

PHU THO TOURIST SERVICES JOINT STOCK COMPANY

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

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FINANCIAL STATEMENTS

1st Quarter 2026

**(Pursuant to Circular No. 99/2025/TT-BTC dated
27/10/2025 issued by the Ministry of Finance)**



PHU THO TOURIST SERVICE JOINT STOCK COMPANY

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

Form No. B01-DN

(Issued in accordance with Circular

No. 99/2025/TT-BTC

dated 27/10/2025 by the Ministry of Finance)

STATEMENT OF FINANCIAL POSITION

As at 31 March 2025

Unit: VND

Items	Code	Note	Ending balance	Beginning balance
A- Current Assets (100=110+120+130+140+160)	100		515.687.058.434	507.154.918.441
I- Cash and cash equivalents	110		3.939.802.180	6.054.146.587
1. Cash	111	V.1	3.939.802.180	6.054.146.587
II- Short-term financial investments	120	V.2	290.000.000.000	267.000.000.000
3. Short-term held-to-maturity investments	123		290.000.000.000	267.000.000.000
- Term deposits			290.000.000.000	267.000.000.000
III- Short-term receivables	130		195.293.137.218	200.083.412.773
1. Short-term trade receivables from customers	131	V.3	16.723.949.727	15.432.785.257
2. Short-term prepayments to suppliers	132	V.4	1.274.346.728	984.835.286
6. Other short-term receivables	135	V.5	188.900.591.262	195.271.542.729
7. Short-term allowances for doubtful debts (*)	136	V.3	-11.624.648.099	-11.624.648.099
8. Shortage of assets awaiting resolution	137	V.6	18.897.600	18.897.600
IV- Inventories	140		1.847.428.198	1.648.079.631
1. Inventories	141	V.8	1.847.428.198	1.648.079.631
V- Other current assets	160		24.606.690.838	32.369.279.450
1. Short-term prepaid expenses	161	V.9a	2.165.348.145	1.425.727.148
3. Taxes and other receivables from the State Treasury	163	V.15	22.441.342.693	30.943.552.302
B-Long-term assets (200=210+220+250+260+270)	200		412.880.534.016	416.377.903.931
I- Long-term receivables	210		12.620.452.999	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	215	V.7	19.420.452.999	19.420.452.999
7. Long-term allowances for doubtful debts (*)	216		-7.040.000.000	-7.040.000.000
II- Fixed assets	220		87.945.974.520	91.288.550.327
1. Tangible fixed assets	221	V.10	87.428.291.839	91.187.681.831
- Cost	222		627.947.952.674	626.582.765.637
- Accumulated depreciation (*)	223		-540.519.660.835	-535.395.083.806
3. Intangible fixed assets	227	V.11	517.682.681	100.868.496
- Cost	228		31.086.290.450	30.619.998.950
- Accumulated amortisation (*)	229		-30.568.607.769	-30.519.130.454
IV. Long-term assets in progress	250		8.067.379.217	8.020.379.217
2. Construction in progress	252	V.12	8.067.379.217	8.020.379.217
V- Long-term investments	260	V.2	285.063.706.756	285.063.706.756
2. Investments in joint ventures and associates	262		253.277.125.000	253.277.125.000
3. Investments in equity of other entities	263		33.605.592.683	33.605.592.683
4. Provision for long-term financial investment impairment (*)	264		-1.819.010.927	-1.819.010.927
- Provision for impairment of investments in other entities			-1.819.010.927	-1.819.010.927
VI- Other long-term assets	270		19.183.020.524	19.384.814.632
1. Long-term prepaid expenses	271	V.9b	19.183.020.524	19.384.814.632
Total assets (270=100+200)	280		928.567.592.450	923.532.822.372

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Items	Code	Note	Ending balance	Beginning balance
A-Liabilities (300=310+330)	300		67.793.221.232	55.926.899.525
I- Short-term liabilities	310		64.795.221.232	52.928.899.525
1. Short-term trade payables to suppliers	311	V.13	8.913.523.947	8.534.642.353
2. Short-term advances from customers	312		217.584.820	34.956.000
3. Dividends and profit payable	313		175.753.610	177.558.610
3. Taxes and other payables to the State Treasury	314	V.14	15.816.579.617	579.989.707
4. Payables to employees	315	V.15	3.699.283.550	6.715.724.200
5. Short-term accrued expenses	316	V.16	5.132.727.291	5.132.727.291
8. Short-term unearned revenues	319	V.17	328.963.170	339.692.992
9. Other short-term payables	320	V.18	30.506.257.239	31.405.960.384
12. Bonus and welfare fund	323		4.547.988	7.647.988
II- Long-term liabilities	330		2.998.000.000	2.998.000.000
7. Other long-term payables	338	V.18	2.998.000.000	2.998.000.000
B-Owner's equity (400=410+430)	400		860.774.371.218	867.605.922.847
I- Owner's equity	410	V.19	860.774.371.218	867.605.922.847
1. Owner's equity	411		1.186.840.000.000	1.186.840.000.000
- Ordinary shares with voting rights	411a		1.186.840.000.000	1.186.840.000.000
2. Capital surplus	412		69.686.924.280	69.686.924.280
11. Undistributed earnings	421		-395.752.553.062	-388.921.001.433
- Undistributed earnings brought forward	421a		-388.921.001.433	-331.960.564.757
- Undistributed earnings for the current period	421b		-6.831.551.629	-56.960.436.676
Total sources (440=300+400)	440		928.567.592.450	923.532.822.372

Prepared by

Tran Thi Thu Huong

Chief Accountant

Huynh Ngoc Cach

Approved, 20 April 2026

General Director

Hoang Van Ba



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PHU THO TOURIST SERVICE JOINT STOCK COMPANY

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

Form No. B 02-DN

(Issued in accordance with Circular No. 99/2025/TT-BTC dated 27/10/2025 by the Ministry of Finance)

