

Phu tho tourist service joint stock COMPANY

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

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FINANCIAL STATEMENTS

3rd Quarter 2026

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



STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

Items	Code	Note	Ending balance	Beginning balance
A- Current Assets (100=110+120+130+140+160)	100		333.776.521.033	326.440.839.681
I- Cash and cash equivalents	110		40.678.706.231	6.054.146.587
1. Cash	111	V.1	2.678.706.231	6.054.146.587
2. Cash equivalents	112		38.000.000.000	
II- Short-term financial investments	120	V.3	260.765.798.382	281.148.743.808
3. Short-term held-to-maturity investments	123		260.765.798.382	281.148.743.808
- Term deposits			248.000.000.000	267.000.000.000
III- Short-term receivables	130		6.158.963.843	5.220.590.205
1. Short-term trade receivables from customers	131	V.2	4.483.158.459	3.174.955.340
2. Short-term prepayments to suppliers	132	V.10	1.061.027.925	984.835.286
6. Other short-term receivables	135	V.4	732.698.041	1.178.720.161
7. Short-term allowances for doubtful debts (*)	136	V.4	(136.818.182)	(136.818.182)
8. Shortage of assets awaiting resolution	137		18.897.600	18.897.600
IV- Inventories	140		1.931.100.377	1.648.079.631
1. Inventories	141	V.6	1.931.100.377	1.648.079.631
V- Other current assets	160		24.241.952.200	32.369.279.450
1. Short-term prepaid expenses	161	V.5	1.860.324.907	1.425.727.148
3. Taxes and other receivables from the State	163	V.14	22.381.627.293	30.943.552.302
B-Long-term assets (200=210+220+250+260+270)	200		584.004.009.533	597.091.982.691
I- Long-term receivables	210		194.204.754.926	193.334.531.759
1. Long-term trade receivables from customers	211	V.3	12.497.829.917	12.497.829.917
6. Other long-term receivables	215	V.4	200.234.754.926	199.364.531.759
7. Long-term allowances for doubtful debts (*)	216		(18.527.829.917)	(18.527.829.917)
II- Fixed assets	220		78.971.923.772	91.288.550.327
1. Tangible fixed assets	221	V.8	78.391.950.397	91.187.681.831
- Cost	222		629.034.781.374	626.582.765.637
- Accumulated depreciation (*)	223		(550.642.830.977)	(535.395.083.806)
3. Intangible fixed assets	227	V.9	579.973.375	100.868.496
- Cost	228		31.245.905.650	30.619.998.950
- Accumulated amortisation (*)	229		(30.665.932.275)	(30.519.130.454)
IV. Long-term assets in progress	250		8.011.379.217	8.020.379.217
2. Construction in progress	252	V.7	8.011.379.217	8.020.379.217
V- Long-term investments	260	V.3	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)
5. Long-term held-to-maturity investments	265			-
VI- Other long-term assets	270		17.752.244.862	19.384.814.632
1. Long-term prepaid expenses	271	V.5	17.752.244.862	19.384.814.632

Items	Code	Note	Ending balance	Beginning balance
Total assets (280=100+200)	280		917.780.530.566	923.532.822.372
A-Liabilities (300=310+330)	300		78.342.460.478	55.926.899.525
I- Short-term liabilities	310		46.179.072.565	23.810.511.612
1. Short-term trade payables to suppliers	311	V.10	6.475.798.899	8.534.642.353
2. Short-term advances from customers	312		6.649.181	34.956.000
3. Dividends and profits payable	313		175.753.610	177.558.610
4. Taxes and other payables to the State	314	V.14	27.562.422.837	579.989.707
5. Payables to employees	315		3.762.543.650	6.715.724.200
6. Short-term accrued expenses	316	V.11	5.132.727.291	5.132.727.291
9. Short-term unearned revenues	319		321.488.323	339.692.992
10. Other short-term payables	320	V.12	2.737.140.786	2.287.572.471
13. Bonus and welfare fund	323		4.547.988	7.647.988
II- Long-term liabilities	330		32.163.387.913	32.116.387.913
7. Other long-term payables	338	V.12	32.163.387.913	32.116.387.913
B-Owner's equity (400=410+430)	400		839.438.070.088	867.605.922.847
I- Owner's equity	410	V.13	839.438.070.088	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. Share premium	412		69.686.924.280	69.686.924.280
11. Undistributed earnings	421		(417.088.854.192)	(388.921.001.433)
- Undistributed earnings brought forward	421a		(388.921.001.433)	(331.960.564.757)
- Undistributed earnings for the current period	421b		(28.167.852.759)	(56.960.436.676)
Total resources (440=300+400)	440		917.780.530.566	923.532.822.372

Prepared by

Tran Thi Thu Huong

Chief Accountant

Huynh Ngoc Cach

General Director

Hoang Van Ba



PHU THO TOURIST SERVICE JOINT STOCK COMPANY

Address: 03 Hoa Binh Street, Binh Thoi Ward, Ho Chi M

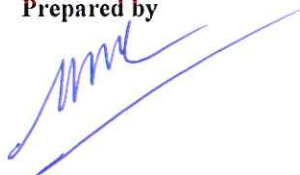
INCOME STATEMENT

For accounting period from 01/07/2026 to 30/9/2026

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	01	V.15	50 421 257 699	45 152 426 551	147 289 522 805	135 894 066 878
2. Revenue deductions	02					
3. Net revenue from sales and services (10=01-02)	10		50 421 257 699	45 152 426 551	147 289 522 805	135 894 066 878
4. Cost of goods sold	11	V.16	66 017 620 009	101 515 802 470	193 589 306 495	216 558 261 919
5. Gross profit from sales and services (20=10-11)	20		(15 596 362 310)	(56 363 375 919)	(46 299 783 690)	(80 664 195 041)
7. Financial income	22	V.17	5 313 866 478	5 113 544 442	33 862 695 852	23 789 404 811
8. Financial expenses	23					10 509 589
In which: Interest expenses	24					10 509 589
9. Selling expenses	25	V.18	1 047 909 184	794 352 874	4 203 263 464	2 690 619 001
10. General and administrative expenses	26	V.19	4 094 230 736	3 363 609 126	11 612 688 445	10 480 609 461
11. Net profit from operating activities [30=20+21+22-(23+25+26)]	30		(15 424 635 752)	(55 407 793 477)	(28 253 039 747)	(70 056 528 281)
12. Other income	31		48 116 506	46 827 888	85 484 516	104 331 815
13. Other expenses	32		55 641		297 528	40 200
14. Other profit (40=31-32)	40		48 060 865	46 827 888	85 186 988	104 291 615
15. Accounting profit before tax (50=30+40)	50		(15 376 574 887)	(55 360 965 589)	(28 167 852 759)	(69 952 236 666)
16. Current corporate income tax expense	51					
17. Deferred corporate income tax expense	52					
18. Net profit after tax (60=50-51-52)	60		(15 376 574 887)	(55 360 965 589)	(28 167 852 759)	(69 952 236 666)
19. Basic earnings per share (*)	70	V.21				
20. Diluted earnings per share (*)						

