	30/9/2025	01/01/2025
	VND	VND
Owner's equity		
- Beginning balance	1,186,840,000,000	1,186,840,000,000
- Ending balance	1,186,840,000,000	1,186,840,000,000
Dividends and Profits		
- Dividends and profits payable as at beginning of the period	187,248,610	187,248,610
- Dividends and profits paid in cash		
+ Dividends and profits distributed from prior years' earnings	<u>-9,690,000</u>	
- Dividends and profits payable	<u>177,558,610</u>	<u>187,248,610</u>

d) Shares

	30/9/2025	01/01/2025
	VND	VND
Number of shares registered for issuance	118,684,000	118,684,000
Number of shares sold in public offerings	118,684,000	118,684,000
- Ordinary shares	118,684,000	118,684,000
Number of outstanding shares	118,684,000	118,684,000
- Ordinary shares	118,684,000	118,684,000
Face value of outstanding shares: 10.000 VND/share		

21 TOTAL REVENUE FROM SALES AND SERVICES

	From 01/01/2025 to 30/9/2025	From 01/01/2024 to 30/9/2024
	VND	VND
Revenue from the sale of goods	241,109,904	305,288,166
Revenue from services	<u>135,652,956,974</u>	<u>161,134,558,639</u>
	<u>135,894,066,878</u>	<u>161,439,846,805</u>

22 COST OF GOODS SOLD

	From 01/01/2025 to 30/9/2025	From 01/01/2024 to 30/9/2024
	VND	VND
Cost of goods sold	36,536,038	46,830,091
Cost of services provided	216,521,725,881	168,576,592,087
<i>In which: Annual land lease payment</i>	70,042,668,087	70,367,451,182
<i>Additional land lease payment (*)</i>	42,836,609,771	
<i>30% reduction in land lease payment (**)</i>	-20,332,434,716	
	216,558,261,919	238,990,873,360

(*) On 19/9/2025, the Company paid an additional land rental amount of 42,8 billion VND for the period from 17/5/2016-16/5/2021, in accordance with Notice No. 4197/TB-TPHCM dated 20/8/2025. Of this amount, 17 billion VND represents the land rental payable for the period from 17/5/2016-16/5/2021, and 25,8 billion VND represents the additional land rental calculated at an annual rate of 5,4% pursuant to Clause 9, Article 51 of Decree No. 103/2024/ND-CP dated 30/07/2024.

(**) In 2024, 30% reduction in land rental, equivalent to 27,1 billion VND, was recognized in full within the first six months of the year.

In 2025, 30% land rental reduction, equivalent to 27,1 billion VND, was accounted for on a straight-line basis over 12 months. Therefore, it decreased during the first 9 months of the year 20,3 billion VND.

23 FINANCIAL INCOME

	From 01/01/2025 to 30/9/2025	From 01/01/2024 to 30/9/2024
	VND	VND
Dividends and distributed profits	8,199,529,400	8,542,656,400
Interest income	15,589,875,411	22,378,234,528
	23,789,404,811	30,920,890,928

24 FINANCIAL EXPENSES

	From 01/01/2025 to 30/9/2025	From 01/01/2024 to 30/9/2024
	VND	VND
Interest expense	10,509,589	0
	10,509,589	0

25 SELLING EXPENSES

	From 01/01/2025 to 30/9/2025	From 01/01/2024 to 30/9/2024
	VND	VND
Labor cost	1,297,084,000	1,203,739,102
Advertising expenses	997,087,750	1,845,545,576
Other external services expenses	396,447,251	482,764,273
	2,690,619,001	3,532,048,951

26 GENERAL AND ADMINISTRATIVE EXPENSES

	From 01/01/2025 to 30/9/2025	From 01/01/2024 to 30/9/2024
	VND	VND
Labor cost	6,516,369,160	6,495,728,546
Tools and supplies expenses	182,075,098	104,927,662
Depreciation of fixed assets	338,493,738	75,545,498
External services expenses (Electricity, Water, Telephone, etc.)	437,651,019	385,067,082
Salaries and remuneration expenses for the Board of Directors and th	1,260,000,000	1,260,000,000
Rental expenses	0	636,363,637
Other cash expenses	1,746,020,446	1,746,753,589
	10,480,609,461	10,704,386,014