INCOME STATEMENT

From accounting period from 01/01/2026 to 31/03/2026

Unit: VND

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 sales of goods and services	1	V.20	50 309 099 326	46 591 376 659	50 309 099 326	46 591 376 659
2. Revenue deductions	3					
3. Net revenue from sales and services (10=01-02)	10		50 309 099 326	46 591 376 659	50 309 099 326	46 591 376 659
4. Cost of goods sold	11	V.21	66 316 462 183	58 572 347 788	66 316 462 183	58 572 347 788
5. Gross profit from sales and services (20=10-11)	20		(16 007 362 857)	(11 980 971 129)	(16 007 362 857)	(11 980 971 129)
7. Financial income	21	V.22	14 820 573 306	11 646 602 034	14 820 573 306	11 646 602 034
8. Financial expenses	22	V.23		10 509 589		10 509 589
In which: Interest expenses	23			10 509 589		10 509 589
9. Selling expenses	25	V.24	1 746 027 630	1 015 942 155	1 746 027 630	1 015 942 155
10. General and administrative expenses	26	V.25	3 920 850 573	3 747 119 243	3 920 850 573	3 747 119 243
11. Net profit from operating activities [30=20+21+22-(23+25+26)]	30		(6 853 667 754)	(5 107 940 082)	(6 853 667 754)	(5 107 940 082)
12. Other income	31	V.26	22 116 125	36 940 315	22 116 125	36 940 315
13. Other expenses	32					
14. Other profit (40=31-32)	40		22 116 125	36 940 315	22 116 125	36 940 315
15. Accounting profit before tax (50=30+40)	50		(6 831 551 629)	(5 070 999 767)	(6 831 551 629)	(5 070 999 767)
16. Current income tax expense	51	V.27				
17. Deferred income tax expense	52					
18. Net profit after tax (60=50-51-52)	60		(6 831 551 629)	(5 070 999 767)	(6 831 551 629)	(5 070 999 767)
19. Basic earnings per share (*)	70	V.28				
20. Basic diluted earnings per share (*)	71					

Prepared by

Tran Thi Thu Huong

Chief Accountant

Huynh Ngoc Cach

Approved, 20 April 2026

General Director



Hoang Van Ba

PHU THO TOURIST SERVICE JOINT STOCK COMPANY

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

Form No.B03-DN

(Issued in accordance with Circular No. 99/2025/TT-BTC dated 27/10/2025 by the Ministry of Finance)

CASH FLOW STATEMENT

(Direct method)

From accounting period from 01/01/2026 to 31/03/2026

Unit: VND

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		50 612 066 369	48 871 554 204
2. Payments to suppliers for goods and services	2		(26 348 361 321)	(27 099 144 043)
3. Payments to employees	3		(17 905 069 300)	(16 862 024 500)
4. Interest paid	4			(10 509 589)
6. Other receipts from operating activities	6		13 938 561 631	12 527 812 286
7. Other payments for operating activities	7		(9 330 816 940)	(55 668 024 357)
Net cash flow from operating activities	20		10 966 380 439	(38 240 335 999)
II. Cash Flows from Investing Activities				
long-term assets	21		(47 000 000)	(1 353 234 738)
3. Payments for loans and purchases of debt instruments of other entities	23		(179 000 000 000)	
4. Receipts from collection of loans and sales of debt instruments of other entities	24		156 000 000 000	16 000 000 000
7. Receipts from loan interest, dividends, and distributed profits	27		9 968 080 154	87 551 468
Net cash flow from investing activities	30		(13 078 919 846)	14 734 316 730
III. Cash Flows from Financing Activities				
3. Receipts from borrowings	33			4 000 000 000
4. Payments for principal loan repayments	34			(4 000 000 000)
6. Dividends and profits paid to owners	36		(1 805 000)	
Net cash flow from financing activities	40		(1 805 000)	
Net cash flow for the period (50 = 20 + 30 + 40)	50		(2 114 344 407)	(23 506 019 269)
Cash and cash equivalents at the beginning of the period	60		6 054 146 587	45 409 601 172
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70		3 939 802 180	21 903 581 903

Prepared by

Chief Accountant

20 April 2026

General Director

Tran Thi Thu Huong

Huynh Ngoc Cach

Hoang Van Ba



NOTES TO THE FINANCIAL STATEMENTS*From accounting period from 01/01/2026 to 31/03/2026***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 Characteristics of the Company's operations during the fiscal year affecting the Financial Statements**

Operating revenue for Q1/2026 increased by 3.7 billion VND, representing an 8% increase year-on-year.

Financial income increased by 3.1 billion VND, equivalent to a 27% increase year-on-year. However, cost of goods sold increased by 7.7 billion VND, corresponding to a 13% increase year-on-year, primarily due to the fact that in 2025 the Company benefited from a 30% reduction in land lease fees at No. 03 Hoa Binh, resulting in a decrease of 6.7 billion VND in Q1/2025. These factors led to a decline in profit after tax for Q1/2026, with an additional loss of 1.8 billion VND, equivalent to a 34% decrease year-on-year.

6 Company structure**a) List of joint ventures and associates:**

Company Name	Place of incorporation and	Ownership interest	Voting rights	Principal business activities
Dam Sen Water Park Corporation	Ho Chi Minh City	33,54%	33,54%	Entertainment and recreation services and other services
Sai Gon – Da Lat Joint Stock Company	Da Lat City	13,67%	13,67%	Restaurant and hotel services
Sai Gon Dong Ha Tourism Joint Stock Company	Quang Tri Province	3,23%	3,23%	Restaurant and hotel services

b) List of dependent units	Address	Principal activity
Representative Office of Phu Tho Tourist Service Joint Stock Company	Ho Chi Minh City	Representative office
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
Dam Sen Travel	Ho Chi Minh City	Tourism services

7 Number of employees as at 31/03/2026: 441 employees

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

1 Applied accounting standards

The Company applies the Vietnamese Enterprise Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Minister of Finance.

2 Statement of compliance with Vietnamese Accounting Standards and the Accounting System

The Company has applied Vietnamese Accounting Standards and the relevant guidance issued by the State. The Financial Statements have been prepared and presented in full compliance with all requirements of each standard, the implementing circulars, and the prevailing Vietnamese Enterprise Accounting System.

IV. Applied accounting policies, accounting estimates, and relevant legal regulations

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 Accounting principles for financial investments

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 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 (not classified as trading securities) and where the Company does not have significant influence over the investee: If the investment is in listed shares or the fair value of the investment can be reliably determined, the provision is made based on the market value of the shares; If the fair value of the investment cannot be reliably determined at the reporting date, the provision is determined based on the financial statements of the investee at the time of provision recognition.
- For held-to-maturity investments: allowances for doubtful debts are established based on the recoverability assessment, in accordance with legal regulations

3 Accounting principles for receivables

Receivables are monitored in detail by maturity, counterparty, currency denomination, and other factors in accordance with the Company's management requirements. Receivables are classified as short-term or long-term in the Financial Statements based on their remaining maturity as at the reporting date.

An allowance for doubtful receivables is recognized for: overdue receivables as stipulated in economic contracts, loan agreements, contractual commitments or debt undertakings, and receivables not yet due but considered unlikely to be recoverable. The provision for overdue receivables is determined based on the original repayment terms under the sales contracts, without considering any extensions granted between the parties. Receivables not yet due are also provided for where the debtor is bankrupt, undergoing liquidation procedures, missing, absconded, or where a potential loss is anticipated.