Prepared by



Tran Thi Thu Huong

Chief Accountant



Huynh Ngoc Cach



CASH FLOW STATEMENT
(Direct method)
For accounting period from 01/01/2026 to 30/9/2026

Unit: VND

Items	Code	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	153 652 967 740	143 675 880 126
2. Payments to suppliers for goods and services	2	(73 446 274 615)	(76 002 337 086)
3. Payments to employees	3	(47 026 146 850)	(44 138 780 435)
4. Interest paid	4		(10 509 589)
6. Other receipts from operating activities	6	32 737 401 239	35 691 888 423
7. Other payments for operating activities	7	(57 435 250 602)	(112 815 832 395)
Net cash flow from operating activities	20	8.482.696.912	(53.599.690.956)
II. Cash Flows from Investing Activities			
long-term assets	21	(3 108 307 237)	(4 713 244 017)
2. Proceeds from the liquidation and disposal of fixed assets and other long-term assets	22		
3. Cash outflow for lending, buying debt instruments of other entities	23	(236 500 000 000)	(133 500 000 000)
4. Cash recovered from lending, selling debt instruments of other entities	24	255 500 000 000	215 000 000 000
7. Loan interest earned, dividends, and profits received	27	10 251 974 969	419 748 053
Net cash flow from investing activities	30	26.143.667.732	77.206.504.036
III. Cash Flows from Financing Activities			
3. Proceeds from borrowings	33	-	4 000 000 000
4. Repayments of loan principal	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	34.624.559.644	23.606.813.080
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	40.678.706.231	69.016.414.252

Prepared by

Chief Accountant

Tran Thi Thu Huong

Huynh Ngoc Cach

19th October 2026
General Director

Hoang Van Ba



1 CORPORATE INFORMATION

Form of ownership

The Company's predecessor was District 11 Tourism Service Branch, Ho Chi Minh City, established under Decision No. 205/QĐ-UB dated 10/10/1988 issued by the Ho Chi Minh City People's Committee. Pursuant to Decision No. 287/QĐ-UB dated 17/08/1990 issued by the Ho Chi Minh City People's Committee, District 11 Tourism Service Branch was converted into Phu Tho Tourism Service Company, an enterprise under the management of the District 11 People's Committee, Ho Chi Minh City.

Pursuant to Decision No. 5518/QĐ-UB dated 31/12/2002 issued by the Ho Chi Minh City People's Committee, Phu Tho Tourist Service Company was converted into an independently accounting member enterprise of Saigontourist Group ("Saigontourist"). Pursuant to Decision No. 2397/QĐ-UBND dated 26/05/2006 issued by the Ho Chi Minh City People's Committee, Phu Tho Tourism Service Company was converted into Phu Tho Tourism Service One Member Limited Liability Company under the Enterprise Registration Certificate No. 0301074118, first issued on 21/07/2006.

The Company officially commenced operations as a joint stock company under Business Registration Certificate No. 0301074118 issued by the Ho Chi Minh City Department of Planning and Investment, as amended for the 12th time on 17/05/2016. The latest amendment to the Business Registration Certificate was the 14th amendment dated 17/05/2024.

The Company's head office is located at: 03 Hoa Binh Street, 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 30/9/2026 is 1.186.840.000.000 VND; equivalent to 118.684.000 shares, with a par value of 10.000 VND per share.

The Company had 444 employees as at 30/09/ 2026 (1/01/2026: 443 employees).

Field of business

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

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

Normal operating cycle of the Company

Normal operating cycle of the Company is within 12 months.

Company structure

List of dependent units

<u>Company Name</u>	<u>Address</u>	<u>Principal activity</u>
Representative Office of Phu Tho Tourist Service Joint Stock Company	Ho Chi Minh City	Representative office
Dam Sen Travel	Ho Chi Minh City	Tourism services
Phu Tho Hotel	Ho Chi Minh City	Accommodation and food services
Vam Sat Ecopark	Ho Chi Minh City	Amusement and entertainment
Dam Sen Cultural Park	Ho Chi Minh City	Amusement and entertainment

STATEMENT ON THE COMPARABILITY OF THE INTERIM FINANCIAL STATEMENTS

Effective from 1/01/2026, the Company adopted Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Ministry of Finance, providing guidance on the corporate accounting regime. Accordingly, the Company updated certain accounting policies relating to the classification and recognition of financial investments, the accounting treatment of foreign exchange differences and the presentation of interim financial statements. These changes in accounting policies were implemented to better reflect the substance of the underlying transactions and economic events and did not have a material impact on the Company's financial position, results of operations or cash flows.

2. Accounting period and accounting currency**Accounting period**

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

Accounting currency

The interim financial statements are presented in Vietnam Dong ("VND") and have been prepared on the historical cost basis in accordance with the Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to the preparation and presentation of interim financial statements.

3. Applied accounting standards and systems**Applied accounting standards**

The Company applies the Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises promulgated under Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Minister of Finance providing guidance on the corporate accounting regime, the circulars guiding the implementation of the Vietnamese Accounting Standards issued by the Ministry of Finance and other relevant statutory regulations.

Statement of compliance with Vietnamese Accounting Standards and the Accounting System

The Executive Board confirms that the interim financial statements have been prepared in compliance with the Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises promulgated under Circular No. 99/2025/TT-BTC dated 27/10/2025, the circulars guiding the implementation of the Vietnamese Accounting Standards issued by the Ministry of Finance and other relevant statutory requirements governing the preparation and presentation of the financial statements as at 30/09/2026.

4. Applied accounting policies, accounting estimates, and relevant legal regulations**Cash and Cash Equivalents**

Cash and cash equivalents comprise cash on hand, cash at banks, short-term investments and other highly liquid investments. Cash equivalents are short-term investments with original maturities of three months or less from the acquisition date that are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value.

Financial Investments***Held-to-maturity investments***

Held-to-maturity investments comprise term deposits placed with banks for the purpose of earning periodic interest income and other investments held to maturity.

Held-to-maturity investments are initially recognised at cost, comprising the purchase price and directly attributable transaction costs. Subsequent to initial recognition, these investments are measured at their recoverable amount. Interest income arising after the acquisition date is recognised in the statement of profit or loss on an accrual basis. Interest accrued prior to the acquisition date is deducted from the cost of the investment at the acquisition date.

When there is objective evidence that part or all of a held-to-maturity investment may not be recoverable and the amount of the impairment loss can be measured reliably, the impairment loss is recognised in finance costs for the period and deducted directly from the carrying amount of the investment.

Investment in associates

An associate is an entity over which the Company has significant influence but not control over its financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but does not constitute control over those policies.

