

Form No. 01

**BEN THANH TOURIST
SERVICE CORPORATION**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, April 30, 2026

No: 60 /DLBT

**PERIODIC INFORMATION DISCLOSURE OF
FINANCIAL STATEMENTS**

To: The Stock Exchange of Hanoi

Pursuant to the provisions of Circular No.96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Ben Thanh Tourist Service Joint Stock Company discloses information on the Financial Statements (Financial Statements) for the first quarter of 2025 to The Stock Exchange of Hanoi as follows:

1. Organization name: Ben Thanh Tourist Service Joint Stock Company
 - Stock symbol: BTV
 - Address: 70 Ly Tu Trong, Ben Thanh Ward, Ho Chi Minh City
 - Telephone: (028) 35202020
 - Email: benthanh@benthanhtourist.com
 - Website: <https://benthanhtourist.com/>
 2. Content of information disclosure:
 - Financial Statements for the first quarter of 2026
 - Separate Financial Statements (Listed organization without Company's subsidiaries and superior accounting unit with affiliated units);
 - Consolidated Financial Statements (Listed organization with Company's subsidiaries);
 - Summary Financial Statements (Listed organization with accounting units directly under the accounting apparatus).
 - Cases where explanations of reasons are required:
 - + The auditing organization issues an opinion that is not an unqualified opinion on the Financial Statements (for audited Financial Statements in 2026):
 - Yes No
- Explanation document in case of ticking yes:
- Yes No



+ Profit after tax in the reporting period has a difference before and after auditing of 5% or more, changing from loss to profit or vice versa (for audited Financial Statements in 2026):

Yes

No

Explanation document in case of ticking yes:

Yes

No

+ Profit after corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period last year:

Yes

No

Explanation document in case of ticking yes:

Yes

No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period last year to a loss in this period or vice versa:

Yes

No

Explanation document in case of ticking yes:

Yes

No

This information was published on the company's electronic information page on April 30, 2026 at the link: <https://benthanhtourist.com/quan-he-co-dong>

We are committed to the accuracy of the information disclosed above and bear full responsibility before the law for the content of the disclosed information.

Attached documents:

- Financial Statements Quarter 1/2026

Organization Representative
Legal representative
(Signature, full name, position, and seal)



NGUYỄN NGỌC HOÀI NGUYỄN

BENTHANH TOURISM SERVICE JOINT STOCK COMPANY

70 Ly Tu Trong, Ben Thanh Ward, Ho Chi Minh City

Tax code: 0301171827

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**Ben Thanh
Tourist**

journey to your heart



FINANCIAL REPORT

QUARTER 1, 2026



**STATEMENT OF FINANCIAL POSITION
MID-YEAR**

As at March 31, 2026

ASSETS	Code	Note	Ending balance of the quarter	Beginning balance of the year
1	2	3	4	5
A- SHORT-TERM ASSETS	100		332,452,152,768	351,363,825,173
I. Cash and cash equivalents	110	V.1	7,634,977,431	41,121,890,944
1. Money	111		7,634,977,431	41,121,890,944
II. Short-term financial investments	120		43,500,000,000	43,500,000,000
1. Short-term investments held until maturity.	123		43,500,000,000	43,500,000,000
III. Short-term receivables	130		182,978,581,838	217,928,888,034
1. Short-term receivables from customers	131	V.3	105,336,132,218	177,827,611,005
2. Prepayment to short-term sellers	132	V.5	71,395,430,221	42,947,466,930
3. Short-term receivable	135		20,462,708,337	11,369,499,037
4. Provision for doubtful short-term receivables (*)	136	V.4	(14,215,688,938)	(14,215,688,938)
IV. Inventory	140		91,481,850,215	37,714,609,865
1. Inventory	141		91,481,850,215	37,714,609,865
V. Other current assets	160		6,856,743,284	11,098,436,330
1. Short-term deferred costs	161	V.11	4,241,251,056	4,125,784,485
2. VAT is deductible.	162		142,840,383	-
3. Taxes and other amounts due to the State	163	V.16	2,472,651,845	6,972,651,845
B - LONG-TERM ASSETS	200		194,432,419,460	195,763,223,235
I. Long-term receivables	210		2,458,525,000	2,444,525,000
1. Other current assets	215	V.4	2,458,525,000	2,444,525,000
II. Fixed assets	220		39,264,911,551	40,069,880,893
1. Tangible fixed assets	221		38,974,494,898	39,758,214,241
- Original price	222		153,931,872,765	153,931,872,765
- Accumulated depreciation value (*)	223		(114,957,377,867)	(114,173,658,524)
2. Intangible fixed assets	227		290,416,653	311,666,652