4 Accounting principles for 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 net realizable value is estimated based on the selling price of inventories less the estimated costs to complete the products and the estimated costs necessary to sell them.

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 Accounting principles and depreciation of tangible fixed assets (including perennial plants for recurring harvest and working livestock), intangible fixed assets, finance lease assets, and investment property

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 Accounting principles for business cooperation contracts (BCC)

A Business Cooperation Contract (BCC) is a contractual arrangement between two or more parties to jointly conduct economic activities without forming a separate legal entity. Such activities may be jointly controlled by the contributing parties in accordance with the agreement or controlled by one of the participating parties.

Contributions in cash or assets received from other parties for BCC activities are recognized as liabilities. Contributions in cash or assets made to BCC activities are recognized as receivables. During the implementation of a BCC, accounting treatment is applied depending on the specific form of the arrangement as follows:

a) For BCCs in the form of jointly controlled assets

The participating parties maintain detailed accounting records within their own accounting systems to recognize and present in their Financial Statements the following:

- Contributions to jointly controlled assets, classified according to the nature of the assets;
- Liabilities incurred individually by each contributing party;

- Share of jointly incurred liabilities with other participating parties arising from the joint operation;
- Income from the sale or use of the share of output received from the joint operation, together with the allocated share of expenses;
- Expenses incurred in relation to the joint investment contributions.

When jointly controlled assets are put into operation, the BCC may transition into a jointly controlled operation, whereby each participating party is entitled to receive products or revenue generated from the use and exploitation of the jointly controlled assets and bears a portion of the related costs in accordance with the contractual agreement.

b) For BCCs in the form of jointly controlled operations

The participating parties maintain accounting records to recognize and present in their Financial Statements the following:

- Assets contributed to the joint operation and controlled by the contributing party;
- Liabilities to be borne;
- Revenue shared from the sale of goods or provision of services of the joint operation;
- Expenses to be borne.

The parties allocate revenue from the sale of goods or provision of services and share common costs in accordance with the terms of the BCC agreement.

7 Accounting principles for prepaid expenses

Expenses incurred that relate to the results of production and business activities over multiple accounting periods are recognized as prepaid expenses and are amortized to profit or loss in 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

The Company's prepaid expenses include:

- Tools and equipment: comprising assets held for use in the normal course of business, with a cost of less than 30 million VND per item and therefore not qualifying for recognition as fixed assets under current regulations. The cost of tools and equipment is amortized using the straight-line method over a period of 01 to 03 years.
- Other prepaid expenses: recognized at cost and amortized using the straight-line method over a useful life of less than 36 months.

8 Accounting principles for trade payables

Payables are monitored in detail by maturity, counterparties, currency denomination, and other factors in accordance with the Company's management requirements. Payables are classified as short-term or long-term in the Financial Statements based on their remaining maturity as at the reporting date.

9 Accounting principles for dividends and profit payable

Dividends payable to shareholders are recognized as a liability in the Statement of Financial Position after the Board of Directors issues the dividend declaration and the Vietnam Securities Depository and Clearing Corporation announces the record date for dividend entitlement.

10 Accounting principles for accrued expenses

Payables for goods and services already received from suppliers or provided to customers during the reporting year but not yet paid, as well as other payables such as rental expenses, are recognized as production and operating expenses of the reporting year.

The recognition of accrued expenses is based on the matching principle between revenue and expenses incurred during the year. Such accruals are subsequently settled against actual costs incurred. Any difference between the accrued amount and the actual cost is reversed.

11 Accounting principles for unearned revenue

Unearned revenue includes amounts received in advance from customers for one or more accounting periods, such as payments for massage services, package tickets, forest protection services, etc.

Unearned revenue is recognized as revenue from sales and service provision in amounts appropriate to each accounting period.

12 Accounting principles for provisions

Provisions are recognized only when all of the following conditions are met:

- The Company has a present obligation (legal or constructive) as a result of a past event;
- It is probable that an outflow of economic benefits will be required to settle the obligation;
- A reliable estimate can be made of the amount of the obligation.

The amount recognized as a provision is the best estimate of the expenditure required to settle the present obligation at the end of the fiscal year.

Only expenditures relating to the provision originally recognized are charged against that provision. Provisions are recognized as production and operating expenses of the fiscal year.

Any excess of provisions recognized in prior years that remains unused and exceeds the provisions required in the current reporting year is reversed and recorded as a reduction of production and operating expenses, except for any excess related to provisions for construction warranty obligations, which is reversed and recognized as other income in the year.

13 Accounting principles for borrowings and finance lease liabilities

Borrowings are monitored by lender, individual loan agreements, and repayment maturities.

14 Accounting principles for recognition and capitalization of borrowing costs

Borrowing costs are recognized as production and operating expenses in the period in which they are incurred, except for borrowing costs directly attributable to the acquisition, construction, or production of assets under construction, which are capitalized as part of the cost of such assets when the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. In addition, for specific borrowings used for the construction of fixed assets or investment property, borrowing costs are capitalized even when the construction period is less than 12 months.

15 Accounting principles for equity

Owners' contributed capital is recognized based on the actual amount contributed by the shareholders.

Share premium reflects the difference between the par value (net of directly attributable issuance costs) and the issue price of shares (including treasury share reissuance). It may be positive (where the issue price exceeds par value and related costs) or negative (where the issue price is below par value and related costs).

Retained earnings reflect the Company's results of operations (profit or loss) after corporate income tax and the distribution of profits or treatment of losses. Dividends or profit distributions exceeding retained earnings are recorded as a reduction of contributed capital. Retained earnings may be distributed to investors based on their ownership ratios after approval by the General Meeting of Shareholders and after appropriations to funds in accordance with the Company Charter and applicable Vietnamese laws.

16 Accounting principles and methods for revenue and other income recognition

Revenue from sale of goods and provision of services

Revenue from sale of goods

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

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company no longer retains managerial involvement or control over the goods;
- Revenue can be measured reliably;
- It is probable that economic benefits associated with the transaction will flow to the Company.

Revenue from provision of services

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

- Revenue can be measured reliably;
- It is probable that economic benefits from the transaction will flow to the Company;
- The stage of completion of the transaction at the reporting date can be measured reliably;
- Costs incurred and costs to complete the transaction can be measured reliably

The stage of completion of service transactions is determined using the percentage-of-completion method.

Financial income

Income arising from bank interest, dividends, and other financial activities is recognized when both of the following conditions are met:

- It is probable that economic benefits will flow to the Company;
- The income can be measured reliably.

Dividends and profit distributions are recognized when the Company has the right to receive such dividends or profit distributions.