Investments in associates are initially recognised at cost, comprising the purchase price or capital contribution together with directly attributable transaction costs. Dividends and profit distributions relating to periods prior to the acquisition date are deducted from the carrying amount of the investment. Dividends and profit distributions relating to periods subsequent to the acquisition date are recognised as income. Share dividends received are recognised by recording the additional number of shares held only, with no corresponding recognition of income or adjustment to the carrying amount of the investment.

*Investments in equity instruments of
other entities*

Investments in equity instruments of other entities represent equity investments in entities over which the Company neither has control nor joint control, and does not exercise significant influence.

Such investments are initially recognised at cost, comprising the purchase price or capital contribution together with directly attributable transaction costs. Dividends and profit distributions relating to periods prior to the acquisition date are deducted from the carrying amount of the investment. Dividends and profit distributions relating to periods subsequent to the acquisition date are recognised as income. Share dividends received are recognised by recording the additional number of shares held only, with no corresponding recognition of income or adjustment to the carrying amount of the investment.

Impairment provisions for investments in associates and investments in equity instruments of other entities are recognised as follows:

- For investments in listed shares or investments for which fair value can be determined reliably, impairment is measured based on the market value of the shares.
- For investments whose fair value cannot be determined reliably at the reporting date, impairment is recognised based on the investee's accumulated losses. The impairment provision equals the difference between the investee's actual contributed capital and its actual equity, multiplied by the Company's ownership interest as a percentage of the investee's total actual contributed capital.

Any increase or reversal of impairment provisions for investments in equity instruments of other entities is recognised at the end of the reporting period and recorded in finance costs.

Receivables

Receivables are presented at their carrying amounts less allowances for doubtful debts.

Receivables are classified as receivables from Customers or other receivables based on the following principles:-

Receivables from Customers represent amounts due arising from commercial transactions involving the sale of goods or services between the Company and independent customers.

Other receivables represent amounts due that are non-commercial in nature and do not arise from sales and purchase transactions.

An allowance for doubtful debts is recognised for each doubtful receivable based on the ageing of overdue balances or the estimated level of expected losses, as follows:

For overdue receivables:

- 30% of the receivable amount for balances overdue by more than 6 months but less than 1 year.
- 50% of the receivable amount for balances overdue by 1 year to less than 2 years.
- 70% of the receivable amount for balances overdue by 2 years to less than 3 years.
- 100% of the receivable amount for balances overdue by 3 years or more.

For receivables that are not yet overdue but are considered unlikely to be recoverable, an allowance is recognised based on the estimated amount of expected losses.

Any increase or reversal of the allowance for doubtful debts recognised at the end of the financial year is recorded in administrative expenses for the year.

Inventories

Inventories are stated at the lower of cost and net realisable value. The cost of inventories comprises all costs incurred in bringing the inventories to their present location and condition, including purchase price, non-refundable taxes, transportation, handling, storage costs incurred during the purchasing process, normal losses, and other costs directly attributable to the acquisition of inventories.

The cost of inventories is determined using the weighted average method.

An allowance for inventory write-down (if any) is recognised when there is objective evidence that the net realisable value of inventories has declined below their cost. Net realisable value is determined as the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated marketing, selling and distribution expenses. Any increase or reversal of the allowance for inventory write-down recognised at the reporting date is recorded in cost of sales for the year.

Tangible Fixed Assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises all costs incurred by the Company to acquire the asset up to the time it is brought to the location and condition necessary for its intended use.

Subsequent expenditure is capitalised only when it is probable that such expenditure will result in future economic benefits beyond the originally assessed standard of performance of the asset. Other subsequent expenditure is recognised as an expense in the period in which it is incurred.

Upon disposal or retirement of a tangible fixed asset, its cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised in profit or loss for the period.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

<i>Asset category</i>	<i>Useful lives (years)</i>
Buildings and structures	05 – 25
Machinery and equipment	03 – 07
Motor vehicles	03 – 07
Office equipment	03 – 05
Other tangible fixed assets	04 – 15

Intangible Fixed Assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises all costs incurred by the Company to acquire the asset up to the time it is brought to the location and condition necessary for its intended use. Expenditure incurred after initial recognition is recognised as an operating expense in the period in which it is incurred, unless such expenditure is directly attributable to a specific intangible fixed asset and increases the future economic benefits expected to be derived from that asset.

Upon disposal or retirement of an intangible fixed asset, its cost and accumulated amortisation are derecognised, and any resulting gain or loss is recognised in profit or loss for the period.

Intangible fixed assets comprise accounting software, management software and other intangible assets. They are stated at cost less accumulated amortisation and are amortised on a straight-line basis over estimated useful lives ranging from 3 to 10 years.

Construction in Progress

Construction in progress comprises tangible fixed assets under construction or acquisition that have not been completed as at the reporting date and is carried at cost. Cost includes construction costs, machinery and equipment installation costs and other directly attributable costs.

Prepaid Expenses

Prepaid expenses comprise actual expenditures incurred that relate to the operating results of multiple accounting periods. The Company's prepaid expenses include:

Tools and equipment, comprising assets held for use in the normal course of business with an acquisition cost of less than 30 million VND per item and therefore not qualifying for recognition as fixed assets under prevailing regulations. The cost of such tools and equipment is amortised on a straight-line basis over a period of 1 to 3 years.

Other prepaid expenses are recognised at cost and amortised on a straight-line basis over their estimated useful lives of less than 36 months.

Payables and Accrued Expenses

Payables and accrued expenses are recognised for amounts expected to be paid in the future for goods and services received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

Payables are classified into Payables to Suppliers, accrued expenses, and other payables as follows:

Payables to Suppliers represent obligations of a commercial nature arising from purchases of goods, services and assets from independent suppliers.

Accrued expenses represent obligations for goods and services received from suppliers, or goods and services provided to customers but not yet settled because invoices or supporting documentation have not yet been received, as well as accrued employee annual leave entitlements and other accrued operating expenses.

Other payables represent obligations that are non-commercial in nature and are unrelated to the purchase or sale of goods or services.

Deferred Revenue

Deferred revenue comprises amounts received in advance from customers for one or more accounting periods in respect of property rentals, massage services and other services.

Deferred revenue is recognised as revenue from sales and services over the relevant accounting periods based on the amounts attributable to each period.

Equity**Contributed Capital**

Contributed capital is recognised based on the actual capital contributed by the shareholders.

Share Premium

Share premium represents the excess of the issue price over the par value of shares issued on initial or subsequent offerings, the difference between the reissue price and the carrying amount of treasury shares reissued, and the equity component of convertible bonds upon maturity. Direct costs attributable to additional share issues and the reissue of treasury shares are deducted from share premium.

Profit Distributions

Retained earnings represent the accumulated profit after tax generated from the Company's operations after adjustments arising from the retrospective application of changes in accounting policies and the retrospective correction of material prior-period errors. Profit after tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter and applicable laws and regulations, as approved by the General Meeting of Shareholders.