- Original price	228		4,141,037,044	4,141,037,044
- Accumulated depreciation value (*)	229		(3,850,620,391)	(3,829,370,392)
III. Investment properties	240		20,806,781,278	21,013,358,482
- Original price	241		36,741,573,937	36,741,573,937
- Accumulated depreciation value (*)	242		(15,934,792,659)	(15,728,215,455)
IV. Long-term financial investment	260	V.2	117,668,224,227	117,668,224,227
1. Investing in subsidiaries	261		33,859,445,708	33,859,445,708
2. Investing in joint ventures and affiliated companies.	262		91,546,951,082	91,546,951,082
3. Investing capital in other entities.	263		11,214,175,540	11,214,175,540
4. Provision for long-term investment losses in other entities (*)	264		(18,952,348,103)	(18,952,348,103)
V. Other long-term assets	270	V.11	14,233,977,404	14,567,234,633
1. Long-term upfront costs	271		14,233,977,404	14,567,234,633
TOTAL ASSETS (280 = 100 + 200)	280		526,884,572,228	547,127,048,408
C - LIABILITIES	300		238,249,726,186	260,309,688,672
I. Short-term debt	310		203,204,984,302	228,297,919,982
1. Short-term payables to suppliers.	311	V.13	39,257,200,124	27,225,370,290
2. Short-term advance payment buyers	312	V.14	45,268,408,189	29,850,263,625
3. Short-term taxes and other payments to the government.	314	V.16	2,992,851,316	6,930,732,964
4. Workers must be paid.	315		737,888,000	6,105,522,200
5. Short-term liabilities	316	V.15	27,208,426,291	18,141,000,063
6. Short-term deferred revenue	319	V.18	9,167,699,785	6,965,796,380
7. Other short-term payables	320	V.17	7,535,837,779	5,443,748,095
8. Short-term loans and financial leases	321	V.12	62,049,589,580	118,648,403,127
9. Short-term provisions	322		8,892,113,238	8,892,113,238
10. Reward and welfare fund	323		94,970,000	94,970,000
II. Long-term debt	330		35,044,741,884	32,011,768,690
1. Revenue awaiting long-term allocation	337	V.18	6,543,070,480	8,133,428,895

2. Other long-term payables	338	V.17	23,878,339,795	23,878,339,795
3. Long-term loans and financial leases	339		4,623,331,609	-
D - EQUITY	400		288,634,846,042	286,817,359,736
1. Owner's equity contribution	411		250,000,000,000	250,000,000,000
- Common stock with voting rights	411a		250,000,000,000	250,000,000,000
2. Shares repurchased from oneself (*)	415		(911,400,000)	(911,400,000)
3. Development Investment Fund	418		4,635,810,142	4,635,810,142
4. Undistributed after-tax profit	420		34,910,435,900	33,092,949,594
- Undistributed net profit accumulated up to the end of the previous period.	420a		33,092,949,594	2,346,283,800
- Undistributed net profit for this period	420b		1,817,486,306	30,746,665,794
TOTAL FUNDING (440 = 300 + 400)	440		526,884,572,228	547,127,048,408

April 30, 2026

Preparer
(Signed, full name)



Nguyen Doan Tung

Chief Accountant
(Signed, full name)



Nguyen Doan Tung

General Director
(Signed, full name, stamped)



Nguyen Ngoc Hoai Nguyen

INTERIM INCOME STATEMENT
(Full form)