17 Accounting principles for cost of goods sold

Cost of goods sold and services rendered represents the total costs incurred for finished goods, merchandise, materials sold, and services provided to customers during the year. These costs are recognized in line with the revenue generated in the period and in accordance with the prudence principle. Abnormal losses of materials and goods exceeding normal levels, abnormal costs, direct labor costs and fixed manufacturing overheads not allocated to inventory, allowance for inventory write-downs, and losses of inventories after deducting the responsibility of relevant individuals or groups are fully and promptly recognized in cost of goods sold during the year, even if such goods have not yet been determined as sold.

18 Accounting principles for finance expenses

Finance expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs.

19 Corporate income tax

Current corporate income tax expense

Current corporate income tax expense is determined based on taxable income for the year and the applicable corporate income tax rate.

Applicable corporate income tax rate

For the fiscal year ended 31/12/2026, the Company applies a corporate income tax rate of 20% on taxable income from its production and business activities.

20 Related parties

Parties are considered related if one party has the ability to control or exercise significant influence over the other in making financial and operating policy decisions. The Company's related parties include:

- Enterprises that directly or indirectly through one or more intermediaries control, are controlled by, or are under common control with the Company, including parent companies, subsidiaries, and associates;
- Individuals who directly or indirectly hold voting power in the Company and have significant influence over the Company, key management personnel, and close family members of such individuals;
- Enterprises in which the above individuals directly or indirectly hold significant voting power or have significant influence.

In assessing each related party relationship for the purpose of preparing and presenting the Financial Statements, the Company considers the substance of the relationship rather than its legal form.

V. Supplementary information for items presented in the Statement of financial position

Unit: VND

1 CASH AND CASH EQUIVALENTS

	31/3/2026	01/01/2026
Cash and cash equivalents held by the Company that are not restricted in use		
Cash	1.108.262.000	1.486.388.000
Non-term bank deposits	2.804.545.414	4.536.382.638
Cash in transit	26.994.766	31.375.949
Cash equivalents		
Total	3.939.802.180	6.054.146.587

Non-term bank deposits:

Joint Stock Commercial Bank for Foreign Trade of Vietnam – Hung Vuong Branch	2.099.104.444	3.463.563.209
Sai Gon Thuong Tin Commercial Joint Stock Bank		442.740.391
Military Commercial Joint Stock Bank – Transaction Office No. 2 Branch	320.356.122	
Other banks	385.084.848	630.079.038

2 FINANCIAL INVESTMENTS

a Held-to-maturity investments

Indicators	31/03/2026			01/01/2026		
	Cost	Recoverable amount	Provision amount	Cost	Recoverable amount	Provision amount
Short-term	290.000.000.000	290.000.000.000	0	267.000.000.000	267.000.000.000	0
Term deposits	290.000.000.000	290.000.000.000		267.000.000.000	267.000.000.000	
Vietnam Asia Commercial Joint Stock Bank	169.000.000.000	169.000.000.000		157.500.000.000	157.500.000.000	
Viet Nam Thuong Tin Commercial Joint Stock Bank	116.500.000.000	116.500.000.000		105.000.000.000	105.000.000.000	
Other banks	4.500.000.000	4.500.000.000		4.500.000.000	4.500.000.000	
Total	290.000.000.000	290.000.000.000	0	267.000.000.000	267.000.000.000	0

b Investments in other entities

Chỉ tiêu	31/03/2026			01/01/2026		
	Cost	Recoverable amount	Provision amount	Cost	Recoverable amount	Provision amount
Investment in associates	253.277.125.000	253.277.125.000	0	253.277.125.000	253.277.125.000	0
Dam Sen Water Park Corporation	253.277.125.000	253.277.125.000		253.277.125.000	253.277.125.000	
Investments in other entities	33.605.592.683	33.605.592.683	-1.819.010.927	33.605.592.683	33.605.592.683	-1.819.010.927
Saigon - Da Lat JSC.	29.442.390.096	29.442.390.096		29.442.390.096	29.442.390.096	
Saigon Dong Ha Tourism JSC.	4.163.202.587	4.163.202.587	-1.819.010.927	4.163.202.587	4.163.202.587	-1.819.010.927
Total	286.882.717.683	286.882.717.683	-1.819.010.927	282.719.515.096	282.719.515.096	-1.819.010.927

Detailed information about the Company's joint ventures and associates as at 31/03/2026 is as follows:

Company name	Place of incorporation and	Ownership	Voting rights	Principal activities
Investment in associates				
Dam Sen Water Park Corporation	Ho Chi Minh City	33,54%	33,54%	Recreational, entertainment, and other services
Equity investment in other entities				
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	31/03/2026		01/01/2026	
	Carrying amount	Provision amount	Carrying amount	Provision amount
- Receivables accounting for 10% or more	13.206.165.917	-11.271.069.917	13.193.570.917	-11.271.069.917
Nhat Pham Hoang Gia Healthcare Company Limited	2.471.730.400	-2.251.730.400	2.471.730.400	-2.251.730.400
Hung Ocean Trading and Producing Corporation	9.619.339.517	-9.019.339.517	9.619.339.517	-9.019.339.517
Ho Chi Minh City Protection Forest Management Board	1.115.096.000		1.102.501.000	
- Related party	455.708.800	0	454.243.400	0
Sacom Wire and Cable Joint Stock Co			37.985.200	
Sacom Real Estate Joint Stock Company	3.930.600		5.715.000	
My Thuy International Port Joint Venture Joint Stock Company	79.971.800		88.987.000	
Dam Sen Water Park Corporation	260.000.000		260.000.000	
Hung Vuong Insurance Corporation	15.401.800		8.784.600	
Vico High-Quality Quartz Company Limited			3.314.600	
Infinity Group Investment Joint Stock Company	96.404.600		49.457.000	
Other trade receivables	3.062.075.010	-166.760.000	1.784.970.940	-166.760.000
	16.723.949.727	-11.437.829.917	15.432.785.257	-11.437.829.917
b) Long-term				
Mr. Vo Trung Thiep	240.000.000	-240.000.000	240.000.000	-240.000.000
	240.000.000	-240.000.000	240.000.000	-240.000.000
Cộng	16.963.949.727	-11.677.829.917	15.672.785.257	-11.677.829.917

4 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31/03/2026		01/01/2026	
	Carrying amount	Provision amount	Carrying amount	Provision amount
Au Lac Technology Applications And Media Company Limited	175.000.000	-	175.000.000	-
L.Y.S Trading Service and Tourism Company Limited	417.800.000			
Minh Lawyers Partnership Law Firm	50.000.000		150.000.000	
Other advances to suppliers	631.546.728	-	659.835.286	-
	1.274.346.728	-	984.835.286	-