In determining the distribution of profits to shareholders, consideration is given to non-cash items included in retained earnings that may affect cash flows and the Company's ability to pay dividends, such as gains arising from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recognised as a liability when they are approved by the General Meeting of Shareholders and the list of shareholders entitled to receive dividends has been determined by the Vietnam Securities Depository and Clearing Corporation (VSDC).

Revenue and Expense Recognition**Service Revenue**

Revenue from the rendering of services is recognised when the outcome of the transaction can be measured reliably. Where services are rendered over more than one accounting period, revenue is recognised by reference to the stage of completion of the transaction at the end of the reporting period. The outcome of a service transaction is considered to be capable of reliable measurement when all of the following conditions are satisfied:

Revenue can be measured reliably. Where a contract provides the customer with the right to cancel or return the services under specified conditions, revenue is recognised only when those conditions no longer exist and the customer no longer has the right to cancel or return the services rendered.

Revenue can be measured reliably. Where a contract provides the customer with the right to cancel or return the services under specified conditions, revenue is recognised only when those conditions no longer exist and the customer no longer has the right to cancel or return the services rendered.

The stage of completion of the transaction at the end of the reporting period can be measured reliably.

The costs incurred for the transaction and the costs to complete the transaction can be measured reliably

Interest Income

Interest income is recognised on an accrual basis, determined based on the outstanding balances of deposit accounts and the applicable effective interest rates for each period.

Dividends and Profit Distributions

Dividend income and profit distributions are recognised when the Company's right to receive such dividends or profit distributions is established. Dividends received in the form of shares are recognised only by recording the additional number of shares received, with no value being assigned to such shares.

Expense Recognition

Cost of sales is recognised when the costs directly attributable to the generation of revenue have been incurred and can be measured reliably, in accordance with the matching principle, regardless of the timing of payment. Where necessary, expenses directly related to revenue earned during the period are estimated and recognised based on reasonable and consistent assumptions. Costs incurred in excess of normal operating levels are recognised immediately in cost of sales in accordance with the prudence principle.

Expenses other than cost of sales, including selling expenses, general and administrative expenses and other operating expenses, are recognised in the Statement of Profit or Loss as incurred, in accordance with the matching principle and regardless of the timing of payment. Such expenses are recognised when there is sufficient evidence that an obligation has arisen and the amount can be measured reliably.

Expenditures that do not generate future economic benefits are recognised as expenses in the period in accordance with the prudence principle. Expenses are classified and presented according to their economic substance in accordance with the applicable accounting standards and accounting regulations.

Taxes and Other Payables to the State**Value Added Tax (VAT)**

Pursuant to Resolution No. 204/2025/QH15 dated 17 June 2025 of the National Assembly and Decree No. 174/2025/ND-CP dated 30/06/2025 of the Government, certain services provided by the Company are entitled to a reduction in the VAT Current Corporate Income Tax

The current corporate income tax rate is 20%.

Current corporate income tax is determined based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between accounting and tax bases, non-deductible expenses, non-taxable income and tax losses carried forward.

Other taxes are accounted for in accordance with the prevailing tax regulations of Vietnam.

Related Parties

Related parties are considered to be those that have the ability to control, jointly control or exercise significant influence over the other party in making financial and operating policy decisions. The Company's related parties include:

Entities that directly, or indirectly through one or more intermediaries, control the Company, are controlled by the Company, or are under common control with the Company, including the parent company, subsidiaries and associates. Individuals who, directly or indirectly, hold voting rights in the Company and are able to exercise significant influence over the Company, the Company's key management personnel and close members of the families of such individuals. Entities in which the individuals referred to above directly or indirectly hold a substantial voting interest or over which they are able to exercise significant influence.

In considering each possible related party relationship for the purpose of preparing and presenting the financial statements, the Company gives greater consideration to the substance of the relationship than to its legal form.

V Supplementary information for items presented in the Statement of financial position**1. CASH AND CASH EQUIVALENTS**

Cash and cash equivalents held by the Company that are not restricted in use

	30/09/2026	01/01/2026
	VND	VND
Cash	601.556.000	1.486.388.000
Non-term bank deposits	2.068.405.715	4.536.382.638
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Hung Vuong Branch	1.222.581.364	3.463.563.209
Other banks	845.824.351	1.072.819.429
Cash in transit	8.744.516	31.375.949
Cash equivalents	38.000.000.000	
Total	40.678.706.231	6.054.146.587

2. SHORT-TERM TRADE RECEIVABLES

	30/09/2026		01/01/2026	
	Carrying amount VND	Provision amount VND	Carrying amount VND	Provision amount VND
Short term	4,483.158.459		3.174.955.340	
- Receivables accounting for related party	1.234.826.611	-	303.700.200	-
Other receivables for Customers	3.248.331.848	-	2.871.255.140	-
Management Board	54.336.750	-	1.102.501.000	-
Other parties	3.193.995.098	-	1.768.754.140	-
Long-term	12.497.829.917	(11.677.829.917)	12.497.829.917	(11.677.829.917)
Other receivables for Customers	12.497.829.917	(11.677.829.917)	12.497.829.917	(11.677.829.917)
Hung Ocean Trading and Producing Corporation	9.619.339.517	(9.019.339.517)	9.619.339.517	(9.019.339.517)
Nhat Pham Hoang Gia Healthcare Company Limited	2.471.730.400	(2.251.730.400)	2.471.730.400	(2.251.730.400)
Other parties	406.760.000	(406.760.000)	406.760.000	(406.760.000)
Total	16.980.988.376	(11.677.829.917)	15.672.785.257	(11.677.829.917)

PHU THO TOURIST SERVICE JOINT STOCK COMPANY

Form No. B09-DN
NOTES TO THE FINANCIAL STATEMENTS
For accounting period from 01/01/2026
to 30/9/2026

Investments in other entities

	30/09/2026			01/01/2026		
	Cost	Recoverable amount	Provision amount	Cost	Recoverable amount	Provision amount
	VND	VND	VND	VND	VND	VND
Investment in associates	253.277.125.000	253.277.125.000	-	253.277.125.000	253.277.125.000	-
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	31.786.581.756	(1.819.010.927)	33.605.592.683	31.786.581.756	(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	2.344.191.660	(1.819.010.927)	4.163.202.587	2.344.191.660	(1.819.010.927)
Total	286.882.717.683	285.063.706.756	(1.819.010.927)	286.882.717.683	285.063.706.756	(1.819.010.927)

The cost of the investment in Dam Sen Water Park Corporation was remeasured in accordance with the equitization plan for Phu Tho Tourist Service One Member Limited Liability Company, a subsidiary of Saigontourist Group, as approved by the Ho Chi Minh City People's Committee under Decision No. 6321/QĐ-UBND dated 30 November 2015.