From January 01, 2026 to March 31, 2026

Unit: VND

Indicators	Code	Note	From Oct 01, 2025 to December 31, 2025		Cumulative from the beginning of the year to the end of this quarter	
			This year	Previous year	This year	Previous year
1	2	3	4	5	6	7
1. Revenue from sales and service	01	VI.1	180,300,545,589	164,479,645,013	180,300,545,589	164,479,645,013
2. Revenue deductions	02		2,290,931,915	1,484,767,303	2,290,931,915	1,484,767,303
3. Net revenue from sales and service provision (10 = 01 - 02)	10		178,009,613,674	162,994,877,710	178,009,613,674	162,994,877,710
4. Cost of goods sold	11	VI.3	141,368,361,782	131,167,722,781	141,368,361,782	131,167,722,781
5. Gross profit from sales and service provision (20 = 10 - 11)	20		36,641,251,892	31,827,154,929	36,641,251,892	31,827,154,929
6. Financial Income	21	VI.4	678,376,051	319,040,681	678,376,051	319,040,681
7. Financial expenses	22	VI.5	1,532,275,592	1,481,540,316	1,532,275,592	1,481,540,316
- Of which: Interest expenses	23		1,532,275,592	1,481,540,316	1,532,275,592	1,481,540,316
8. Selling expenses	25	VI.6	21,981,019,572	20,478,028,870	21,981,019,572	20,478,028,870
9. Enterprise administrative expenses	26	VI.7	11,314,970,711	7,649,466,534	11,314,970,711	7,649,466,534
10. Net profit from business activities {30 = 20 + (21 - 22) - (25 + 26)}	30		2,491,362,068	2,537,159,890	2,491,362,068	2,537,159,890
11. Other income	31	VI.8	75,347,165	31,673,649	75,347,165	31,673,649
12. Other expenses	32	VI.9	17,337,699	25,873,958	17,337,699	25,873,958
13. Other profit (40 = 31 - 32)	40		58,009,466	5,799,691	58,009,466	5,799,691
14. Total accounting profit before tax (50)	50		2,549,371,534	2,542,959,581	2,549,371,534	2,542,959,581
15. Current Corporate Income Tax	51		548,885,228	419,701,747	548,885,228	419,701,747
16. Deferred Corporate Income Tax	52					
17. Profit after corporate income tax (60 = 50 - 51 - 52)	60		2,000,486,306	2,123,257,834	2,000,486,306	2,123,257,834
18. Basic Earnings Per Share (*)	70					
19. Diluted Earnings per Share (*)	71					

April 30, 2026

Preparer
(Signed, full name)

Nguyen Doan Tung

Chief Accountant
(Signed, full name)

Nguyen Doan Tung

General Director

(Signed, full name, stamped)



Nguyen Ngoc Hoai Nguyen

BEN THANH TOURIST SERVICE CORPORATION

Form No. B03-DN
(Issued under Circular No. 200/2014/TT-BTC
Date of Ministry of Finance December 22, 2014)

INTERIM CASH FLOWS
(Under indirect method) Quarter 4, 2025

Unit: VND

Indicators	Code	Note	Cumulative from the beginning of the year to the end of this quarter	
			This year	Previous year
1	2	3	4	5
I. Cash flow from operating activities				
1. Profit before tax	01		2,549,371,534	2,542,959,581
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		1,011,546,546	1,042,186,900
- Provisions	03			
- Gains, losses from exchange rate differences due to revaluation of	04			
- Gains, losses from investment activities	05		(183,053,686)	(103,997,877)
- Borrowing costs	06		1,532,275,592	1,455,654,738
- Other adjustments	07			
3. Profit from business operations before changes in working capital	08		4,910,139,986	4,936,803,342
- Increase, decrease in receivables	09		39,293,465,813	2,372,437,868
- Increase, decrease in inventories	10		(53,767,240,350)	(38,764,043,098)
- Increase, decrease in payables (excluding interest payable, income tax	11		29,912,932,112	27,084,996,999
- Increase, decrease in prepaid expenses	12		217,790,658	(2,019,390,894)
- Interest paid on loans	14		(1,529,688,252)	(1,455,654,738)
- Corporate income tax paid	15		(548,885,228)	(2,656,802,158)
- Other income from operating activities	16			
- Other cash outflows from business operations	17			
Net cash flow from operating activities	20		18,305,514,739	(10,501,652,679)
II. Cash flow from investment activities				
- Cash outflow for purchasing, constructing fixed assets and other non-current assets	21			(33,000,000)
- Proceeds from liquidation, sale of fixed assets and other long-term assets	22			
- Cash outflow for lending, purchasing debt instruments of other entities	23			(3,000,000,000)
- Cash inflows from loan recovery, resale of debt instruments of other	24			7,000,000,000
- Cash outflow for equity investments in other entities	25			
- Cash inflows from recovery of equity investments in other entities	26			
- Cash inflows from lending interest, dividends and distributed profits	27		183,053,686	103,997,877
Net cash flow from investing activities	30		183,053,686	4,070,997,877
III. Cash flow from financing activities				
- Cash inflows from borrowing	33		63,725,712,122	90,459,164,470
- Cash outflow for repayment of principal loan	34		(115,701,194,060)	(98,930,766,228)
Net cash flow from financing activities	40		(51,975,481,938)	(8,471,601,758)
Net cash flow during the period (50=20+30+40)	50		(33,486,913,513)	(14,902,256,560)
Cash and cash equivalents at the beginning of the period	60		41,121,890,944	19,943,119,203
Impact of exchange rate fluctuations on foreign currency conversion	61			
Cash and cash equivalents at the end of the period (70=50+60+61)	70		7,634,977,431	5,040,862,643