5 OTHER RECEIVABLES

	31/03/2026		01/01/2026	
	Carrying amount	Provision amount	Carrying amount	Provision amount
a) Short-term				
Details by nature	188.900.591.262	186.818.182	195.271.542.729	186.818.182
Interest receivables on deposits	8.050.554.916	-	14.148.743.808	-
Receivables from employees	91.625.000	-	313.800.000	-
Deposits and collateral	492.704.757	-	539.129.568	-
Expenses paid on behalf of others	179.894.078.760		179.894.078.760	
<i>Additional land lease fees receivable from 2010 to 16/05/2016 – Phu Tho Tourist Service Company Limited (single-member LLC)</i>	<i>2.728.877.249</i>		<i>2.728.877.249</i>	<i>-</i>
<i>Receivables from Saigontourist Group (a)*</i>	<i>70.224.591.554</i>		<i>70.224.591.554</i>	
<i>Advance payment of land lease fees for the pre-equitization period in accordance with Notice No. 47630/TB-CCT (a**)</i>	<i>82.033.703.247</i>		<i>82.033.703.247</i>	
<i>Advance payment of late payment interest on land lease fees for the pre-equitization period in accordance with Notice No. 47630/TB-CCT (a**)</i>	<i>24.906.906.710</i>		<i>24.906.906.710</i>	
Hung Dai Duong Trading and Production Joint Stock Company	195.454.545	-136.818.182	195.454.545	-136.818.182
Lavifood Joint Stock Company	50.000.000	-50.000.000	50.000.000	-50.000.000
Other receivables	126.173.284	-	130.336.048	-
Details by counterparty	188.900.591.262	186.818.182	195.271.542.729	186.818.182
Related parties	70.224.591.554		70.224.591.554	
Saigontourist Group	70.224.591.554		70.224.591.554	
Other parties	118.675.999.708	186.818.182	125.046.951.175	186.818.182
Vietnam Asia Commercial Joint Stock Bank – Lac Long Quan Branch	5.145.348.068		7.973.271.204	
Viet Nam Thuong Tin Commercial Joint Stock Bank – Tay Sai Gon Branch	2.806.178.078		6.118.260.273	
Hung Dai Duong Trading and Production Joint Stock Company	195.454.545	-136.818.182	195.454.545	-136.818.182
Other counterparties	110.529.019.017	-50.000.000	110.759.965.153	-50.000.000
b) Long-term				
Details by nature	19.420.452.999	6.800.000.000	19.420.452.999	6.800.000.000
Deposits and collateral	990.000.000	-	990.000.000	-
An Thai Law Office	200.000.000	-200.000.000	200.000.000	-200.000.000
Receivables related to Dam Sen Bowling Commercial Center (*)	10.960.656.948	-6.600.000.000	10.960.656.948	-6.600.000.000
<i>Loans</i>	<i>6.600.000.000</i>		<i>6.600.000.000</i>	
<i>Borrowing costs</i>	<i>1.432.135.066</i>		<i>1.432.135.066</i>	
<i>Company and the supermarket</i>	<i>2.032.385.490</i>		<i>2.032.385.490</i>	
<i>Receivables related to procurement of materials</i>	<i>240.000.000</i>		<i>240.000.000</i>	
<i>VAT paid on behalf</i>	<i>615.227.301</i>		<i>615.227.301</i>	
<i>Other amounts</i>	<i>40.909.091</i>		<i>40.909.091</i>	
Legal expenses (*)	190.000.000		190.000.000	
27/2020/KDTM-PT dated 25/06/2020	7.042.796.051		7.042.796.051	
Valuation of Bowling assets	37.000.000		37.000.000	

5 OTHER RECEIVABLES (continued)

Details by counterparty	19.420.452.999	6.800.000.000	19.420.452.999	6.800.000.000
Chi Dat Trading Company Limited	11.187.656.948	-6.600.000.000	11.187.656.948	-6.600.000.000
Other counterparties	8.232.796.051	-200.000.000	8.232.796.051	-200.000.000

(a*) Implementing the recommendations in the Audit Report of the State Audit Office – Region XIII dated 18/06/2020: receivables from the parent company relating to post-tax profit for the period from 01/07/2014 to 16/05/2016 amounted to 75.271.406.874 VND; offset against late payment interest payable to the parent company of 12.652.068.169 VND in accordance with Official Letter No. 837/TCT-TCKT dated 12/10/2020 of Saigon Tourism Holding Company:
 $75.271.406.874 \text{ VND} - 12.652.068.169 \text{ VND} = 62.619.338.705 \text{ VND}$.

According to Official Letter No. 319/KV XIII-TH dated 23/07/2021 of the State Audit Office – Region XIII, the payable amount to the parent company was reduced by 7.605.252.849 VND. Accordingly, the receivable from Saigon Tourism Holding Company is:
 $62.619.338.705 \text{ VND} + 7.605.252.849 \text{ VND} = 70.224.591.554 \text{ VND}$.

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

Note: According to Notice No. 337/TB-CCTQ11 dated 31/03/2020 of District 11 Tax Department, the additional land lease fees for the property at No. 03 Hoa Binh – Dam Sen Cultural Park for the period from 01/01/1996 to 30/06/2014 amounted to 162.470.761.414 VND. The tax authority offset land lease payments already made by the Company from 2020 onward based on State Audit conclusions and subsequent tax notices. Therefore, the enforced tax liability under Notice No. 47630/TB-CCT amounted to 55.585.521.614 VND.

On 02/12/2024, the Joint Stock Commercial Bank for Foreign Trade of Vietnam deducted 3.437.798.698 VND from the Company's account in accordance with Decision No. 1720/QĐ-CCT-CC and the State budget collection order dated 19/11/2024 issued by the District 11 Tax Department for enforcement of an administrative tax decision.

Pursuant to Resolution No. 280/NQ-HĐTV dated 19/12/2024 of the Members' Council of the parent company, on 09/01/2025 Phu Tho Tourist Service Joint Stock Company made an advance payment of 46.553.926.645 VND. On 18/02/2025, the Company paid late payment interest of 1.363.363.000 VND in accordance with Notice No. 4009/TB-CCT dated 10/02/2025.

(b)* These receivables arose during the period from 1999 to 2007 from the Dam Sen Bowling Commercial Center, established under a joint venture agreement with Chi Dat Trading Company Limited, which has now ceased operations.

(b**) Enforcement of Judgment No. 27/2020/KDTM-PT dated 25/06/2020.