NOTES TO THE FINANCIAL STATEMENTS

or accounting period from 01/01/2026
to 30/9/2026

4. OTHER RECEIVABLES

	30/09/2026		01/01/2026	
	Carrying amount	Provision amount	Carrying amount	Provision amount
	VND	VND	VND	VND
Short-term				
Hung Dai Duong Trading and Production Joint Stock Company	732.698.041	(136.818.182)	1.178.720.161	(136.818.182)
- Short-term deposits and collateral	195.454.545	(136.818.182)	195.454.545	(136.818.182)
- Other receivables	240.623.496	-	539.129.568	-
	296.620.000	-	444.136.048	-
Long-term				
- Receivables from the pre-equitization period (1)	200.234.754.926	(6.850.000.000)	199.364.531.759	(6.850.000.000)
- Receivables relating to the equitization process (2)	70.224.591.554	-	70.224.591.554	-
<i>Additional land lease fees relating to the pre-equitization period</i>	110.539.710.373	-	109.669.487.206	-
<i>Retrospectively assessed land lease fees and late payment penalties for the pre-equitization period</i>	2.728.877.249	-	2.728.877.249	-
	107.810.833.124		106.940.609.957	
- Receivables related to Dam Sen Bowling Commercial Center (3)	18.430.452.999	(6.800.000.000)	18.430.452.999	(6.800.000.000)
- Other receivables	1.040.000.000	(50.000.000)	1.040.000.000	(50.000.000)
Total	200.967.452.967	(6.986.818.182)	200.543.251.920	(6.986.818.182)

NOTES TO THE FINANCIAL STATEMENTS

For accounting period from 01/01/2026
to 30/9/2026

(1) Receivables from the pre-equitization period from Saigontourist Group ("Saigontourist")

This balance comprises receivables from and payables to Saigontourist arising prior to the Company's equitization, as follows

Description	Basis	Amount VND
Reduction of retained earnings during the equitization period payable to Saigontourist	Recommendation of State Audit Office of Vietnam – Regional Audit Office XIII in the Audit Report on the finalization of State capital at the official date of conversion into a joint stock company of Phu Tho Tourist Service One Member Limited Liability Company (now Phu Tho Tourist Service Joint Stock Company) dated 18/06/2020	75.271.406.874
Interest payable to Saigontourist on late remittance of distributable profits		-12.652.068.169
Dividends received during the pre-equitization period payable to Saigontourist	Official Letter No. 319/KV XIII-TH dated 23/07/2021 of the State Audit Office of Vietnam – Regional Audit Office XIII, agreeing not to recommend remittance to Saigontourist of dividends received during the pre-equitization period	7.605.252.849
Total (*)		70.224.591.554

(*) Based on the recommendation of the State Audit Office of Vietnam – Regional Audit Office XIII in the Audit Report on the finalization of State capital at the official date of conversion into a joint stock company of Phu Tho Tourist Service One Member Limited Liability Company (now Phu Tho Tourist Service Joint Stock Company) dated 18/06/2020; Official Letter No. 319/KV XIII-TH dated 23/07/2021 of the State Audit Office of Vietnam – Regional Audit Office XIII, agreeing not to recommend remittance to Saigontourist of dividends received during the pre-equitization period; and Official Letter No. 475/CSV-TCT dated 22/04/2022, confirming the financial obligations between Saigontourist Group and the Company.

(2) Receivable relating to additional land lease fees for the pre-equitization period

The Company has settled the additional land lease fees in accordance with the notifications issued by the District 11 Tax Department, based on Official Letter No. 250a/KV IV-TH dated 03/05/2019 of the State Audit Office of Vietnam – Regional Audit Office IV regarding the recommendation to increase State budget revenue, comprising:

Description	Amount VND
Additional land lease fees for the Dam Sen Cultural Park site at No. 3 Hoa Binh Street, Ward 3, District 11, Ho Chi Minh City, for the period from 01/01/2013 to 16/05/2016	2.168.870.000
Additional land lease fees for the Vam Sat Ecopark, Can Gio District, Ho Chi Minh City, for the period from 2010 to 16/05/2016	560.007.249
Total	2.728.877.249

The above represents additional land lease expenses attributable to the pre-equitization period. On 05/08/2019, the Company issued Official Letter No. 097/CV-2019 to Saigontourist Group ("Saigontourist") to notify it of the additional land lease fees relating to the pre-equitization period as described above. The settlement of these additional land lease obligations remains subject to further financial settlement instructions from the Ho Chi Minh City People's Committee and Saigontourist.



Receivable relating to retrospectively assessed land lease fees and late payment penalties for the pre-equitization period

During 2024 and 2025, the Company made provisional payments of retrospectively assessed land lease fees and late payment penalties pursuant to notifications issued by the District 11 Tax Department, amounting in aggregate to 106.940.609,957 VND. These amounts arose from differences in the determination of the Company's land lease obligations, primarily relating to the pre-equitization period, between the Audit Report on the Finalization of State Capital at the Official Date of Conversion into a Joint Stock Company of Phu Tho Tourist Service One Member Limited Liability Company (now Phu Tho Tourist Service Joint Stock Company) dated 18/06/2020 (the "State Capital Finalization Audit Report") and the land lease payment notifications issued by the District 11 Tax Department. Details are as follows:

Description	Notice/Decision No.	Tax Authority	State Audit Office of Vietnam – Regional Audit Office XIII	Difference	Amount remitted to the State budget	Remarks
		(I)	(II)	(III)= (I) - (II)	(IV)	
Land rental for the period prior to the enterprise valuation date	Notice No. 337/TC-CCT dated 31/03/2020 regarding additional land rental payable for the Dam Sen Park site for the period from 01/01/1996 to 30/06/2014	162.470.761.414		162.470.761.414		Regional Audit Office XIII of the State Audit Office of Vietnam determined additional land rental for this period amounting to 130.634.137.200 VND, however, it did not recommend any financial recovery of this amount.
From the enterprise valuation date to the official equitization date	Notice No. 338/TC-CCT dated 31/03/2020 regarding additional land rental payable for the Dam Sen Park site for the period from 01/07/2014 to 16/05/2016	40.117.912.031	105.254.993.118	(65.137.081.087)	105.254.993.118	Paid to the State Budget in accordance with the recommendations of the State Audit Office of Vietnam – Regional Audit Office XIII as stated in the Audit Report on the Final Settlement of State Capital.