Preparer

Chief Accountant

Nguyen Doan Tung

Nguyen Doan Tung



General Director

Nguyen Ngoc Hoai Nguyen

April 30, 2026

SELECTED FINANCIAL STATEMENT NOTES

Quarter 1, 2026

I. Characteristics of the enterprise's operations

1. Form of ownership: Joint stock company
2. Business lines: Tourism Services - Accommodation and catering services - Commerce - Real Estate
3. Business lines:
 - Tourism services: domestic and international tourism services business
 - Accommodation and catering services: restaurant and hotel business
 - Real estate services: office, kiosk, stall, business store for lease
4. Normal production and business cycle: 12 months
5. Enterprise structure
 - a. List of Company's subsidiaries
 1. Vinh Sang Tourist Service Trading Joint Stock Company
 - Percentage of contributed capital: 100%
 - b. List of joint ventures and associates;
 1. Orchid House Co.,Ltd.
 - Percentage of contributed capital: 22.22%
 2. Ben Thanh Dong Khoi Boutique Hotel Co., Ltd.
 - Percentage of contributed capital: 30%
 3. Ben Thanh Phu Xuan Tourism Co., Ltd.
 - Percentage of contributed capital: 43.33%
 - c. List of dependent units without legal entity status.
 1. Saigon Tourist Travel Service Company
 2. Vien Dong Hotel
 3. Company Branch in Hanoi
 4. Company Branch in Da Nang
 5. Company Branch in Can Tho
 6. Company Branch in Vinh Long

II. Accounting period, currency unit used in accounting

1. Financial year:
 - The Company's financial year starts on January 01 and ends on December 31 every year
2. Currency unit used in accounting:
 - The currency unit used in accounting is Vietnam Dong (VND)

III. Applied Accounting Standards and Regulations

1. Applied accounting regime:
 - The Company's Financial Statements are prepared in accordance with Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System.
2. Statement of compliance with Accounting Standards and Accounting Regulations:
 - The Company complies with Vietnamese Accounting Standards and the Enterprise Accounting System in the preparation and presentation of Financial Statements.

IV. Applied accounting policies

1- Cash and cash equivalents

Principles for recognizing cash and cash equivalents: are short-term investments with a recovery or maturity term of no more than 03 months

2- Financial investment

- Investment in Company's subsidiaries

An investment is classified as an investment in Company's subsidiaries when the Company has the right to control policies and operations, usually expressed through holding more than 50% of the voting rights.

Investments in Company's subsidiaries are reflected at cost, including purchase price and directly related costs (if any). In case of investment in non-monetary assets, the cost of investments is recorded at the fair value of the non-monetary assets at the time of occurrence.

Dividends and profits distributed for the period after the Date of investment are re

+cognized in Financial Income at fair value on the Date of entitlement.

- Investment in Affiliated company

An investment is classified as an investment in Affiliated company when the Company holds directly or indirectly from 20% to less than 50% of the voting rights of the investee without any other agreement.