6 SHORTAGE OF ASSETS AWAITING RESOLUTION

	31/03/2026	01/01/2026
	VND	VND
Fixed assets	18.897.600	18.897.600
	<u>18.897.600</u>	<u>18.897.600</u>

7 DOUBTFUL DEBTS

	31/03/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
Total overdue receivables or receivables not yet due but considered doubtful				
Trade receivables	12.497.829.917	820.000.000	12.497.829.917	820.000.000
Nhat Pham Hoang Gia Healthcare Company Limited	2.471.730.400	220.000.000	2.471.730.400	220.000.000
Hung Dai Duong Trading and Production Joint Stock Company	9.619.339.517	600.000.000	9.619.339.517	600.000.000
Other counterparties	406.760.000		406.760.000	
Other receivables	7.045.454.545	58.636.363	7.045.454.545	58.636.363
Chi Dat Trading Company Limited	6.600.000.000		6.600.000.000	
Hung Dai Duong Trading and Production Joint Stock Company	195.454.545	58.636.363	195.454.545	58.636.363
Other counterparties	250.000.000		250.000.000	
	<u>19.543.284.462</u>	<u>878.636.363</u>	<u>19.543.284.462</u>	<u>878.636.363</u>

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

8 INVENTORIES

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
Raw materials	1.493.249.664	1.337.806.344
Goods	354.178.534	310.273.287
	<u>1.847.428.198</u>	<u>1.648.079.631</u>

9 PREPAID EXPENSES**a) Short-term**

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
- Tools and equipment	181.295.033	126.706.861
- Repair expenses	1.289.092.958	1.108.278.438
- Other short-term prepaid expenses	694.960.154	190.741.849
	<u>2.165.348.145</u>	<u>1.425.727.148</u>

b) Long-term

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
- Tools and equipment	2.429.778.937	2.409.592.196
- Major repairs of fixed assets	8.380.140.384	8.557.236.692
- Depreciation expenses of Dam Sen Bowling Centre	6.995.003.594	6.995.003.594
- Other long-term prepaid expenses	1.378.097.609	1.422.982.150
	<u>19.183.020.524</u>	<u>19.384.814.632</u>

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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	387.985.192.003	199.100.157.206	28.972.149.852	4.642.056.312	5.883.210.264	626.582.765.637
Additions	94.150.000	1.161.037.037	110.000.000	0	0	1.365.187.037
<i>Purchases during the period</i>	0	1.161.037.037	110.000.000	0	0	1.271.037.037
<i>Increase as per the audited settlement report</i>	94.150.000	0	0	0	0	94.150.000
<i>Upgrade</i>	0	0	0	0	0	0
Decreases	0	0	0	0	0	0
<i>Liquidation and disposal</i>	0	0	0	0	0	0
Ending balance	388.079.342.003	200.261.194.243	29.082.149.852	4.642.056.312	5.883.210.264	627.947.952.674
Accumulated Depreciation						
Beginning balance	320.919.959.079	179.143.933.053	26.258.838.870	4.613.992.053	4.458.360.751	535.395.083.806
Depreciation for the period	3.161.869.640	1.708.773.010	135.064.890	1.519.503	117.349.986	5.124.577.029
Liquidation and disposal	0	0	0	0	0	0
Ending balance	324.081.828.719	180.852.706.063	26.393.903.760	4.615.511.556	4.575.710.737	540.519.660.835
Net carrying amount						
Beginning balance	67.065.232.924	19.956.224.153	2.713.310.982	28.064.259	1.424.849.513	91.187.681.831
Ending balance	63.997.513.284	19.408.488.180	2.688.246.092	26.544.756	1.307.499.527	87.428.291.839

In which:

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

417.098.096.447 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
- Additions	466.291.500		466.291.500
Decrease during the period (disposals, transfers)			0
Ending balance	<u>3.561.541.723</u>	<u>27.524.748.727</u>	<u>31.086.290.450</u>
Accumulated Depreciation			
Beginning balance	2.994.381.727	27.524.748.727	30.519.130.454
- Amortisation for the period	49.477.315		49.477.315
Decrease during the period (disposals, transfers)			0
Ending balance	<u>3.043.859.042</u>	<u>27.524.748.727</u>	<u>30.568.607.769</u>
Net carrying amount			
Beginning balance	100.868.496	-	100.868.496
Ending balance	<u>517.682.681</u>	<u>-</u>	<u>517.682.681</u>

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

12 CONSTRUCTION IN PROGRESS

	31/03/2026	01/01/2026
	VND	VND
1 Architectural and landscape planning for business locations :	3.626.471.525	3.626.471.525
<i>Prepare architectural and landscape planning - Dam Sen Cultural Park</i>	<i>1.755.683.637</i>	<i>1.755.683.637</i>
<i>1/500 detailed construction planning - Dam Sen Cultural Park</i>	<i>1.710.181.825</i>	<i>1.710.181.825</i>
<i>Prepare 1/500 detailed construction plan for Vam Sat Ecopark</i>	<i>160.606.063</i>	<i>160.606.063</i>
2 Complete land use documentation:	1.869.955.920	1.869.955.920
<i>Consulting services for land use rights certificate application - Dam Sen Cultural Park</i>	<i>1.114.235.789</i>	<i>1.114.235.789</i>
<i>Prepare documents for transferring land areas use rights certificates for No. 79 and 83 Hoa Binh Street</i>	<i>272.727.272</i>	<i>272.727.272</i>
<i>Surveying and mapping for No. 79 and 83 Hoa Binh Street</i>	<i>5.163.636</i>	<i>5.163.636</i>
<i>Prepare procedures for applying for a land use right certificate for Phu Tho Hotel</i>	<i>301.465.587</i>	<i>301.465.587</i>
<i>Prepare procedures for leasing land at the Vam Sat Ecopark</i>	<i>176.363.636</i>	<i>176.363.636</i>
3 Snow House Project - Dam Sen Cultural Park : Consultancy for technical concept design, feasibility report, and bidding consultancy.	501.955.297	501.955.297
4 Repairing, renovating, and upgrading - Dam Sen Cultural Park	892.632.839	845.632.839
5 Dam Sen - Ban Me Ecological Recreation and Resort Area	<u>1.176.363.636</u>	<u>1.176.363.636</u>
	<u>8.067.379.217</u>	<u>8.020.379.217</u>

13 PAYABLES TO SUPPLIERS

a Short term

	31/03/2026		01/01/2026	
	Carrying amount	Repayable amount	Carrying amount	Repayable amount
Other parties	8.912.846.947	8.912.846.947	8.534.450.353	8.534.450.353
Cuong Tam Food Company Limited	205.515.978	205.515.978	223.368.500	223.368.500
TTC Energy JSC.	171.269.655	171.269.655	125.930.898	125.930.898
Amazing Xin Chao Performing Arts Company Limited	635.000.000	635.000.000		0
Tam Binh Seafood Company Limited	142.163.900	142.163.900	422.288.900	422.288.900
Ho Chi Minh City Power Corporation Limited – Cho Lon Power Company Branch	477.627.408	477.627.408	442.962.290	442.962.290