Description	Notice/Decision No.	Tax Authority	State Audit Office of Vietnam – Regional Audit Office XIII	Difference	Amount remitted to the State budget	Remarks
Post-equitization period		90.399.050.336	104.158.511.844	(13.759.461.508)	105.699.027.416	
79-83 Hoa Binh Street, Ward 3, District 11	Notice No. 714/TC-CCT dated 21/05/2020 regarding additional land rental payable for the period from 17/05/2016 to 31/12/2019	1.286.757.180		1.286.757.180	1.286.757.180	Paid to the State Budget in accordance with the recommendations of the District 11 Tax Department.
915 (527) 3/2 Street, Ward 7, District 11	Notice No. 713/TC-CCT dated 21/05/2020 regarding additional land rental payable for the period from 17/05/2016 to 31/12/2019	798.725.360	544.966.968	253.758.392	798.725.360	Paid to the State Budget in accordance with the recommendations of the District 11 Tax Department.
Dam Sen Water Park, Ward 3, District 11	Notice No. 1796/TC-CCT dated 28/08/2020 regarding additional land rental payable for the period from 17/05/2016 to 01/07/2018	2.187.394.031	17.487.371.110	(15.299.977.079)	17.487.371.110	Paid to the State Budget in accordance with the recommendations of the State Audit Office of Vietnam – Regional Audit Office XIII as stated in the Audit Report on the Final Settlement of State Capital.
03 Hoa Binh Street, Ward 3, District 11	Notice No. 1729/TC-CCT dated 03/11/2021, replacing Notice No. 170/TB-CCT dated 03/02/2021, regarding additional land rental payable for the period from 17/05/2016 to 31/12/2019 in accordance with the recommendations of the State Audit Office of Vietnam – Regional Audit Office XIII as stated in the Audit Report on the Final Settlement of State Capital	86.126.173.765	86.126.173.766	(1)	86.126.173.766	Paid to the State Budget in accordance with the recommendations of the State Audit Office of Vietnam – Regional Audit Office XIII as stated in the Audit Report on the Final Settlement of State Capital.
	Total	292.987.723.781	209.413.504.962	83.574.218.819	210.954.020.534	

Description	Notice/Decision No.	Tax Authority	State Audit Office of Vietnam – Regional Audit Office XIII	Difference	Amount remitted to the State budget	Remarks
Additional land rental determined for collection by the District 11 Tax Department (I) – (IV)		82.033.703.247			82.033.703.247	Paid to the State Budget in 2024 and 2025 pursuant to the relevant notices and enforcement decisions.

Description	Notification / Decision No.	Tax authority	Amount remitted to	Remarks
Total late payment penalties remitted by the Company to the State budget pursuant to tax authority notifications	Notification No. 47630/TB-CCT dated 18/7/2024	20.105.745.012	20.105.745.012	Remitted to the State budget during 2024 and 2025
	Notification No. 83898/TB-CCT dated 09/12/2024	3.437.798.698	3.437.798.698	
	Notification No. 4009/TB-CCT dated 10/02/2025	1.363.363.000	1.363.363.000	
	Late payment interest on land lease fees temporarily deferred by the Ho Chi Minh City Tax Department	870.223.167	870.223.167	
	Tổng cộng	25.777.129.877	25.777.129.877	Remitted to the State budget during 2024 and 2025
Total retrospectively assessed land lease fees and late payment penalties remitted by the Company to the State budget		107.810.833.124	107.810.833.124	

The above amounts are presented based on the State Capital Finalization Audit Report issued by the State Audit Office of Vietnam – Regional Audit Office XIII on 18/06/2020 in respect of the official conversion of Phu Tho Tourist Service One Member Limited Liability Company (now Phu Tho Tourist Service Joint Stock Company) into a joint stock company.

(3) Receivables relating to Dam Sen Bowling Commercial Center

This balance comprises receivables arising from Joint Venture Agreement No. 22/HĐ-96 entered into between Phu Tho Tourist Service One Member Limited Liability Company (the predecessor of the Company, hereinafter referred to as the "Former LLC") and Chi Dat Trading Company Limited ("Chi Dat") for the establishment of Dam Sen Bowling Commercial Center, together with amounts arising from Judgment No. 27/2020/KDTM-PT dated 25/06/2020 issued by the High People's Court in Ho Chi Minh City in relation to the commercial dispute between Chi Dat and Kexim Vietnam One Member Financial Leasing Company Limited, formerly Kexim Vietnam Financial Leasing Company ("Kexim"), under which the Former LLC was held jointly liable. Details are as follows:

Description	Amount VND
Receivables from Chi Dat relating to the operating results under Joint Venture Agreement No. 22/HĐ-96	11.187.656.948
Receivable from An Thai Law Office	200.000.000
Compensation payable to Kexim and court costs borne by the Former LLC pursuant to Judgment No. 27/2020/KDTM-PT dated 25/06/2020	7.042.796.051
Total	18.430.452.999



DOUBTFUL DEBTS

	30/09/2026			01/01/2026		
	Cost	Recoverable amount	Provision amount	Cost	Recoverable amount	Provision amount
	VND	VND	VND	VND	VND	VND
Receivables from Customers	12.497.829.917	820.000.000	11.677.829.917	12.497.829.917	820.000.000	11.677.829.917
Joint Stock Company	9.619.339.517	600.000.000	9.019.339.517	9.619.339.517	600.000.000	9.019.339.517
Nhat Pham Hoang Gia Healthcare Company Limited	2.471.730.400	220.000.000	2.251.730.400	2.471.730.400	220.000.000	2.251.730.400
Other counterparties	406.760.000		406.760.000	406.760.000		406.760.000
Other receivables	7.045.454.545	58.636.363	6.986.818.182	7.045.454.545	58.636.363	6.986.818.182
Chi Dat Trading Company Limited	6.600.000.000	6.600.000.000	6.600.000.000	6.600.000.000		6.600.000.000
Hung Dai Duong Trading and Production						
Joint Stock Company	195.454.545	58.636.363	136.818.182	195.454.545	58.636.363	136.818.182
Other counterparties	250.000.000		250.000.000	250.000.000		250.000.000
Total	19.543.284.462	878.636.363	18.664.648.099	19.543.284.462	878.636.363	18.664.648.099

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5. PREPAID EXPENSES**Short-term**

	30/09/2026	01/01/2026
	VND	VND
Tools and equipment	269.159.832	126.706.861
Repair expenses	1.141.211.742	1.108.278.438
Other short-term prepaid expenses	449.953.333	190.741.849
Total	1.860.324.907	1.425.727.148

Long-term

	30/09/2026	01/01/2026
	VND	VND
Depreciation expenses of Dam Sen Bowling Centre	6.995.003.594	6.995.003.594
Tools and equipment	2.225.446.144	2.409.592.196
Major repairs of fixed assets	7.253.234.478	8.557.236.692
Other long-term prepaid expenses	1.278.560.646	1.422.982.150
Total	17.752.244.862	19.384.814.632

(*) Depreciation expense of tangible fixed assets used in the operation of the Dam Sen Bowling Centre during the period from 1998 to 2010.