27 OTHER INCOME

	From 01/01/2025 to 30/9/2025	From 01/01/2024 to 30/9/2024
	VND	VND
Disposal of materials, tools and equipment, and fixed assets	0	123,893,143
Other income	104,331,815	160,483,652
	<u>104,331,815</u>	<u>284,376,795</u>

28 OTHER EXPENSES

	From 01/01/2025 to 30/9/2025	From 01/01/2024 to 30/9/2024
	VND	VND
Disposal of materials, tools and equipment, and fixed assets	0	0
Other expenses	40,200	13,421,043
	<u>40,200</u>	<u>13,421,043</u>

29 CURRENT CORPORATE INCOME TAX EXPENSES

	From 01/01/2025 to 30/9/2025	From 01/01/2024 to 30/9/2024
	VND	VND
(Loss)/Profit before tax	-69,952,236,666	9,771,836,342
Adjustments for increased expenses	1,491,313,032	1,598,967,252
- <i>Non-deductible expenses</i>	<i>1,491,313,032</i>	<i>1,598,967,252</i>
Adjustments for decreased expenses	-8,199,529,400	-8,542,656,400
- <i>Dividends and shared profits</i>	<i>-8,199,529,400</i>	<i>-8,542,656,400</i>
Tax loss carryforward from prior years	0	-2,828,147,194
Taxable income	-76,660,453,034	0
Tax rate	20%	20%
Corporate income tax payable for the period	<u>0</u>	<u>0</u>

30 BASIC EARNINGS PER SHARE

	From 01/01/2025 to 30/9/2025	From 01/01/2024 to 30/9/2024
	VND	VND
Net profit after tax	-69,952,236,666	9,771,836,342
Net profit attributable to ordinary shares	-69,952,236,666	9,771,836,342
Weighted average number of outstanding ordinary shares during the period	<u>118,684,000</u>	<u>118,684,000</u>
	<u>-589</u>	<u>82</u>

31 TRANSACTIONS AND BALANCES WITH RELATED PARTIES

* Transactions during the period:

	Relationship	From 01/01/2025 to 30/9/2025
		VND
Dam Sen Water Park Corporation	Associate	
- Distributed dividends		6,483,894,400
- Revenue from services		1,735,195,569
- Service expenses		22,770,370
Saigon - Da Lat JSC.	Investment in other entities	
- Distributed dividends		1,715,635,000
Saigon Dong Ha Tourist JSC.	Investment in other entities	
- Purchases of services		39,737,500

Affiliated Units of Saigontourist Group
Major Shareholder

- Revenue from services	664,218,469
<i>Head Office of Saigontourist Group</i>	58,687,407
<i>Saigontourist Cable TV Company Limited</i>	350,964,915
<i>Saigontourist Travel Service Company Limited</i>	83,178,201
<i>Oscar Saigon Hotel</i>	7,777,778
<i>Binh Quoi Tourist Village</i>	220,181,834
<i>Majestic Saigon Hotel</i>	2,115,741
- Service expenses	142,001,725
<i>Ben Thanh Hotel</i>	118,055,543
<i>Saigontourist Cable TV Company Limited</i>	23,946,182
<i>Binh Quoi Tourist Village</i>	8,708,333
<i>Sai Gon Phu Yen</i>	32,592,593
<i>Sai Gon Ninh Chu</i>	64,185,185

SAM Holdings Corporation
Major Shareholder

- Revenue from services	285,477,047
Sacom Wires and Cables Joint Stock Company	Subsidiary of SAM Holdings Corporation
- Revenue from services	338,276,500
Sacom Land Corporation	Subsidiary of SAM Holdings Corporation
- Revenue from services	157,376,036

*** Other receivables**

	Relationship	30/9/2025
		VND
Saigon Tourist Group	Major Shareholder	70,224,591,554
- <i>Saigon Tourist Group</i>		70,224,591,554

According to Audit Report by the State Audit Office Regional XIII dated 18/06/2020

*** Short-term receivables from customers**

Saigon - Da Lat JSC.		0
- <i>Dividends receivable</i>		
SAM Holdings Corporation	Major Shareholder	6,904,000
Sacom Wires and Cables Joint Stock Company	Subsidiary of SAM Holdings Corporation	92,869,700
Sacom Land Corporation	Subsidiary of SAM Holdings Corporation	6,576,000
Dam Sen Water Park Corporation	Associate	553,000,000
- <i>Other short-term receivables from customers</i>		553,000,000

Tran Thi Thu Huong
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General Director

Ho Chi Minh City, 20 October 2025