13 PAYABLES TO SUPPLIERS (continued)

21 Chemical One Member Limited Liability Company	693.179.200	693.179.200	362.145.200	362.145.200
Kien Long Security Services Company Limited	193.575.832	193.575.832	100.451.616	100.451.616
Duong Long Construction – Trading – Environment Company Limited	258.832.000	258.832.000	499.000.000	499.000.000
Kim Hoa Advertising Trading and Services Company Limited		0	377.000.000	377.000.000
Huynh Van Tong	183.754.700	183.754.700	154.591.100	154.591.100
Bespoke Marketing Company Limited	360.000.000	360.000.000		0
Ly Nguyen Garment Company Limited		0	178.400.000	178.400.000
Doan Quy Quyen Distribution Company Limited	444.438.432	444.438.432	333.620.668	333.620.668
Hai Duong Production – Mechanical – Construction – Trading – Services Company Limited		0	152.172.000	152.172.000
Other trade payables	5.147.489.842	5.147.489.842	5.162.519.181	5.162.519.181
Related parties	677.000	677.000	192.000	192.000
Hung Vuong Insurance Corporation	677.000	677.000	192.000	192.000
	<u>8.913.523.947</u>	<u>8.913.523.947</u>	<u>8.534.642.353</u>	<u>8.534.450.353</u>

14 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		517.802.107	2.370.247.526	2.215.918.050		672.131.583
Special consumption tax		60.608.400	154.426.554	168.398.598		46.636.356
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	0			3.293.898	0
Personal income tax	20.990.325		83.248.250	121.973.325	59.715.400	
Natural resource tax		1.579.200	4.666.480	4.630.640		1.615.040
Land lease fee		0	23.347.556.030			23.347.556.030
Retroactive land lease fee for the period from 17/05/2016 to 16/05/2021 pursuant to Notice No. 4197/TB-TPHCM.	8.540.934.684				8.540.934.684	
Non-agricultural land use tax		0	289.575.292			289.575.292
Fees, charges and other payables		0	140.012	140.012		0
	<u>30.943.552.302</u>	<u>579.989.707</u>	<u>26.249.860.144</u>	<u>2.511.060.625</u>	<u>30.982.277.377</u>	<u>24.357.514.301</u>
						6.624.763.076

(*) Implementing the recommendations in the Audit Report of the State Audit Office – Region XIII dated 18/06/2020: due to adjustments in revenue and expenses for the period from 01/07/2014 to 16/05/2016, including additional land lease fees of 105.254.993.118 VND, resulting in a decrease in corporate income tax expense of 22.378.333.395 VND.

(*) On 19/09/2025, the Company paid additional land lease fees of 42.8 billion VND for the period from 17/05/2016 to 16/05/2021 in accordance with Notice No. 4197/TB-TPHCM dated 20/08/2025. Of this amount, 17 billion VND represents land lease fees payable for the period from 17/05/2016 to 16/05/2021, and 25.8 billion VND represents additional land lease fees calculated at 5.4% per annum in accordance with Clause 9, Article 51 of Decree No. 103/2024/NĐ-CP dated 30/07/2024.

Pursuant to Notice No. 1323/TB-TPHCM dated 26/01/2026, the additional payment was adjusted to 3.6% per annum in accordance with Decree No. 291/2025/NĐ-CP dated 06/11/2025, resulting in a total payable amount of 34.29 billion VND. Accordingly, the Company has an overpayment of land lease fees amounting to 8.5 billion VND under Notice No. 1323.

15 PAYABLES TO EMPLOYEES

	31/3/2026	01/01/2026
	VND	VND
Salaries of employees and collaborators	3.699.283.550	6.715.724.200
	<u>3.699.283.550</u>	<u>6.715.724.200</u>

16 SHORT-TERM ACCRUED EXPENSES

	31/3/2026	01/01/2026
	VND	VND
Office land and building rental expenses (Party Committee Office)	5.132.727.291	5.132.727.291
	<u>5.132.727.291</u>	<u>5.132.727.291</u>

17 SHORT-TERM UNEARNED REVENUE

	31/3/2026	01/01/2026
	VND	VND
- Unearned revenue	328.963.170	339.692.992
	<u>328.963.170</u>	<u>339.692.992</u>

18 OTHER PAYABLES

a) Short-term

	31/3/2026	01/01/2026
	VND	VND
- Deposit payables	783.015.333	1.617.928.533
- Revenue payable to the business partners	274.756.961	190.869.413
- 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	196.000.000	340.352.500
- Other payables and liabilities	134.097.032	138.422.025
	<u>30.506.257.239</u>	<u>31.405.960.384</u>

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

	31/03/2026	01/01/2026
	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
	<u>29.118.387.913</u>	<u>29.118.387.913</u>

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

	31/03/2026	01/01/2026
- Long-term deposits and collaterals received	2.998.000.000	2.975.000.000
	<u>2.998.000.000</u>	<u>2.975.000.000</u>

19 OWNER'S EQUITY

a) Statement of changes in owner's equity

	Contributed Capital VND	Capital surplus VND	Undistributed earnings VND	Total VND
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 2025			(56.960.436.676)	(56.960.436.676)
Balance as at 31/12/2025	<u>1.186.840.000.000</u>	<u>69.686.924.280</u>	<u>(388.921.001.433)</u>	<u>867.605.922.847</u>
Balance as at 01/01/2026	1.186.840.000.000	69.686.924.280	(388.921.001.433)	867.605.922.847
Profit/Loss in the period			(6.831.551.629)	(6.831.551.629)
Balance as at 31/03/2026	<u>1.186.840.000.000</u>	<u>69.686.924.280</u>	<u>(395.752.553.062)</u>	<u>860.774.371.218</u>

b) Details of owner's equity

	Ownership (%)	46112 VND	Ownership (%)	01/01/2026 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	<u>16,04</u>	<u>190.394.150.000</u>	<u>16,04</u>	<u>190.394.150.000</u>
	<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

	31/3/2026 VND	01/01/2026 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	177.558.610	177.558.610
- Dividends and profits paid in cash		
+ Dividends and profits distributed from prior years' earnings	<u>1.805.000</u>	
- Dividends and profits payable	<u>175.753.610</u>	<u>177.558.610</u>

d) Shares

	31/3/2026 VND	01/01/2026 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	<u>118.684.000</u>	<u>118.684.000</u>
Number of outstanding shares	118.684.000	118.684.000
- Ordinary shares	<u>118.684.000</u>	<u>118.684.000</u>
Face value of outstanding shares: 10.000 VND/share		