6. INVENTORIES

	30/09/2026		01/01/2026	
	Cost	Provision amount	Cost	Provision amount
	VND	VND	VND	VND
Raw materials	1.518.583.116		1.337.806.344	
Goods	412.517.261	-	310.273.287	-
Total	1.931.100.377	-	1.648.079.631	-

7. CONSTRUCTION IN PROGRESS

	30/09/2026		01/01/2026	
	Cost	Provision amount	Cost	Provision amount
	VND	VND	VND	VND
Documentation for obtaining Land Use Rights Certificates for the Company's business locations	5.420.941.980	5.420.941.980	5.420.941.980	5.420.941.980
Architectural and Landscape Planning	3.626.471.525	3.626.471.525	3.626.471.525	3.626.471.525
Preparation of Documentation for Land Use Rights Certificates	1.794.470.455	1.794.470.455	1.794.470.455	1.794.470.455
Dam Sen Amusement Park – Ban Me	1.176.363.636	1.176.363.636	1.176.363.636	1.176.363.636
Other Projects	1.414.073.601	1.414.073.601	1.423.073.601	1.423.073.601
Total	8.011.379.217	8.011.379.217	8.020.379.217	8.020.379.217

9. INTANGIBLE FIXED ASSETS

	Land compensation and clearance costs	Computer Software	Total
	VND	VND	VND
Cost			
Beginning balance	27.524.748.727	3.095.250.223	30.619.998.950
Additions		656.291.500	656.291.500
Decrease		(30.384.800)	(30.384.800)
Ending balance	<u>27.524.748.727</u>	<u>3.721.156.923</u>	<u>31.245.905.650</u>
Accumulated Depreciation			
Beginning balance	(27.524.748.727)	(2.994.381.727)	(30.519.130.454)
- Amortisation for the period		(146.801.821)	(146.801.821)
Ending balance	<u>(27.524.748.727)</u>	<u>(3.141.183.548)</u>	<u>(30.665.932.275)</u>
Net carrying amount			
Beginning balance		100.868.496	100.868.496
Ending balance		<u>579.973.375</u>	<u>579.973.375</u>

The cost of fully amortised intangible fixed assets still in use amounts to: 30.619.998.950 VND



10. SHORT-TERM PAYABLES TO SUPPLIERS

	30/09/2026	01/01/2026
	VND	VND
Payables to related suppliers	8.446.000	192.000
Hung Vuong Insurance Corporation	8.446.000	192.000
Payables to other suppliers	6.467.352.899	8.534.450.353
Cuong Tam Food Company Limited	134.530.100	223.368.500
TTC Energy JSC.	129.329.155	125.930.898
Tam Binh Seafood Company Limited	222.435.150	422.288.900
Ho Chi Minh City Power Corporation Limited – Cho Lon Power Company Branch	414.555.338	442.962.290
21 Chemical One Member Limited Liability Company	663.854.400	362.145.200
Duong Long Construction, Trading and Environmental Company Limited		499.000.000
Doan Quy Quyen Distribution Company Limited	284.783.004	333.620.668
Other payables to Suppliers	4.617.865.752	6.125.133.897
Total	6.475.798.899	8.534.642.353

11. SHORT-TERM ACCRUED EXPENSES

	30/09/2026	01/01/2026
	VND	VND
Short-term	5.132.727.291	5.132.727.291
Office land and building rental expenses (Party Committee Office)	5.132.727.291	5.132.727.291
Total	5.132.727.291	5.132.727.291

12. OTHER PAYABLES

	30/09/2026	01/01/2026
	VND	VND
Short-term	2.737.140.786	2.287.572.471
Deposit payables	1.546.674.933	1.617.928.533
Other payables and liabilities	1.190.465.853	669.643.938
Long-term	32.163.387.913	32.116.387.913
Payables related to the joint venture with Chi Dat Company Limited	29.118.387.913	29.118.387.913
Deposits and collaterals received	3.045.000.000	2.998.000.000
Total	34.900.528.699	34.403.960.384

13. OWNER'S EQUITY**Statement of changes in owner's equity**

	Contributed Capital	Capital surplus	Undistributed earnings	Total
	VND	VND	VND	VND
Beginning balance	1.186.840.000.000	69.686.924.280	(331.960.564.757)	924.566.359.523
Loss during year			(56.960.436.676)	(56.960.436.676)
Beginning balance in year	1.186.840.000.000	69.686.924.280	(388.921.001.433)	867.605.922.847
Loss during period			(28.167.852.759)	(28.167.852.759)
Ending balance in year	1.186.840.000.000	69.686.924.280	(417.088.854.192)	839.438.070.088

Details of owner's equity

	30/09/2026	01/01/2026
	VND	VND
Saigontourist Group	581.551.600.000	581.551.600.000
SAM Holdings Corporation	414.894.250.000	414.894.250.000
Other shareholders	190.394.150.000	190.394.150.000
Total	1.186.840.000.000	1.186.840.000.000

14. TAXES AND OTHER PAYABLES TO THE STATE

	Receivables at the beginning of the year	Payables at the beginning of the year	Payables during the period	Amounts paid 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	7.205.449.230	4.256.006.781		3.467.244.556
Special consumption tax		60.608.400	449.916.021	467.884.569		42.639.852
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		326.707.175	274.275.850		31.441.000
Natural resource tax		1.579.200	15.411.200	15.317.680		1.672.720
Land lease fee(**)	8.540.934.684	0	67.023.945.613	35.325.318.944		23.157.691.985
Non-agricultural land use tax		0	861.732.724			861.732.724
Fees, charges and other taxes		0	6.210.591	6.210.591		0
	<u>30.943.552.302</u>	<u>579.989.707</u>	<u>75.889.372.554</u>	<u>40.345.014.415</u>	<u>22.381.627.293</u>	<u>27.562.422.837</u>

(*) 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 19/9/2025, the Company paid 42,8 billion VND in additional land lease fees 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 represented the land lease fees payable for the period from 17/5/2016-16/5/2021, while 25,8 billion VND represented the additional land lease fees calculated at 5.4% per annum in accordance with Clause 9, Article 51 of Decree No. 103/2024/ND-CP dated 30/7/2024.

Pursuant to Notice No. 1323/TB-TPHCM dated 26/01/2026, the additional land lease fee was adjusted to 3,6% in accordance with Decree No. 291/2025/ND-CP dated 06/11/2025, resulting in an additional payment of 17,2 billion VND and total land lease fees payable of 34,29 billion VND. Accordingly, the Company overpaid 8,5 billion VND in land lease fees under Notice No. 1323/TB-TPHCM

On 04/5/2026, the Ho Chi Minh City Tax Department issued Notice No. 18573/TB-TPHCM, revising the amount of additional land lease fees specified in Notice No. 1323/TB-TPHCM to 31.846.544.743 VND. Accordingly, the Company had overpaid land lease fees to the State budget in the amount of 42,836,609,771 - 31,846,544,743 = 10,990,065,028 VND. The Company offset this amount against the first land lease payment for 2026.

Equity transactions with owners and the distribution of dividends

	30/09/2026	01/01/2026
	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	-	-
Shares		
	30/09/2026	01/01/2026
	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
	118.684.000	118.684.000
	-	-
Number of outstanding shares	118.684.000	118.684.000
	118.684.000	118.684.000
	-	-
Face value of outstanding shares	10.000	10.000

15. TOTAL REVENUE FROM SALES AND SERVICES

	From 01/01/2026 -30/9/2026	From 01/01/2025 -30/9/2025
	VND	VND
Revenue from the sale of goods	222.058.726	241.109.904
Revenue from services	147.067.464.079	135.652.956.974
Total	147.289.522.805	135.894.066.878

16. COST OF GOODS SOLD

	From 01/01/2026 -30/9/2026	From 01/01/2025 -30/9/2025
	VND	VND
Cost of goods sold	38.803.440	36.536.038
Cost of services provided	193.550.503.055	236.854.160.597
Reduced land lease fees		(20.332.434.716)
Total	193.589.306.495	216.558.261.919

17. FINANCIAL INCOME

	From 01/01/2026 -30/9/2026	From 01/01/2025 -30/9/2025
	VND	VND
Dividends and distributed profits	17.925.371.000	8.199.529.400
Interest income	15.937.324.852	15.589.875.411
Total	33.862.695.852	23.789.404.811

18. SELLING EXPENSES

	From 01/01/2026 -30/9/2026	From 01/01/2025 -30/9/2025
	VND	VND
Labor cost	1.097.542.000	1.297.084.000
External services expenses	3.105.721.464	1.393.535.001
Total	4.203.263.464	2.690.619.001

19. GENERAL AND ADMINISTRATIVE EXPENSES

	From 01/01/2026 -30/9/2026	From 01/01/2025 -30/9/2025
	VND	VND
Labor cost	7.646.132.500	6.516.369.160
Tools and supplies expenses	185.760.276	182.075.098
Depreciation of fixed assets	353.595.602	338.493.738
External services expenses	548.729.242	1.697.651.019
Other cash expenses	2.878.470.825	1.746.020.446
Total	11.612.688.445	10.480.609.461

20. PRODUCTION AND OPERATING COSTS BY ELEMENT

	From 01/01/2026 -30/9/2026	From 01/01/2025 -30/9/2025
	VND	VND
Raw materials, materials, tools and instruments costs	21.786.088.107	18.083.360.314
Labor costs	50.235.869.601	47.943.555.917
Depreciation expense	15.394.548.992	17.463.432.549
Outsourced services costs	34.126.318.956	31.658.573.663
Other cash expenses	19.937.950.971	21.135.456.034
Land lease fees and non-agricultural land use tax	67.885.678.337	93.408.575.866
Total	209.366.454.964	229.692.954.343

	From 01/01/2026 -30/9/2026	From 01/01/2025 -30/9/2025
	VND	VND
Profit before tax	(28.167.852.759)	(69.952.236.666)
Adjustments for increased expenses	1.197.677.424	1.491.313.032
- Non-deductible expenses	1.197.677.424	1.491.313.032
Adjustments for decreased expenses	(17.925.371.000)	(8.199.529.400)
- Dividends and shared profits	(17.925.371.000)	(8.199.529.400)
Taxable income	(44.895.546.335)	(76.660.453.034)
- Current corporate income tax rate	20%	20%
Current corporate income tax expense		

21. BASIC EARNINGS PER SHARE

	From 01/01/2026 -30/9/2026	From 01/01/2025 -30/9/2025
	VND	VND
Net profit after tax	(28.167.852.759)	(69.952.236.666)
Weighted average number of outstanding ordinary shares during the period	118.684.000	118.684.000
Basic earnings per share	(237)	(589)
Diluted Earnings per Share	(237)	(589)

22. RELATED PARTIES

Transactions with related parties:

	From 01/01/2026 -30/9/2026	From 01/01/2025 -30/9/2025
	VND	VND
Revenue from Sale of Goods and Services		
Dam Sen Water Park Corporation	2.011.927.038	1.735.195.569
Affiliated Units of Saigontourist Group		
Oscar Saigon Hotel		7.777.778
Majestic Saigon Hotel		2.115.741
Thien Hong Hotel	6.481.481	
Binh Quoi Tourist Village	197.033.695	
Saigontourist Group	478.294.276	58.687.407
Saigontourist Cable TV Company Limited	386.255.891	350.964.915
Saigontourist Travel Service Company Limited	53.962.035	83.178.201
SAM Holdings Corporation	152.059.616	285.477.047
Sacom Wires and Cables Joint Stock Company	79.348.210	338.276.500
Sacom Land Corporation	154.271.963	157.376.036
Vico Quang Tri Investment and Minerals Joint Stock Company	4.675.037	
My Thuy International Port Joint Venture Joint Stock Company	783.591.923	
Infinity Group Investment Joint Stock Company	395.443.851	
Hung Vuong Insurance Corporation	167.157.552	
Purchase of Goods and Services		
Dam Sen Water Park Corporation	300.032.408	22.770.370
Sai Gon Dong Ha Tourism Joint Stock Company	34.703.704	39.737.500
Affiliated Units of Saigontourist Group		
Saigontourist Cable TV Company Limited	40.690.908	23.946.182
Saigon Phu Yen Tourism Joint Stock Company		32.592.593
Saigon Ninh Chu Tourism Joint Stock Company		64.185.185
Ben Thanh Hotel		118.055.543
Binh Quoi Tourist Village		8.708.333
Hung Vuong Insurance Corporation	17.297.000	35.788.298
Ho Chi Minh City Branch – National Securities Incorporation	51.500.000	36.250.000

Distributed dividends

Dam Sen Water Park Corporation	16.209.736.000	6.483.894.400
Saigon - Da Lat JSC.	1.715.635.000	1.715.635.000

Balances with related parties

	30/09/2026 VND	01/01/2026 VND
Receivables from customers		
Dam Sen Water Park Corporation	715.980.000	260.000.000
Affiliated Units of Saigontourist Group		
Saigontourist Group	127.585.000	
Saigontourist Cable TV Company Limited	123.016.000	
SAM Holdings Corporation		
Sacom Wires and Cables Joint Stock Company		37.985.200
Sacom Land Corporation	9.745.086	5.715.000
Vico Quang Tri Investment and Minerals Joint Stock Company	550.000	
My Thuy International Port Joint Venture Joint Stock Company	164.890.086	
Infinity Group Investment Joint Stock Company	72.791.629	
Hung Vuong Insurance Corporation	20.268.810	

Other receivables

Saigontourist Group	70.224.591.554	70.224.591.554
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(According to the Audit Report issued by State Audit Office of Vietnam – Regional Audit Office XIII dated 18/06/2020)

Payables to Suppliers

Hung Vuong Insurance Corporation	8.446.000	192.000
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Tran Thi Thu Huong
Prepared by


Huynh Ngoc Cach
Chief Accountant


Hoang Van Ba
General Director
Ho Chi Minh City, 19 October 2026