20 TOTAL REVENUE FROM SALES AND SERVICES

	From 01/01/2026 to 31/3/2026 VND	From 01/01/2025 to 31/3/2025 VND
Revenue from the sale of goods	78.184.914	84.692.373
Revenue from services	<u>50.230.914.411</u>	<u>46.506.684.286</u>
	<u>50.309.099.325</u>	<u>46.591.376.659</u>

21 COST OF GOODS SOLD

	From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
	VND	VND
Cost of goods sold	11.954.311	13.353.698
Cost of services provided	66.304.507.872	58.558.994.090
	<u>66.316.462.183</u>	<u>58.572.347.788</u>

22 FINANCIAL INCOME

	From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
	VND	VND
Dividends and distributed profits	9.725.841.600	6.483.894.400
Interest income	5.094.731.706	5.162.707.634
	<u>14.820.573.306</u>	<u>11.646.602.034</u>

23 FINANCIAL EXPENSES

	From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
	VND	VND
Interest expense	0	10.509.589
	<u>0</u>	<u>10.509.589</u>

24 SELLING EXPENSES

	From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
	VND	VND
SELLING EXPENSES	333.710.000	404.518.000
Chi phí quảng cáo	1.176.312.313	511.144.125
Chi phí khác bằng tiền	236.005.317	100.280.030
	<u>1.746.027.630</u>	<u>1.015.942.155</u>

25 GENERAL AND ADMINISTRATIVE EXPENSES

	From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
	VND	VND
Labor cost	2.540.421.000	2.329.043.500
Tools and supplies expenses	49.857.170	67.786.060
Depreciation of fixed assets	117.298.824	112.811.583
External services expenses	101.216.804	89.054.275
Other cash expenses	1.112.056.775	1.148.423.825
	<u>3.920.850.573</u>	<u>3.747.119.243</u>

26 OTHER INCOME

	From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
	VND	VND
Other income	22.116.125	36.940.315
	<u>22.116.125</u>	<u>36.940.315</u>

27 CURRENT CORPORATE INCOME TAX EXPENSES

	From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
	VND	VND
(Loss)/Profit before tax	-6.831.551.629	-5.070.999.767
Adjustments for increased expenses	455.545.296	685.637.609
- <i>Non-deductible expenses</i>	455.545.296	685.637.609
Adjustments for decreased expenses	-9.725.841.600	-6.483.894.400
- <i>Dividends and shared profits</i>	-9.725.841.600	-6.483.894.400
Taxable income	-16.101.847.933	-10.869.256.558
Current corporate income tax expense (tax rate: 20%)		
Corporate income tax payable at the beginning of the fiscal year	-22.378.333.395	-22.378.333.395
Corporate income tax paid during the fiscal year		
Corporate income tax payable at the end of the fiscal year	-22.378.333.395	-22.378.333.395

28 BASIC EARNINGS PER SHARE

	From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
	VND	VND
Net profit after tax	-6.831.551.629	-5.070.999.767
Net profit attributable to ordinary shares	-6.831.551.629	-5.070.999.767
Weighted average number of outstanding ordinary shares during the period	118.684.000	118.684.000
	-58	-43

29 COST OF GOODS SOLD BY ELEMENTS

	From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
	VND	VND
Raw materials, materials, tools and instruments costs	8.152.782.274	7.121.501.674
Labor costs	17.081.900.725	16.460.760.598
Depreciation expense of fixed assets	5.174.054.344	5.686.600.559
Outsourced services costs	10.613.685.190	9.051.195.391
Land lease fees and non-agricultural land use tax (*)	23.637.131.322	16.967.914.123
Other cash expenses	7.311.832.220	8.034.083.143
	71.971.386.075	63.322.055.488

(*) In 2025, land lease fees for the property at No. 03 Hoa Binh were reduced by 30% in accordance with Decision No. 5672/QĐ-TPHCM dated 01/08/2025, resulting in a reduction of 6.7 billion VND in land lease fees for Q1/2025.

30 TRANSACTIONS AND BALANCES WITH RELATED PARTIES

* Transactions during the period:

	Relationship	From 01/01/2026 to 31/3/2026
		VND
Dam Sen Water Park Corporation	Associate	
- Distributed dividends		9.725.841.600
- Revenue from services		731.069.445
Saigon - Da Lat JSC.	Investment in other entities	
- Service expenses		7.646.528

30 TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Affiliated Units of Saigontourist Group		Major Shareholder	
- Revenue from services			498.681.844
<i>Head Office of Saigontourist Group</i>			292.009.259
<i>Saigontourist Travel Service Company Limited</i>			9.638.890
<i>Binh Quoi Tourist Village</i>			197.033.695
- Service expenses			22.145.455
<i>Saigontourist Cable TV Company Limited</i>			22.145.455
SAM Holdings Corporation		Major Shareholder	
- Revenue from services			6.181.185
Sacom Wires and Cables Joint Stock Company	Subsidiary of SAM Holdings Corporation		
- Revenue from services			26.891.481
Sacom Land Corporation	Subsidiary of SAM Holdings Corporation		
- Revenue from services			9.119.149
Vico Quang Tri Investment and Minerals Joint Stock Co	A company in which Mr. Tran Viet Anh serves as Chairman of the Board of Directors		
- Revenue from services			4.128.741
My Thuy International Port Joint Venture Joint Stock Co	An associate of Sam Holdings		
- Revenue from services			175.101.553
Infinity Group Investment Joint Stock Company	A company in which Mr. Phuong Xuan Thuy serves as Chairman of the Board of Directors		
- Revenue from services			210.501.439
Hung Vuong Insurance Corporation	A related party, as the Company's Chairman of the Board of Directors also serves as Chairman		
- Revenue from services			66.257.883
* Other receivables			
	Relationship	31/3/2026	
		VND	
Saigontourist Group	Major Shareholder		70.224.591.554
- <i>Saigon Tourist Group</i>			70.224.591.554
<i>According to Audit Report by the State Audit Office Regional XIII dated 18/06/2020</i>			
* Short-term receivables from customers			
Saigontourist Group			15.165.000
- <i>Saigon Tourist Group (Office)</i>			15.165.000
Sacom Land Corporation	Subsidiary of SAM Holdings Corporation		3.930.600
My Thuy International Port Joint Venture Joint Stock Company			79.971.800
Infinity Group Investment Joint Stock Company			96.404.600
Hung Vuong Insurance Corporation			15.401.800
Dam Sen Water Park Corporation	Associate		260.000.000
- <i>Short-term other receivables from customers</i>			260.000.000

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Tran Thi Thu Huong
Prepared by

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Huynh Ngoc Cach
Chief Accountant



[Signature]

Huỳnh Văn Ba
General Director

Ho Chi Minh City, 20 April 2026