Investments in Affiliated company are reflected at cost, including purchase price and directly related costs (if any). In case of investment in non-monetary assets, the cost of investments is recorded at the fair value of the non-monetary assets at the time of occurrence.

Dividends and profits distributed for the period after the Date of investment are recognized in Financial Income at fair value on the Date of entitlement.

- Other investments

An investment classified as other investments are investments other than investments in Company's subsidiaries, investments in joint ventures, and investments in Affiliated company.

Other investments are reflected at cost, including the purchase price and directly related costs (if any). In the case of investments in non-monetary assets, the cost of investments is recorded at the fair value of the non-monetary assets at the time of occurrence.

Dividends and profits distributed for the period after the Date of investment are recognized in Financial Income at fair value on the Date of entitlement.

Method of setting up provision for financial investment loss

At the time of preparing Financial Statements, for other investments that are not listed securities or registered for trading on the domestic stock market and are not freely traded securities on the market, provision for loss of other investments is made when there is a basis to show a decrease in value compared to the enterprise's investment value, with the level of deduction in accordance with the provisions of Circular No. 48/2019/TT-BTC on August 08, 2019 of the Ministry of Finance, but not exceeding the actual investment value being accounted for.

3- Receivables

Principles for recognizing customer receivables and other receivables after offsetting against provisions made for doubtful debts

The principle of provision for doubtful debts is made for debts that are overdue for payment or debts for which there is firm evidence that they are uncollectible. Increases or decreases in the balance of the provision for doubtful debts account are recorded in enterprise management expenses on the income statement.

4- Inventories

Principles for recognizing inventory

Inventory is determined based on original cost. The original cost of inventory includes purchase costs and other directly related costs incurred to bring the inventory to its present location and condition.

The value of inventory is determined using the weighted average method and is accounted for using the perpetual inventory method.

Provision for Inventory Devaluation is the difference between the original cost of inventory greater than the net realizable value of the inventory. Provisions are made for obsolete, slow-moving, and defective inventory in accordance with the guidance in Circular 228.

Increases or decreases in Provision for Inventory Devaluation are recorded in the cost of goods sold on the income statement.

5. Tangible fixed assets

Tangible fixed assets are presented at Original cost/Historical cost/Acquisition cost less Accumulated depreciation. The Original cost/Historical cost/Acquisition cost of Tangible fixed assets includes the purchase price and all costs directly related to bringing the asset to a ready-to-use condition. In the case of purchasing fixed assets with additional equipment and spare parts, the equipment and spare parts are identified and recorded separately at fair value and are deducted from the Original cost/Historical cost/Acquisition cost of Tangible fixed assets.

The Original cost/Historical cost/Acquisition cost of Tangible fixed assets is depreciated using the straight-line method over the estimated useful life of the asset.

The estimated depreciation time for some asset groups is as follows:

- Buildings: 05 - 50 years
- Machinery and equipment 03 - 15 years
- Transmission vehicles 06 -10 years
- Equipment, management tools 03 - 07 years

6. Intangible assets

Intangible assets are presented at Original cost/Historical cost/Acquisition cost less Accumulated depreciation.

The company's Intangible assets include computer software. Computer software that is not an integral part of the hardware is recognized as Intangible assets and is amortized over its useful life.

7. Investment properties

Investment properties are presented at Original cost/Historical cost/Acquisition cost less Accumulated depreciation.

The Original cost/Historical cost/Acquisition cost of Investment properties is all expenses in cash or cash equivalents that the enterprise must spend or the fair value of amounts given for exchange in order to obtain Investment properties up to the time of purchase or construction of that Investment properties. The Original cost/Historical cost/Acquisition cost of Investment properties includes directly related initial transaction costs.

Investment properties are depreciated using the straight-line method. The estimated depreciation time for the house and building group is 49 years

8. Short-term prepaid expenses

Prepaid expenses are classified as short-term prepaid expenses and long-term prepaid expenses according to the original term and are mainly expenses related to the cost of tools and supplies, goodwill, etc. These amounts are allocated over the prepayment period of the expense or over the period in which economic benefits are expected to be generated.

The following types of expenses are accounted for as prepaid expenses to be gradually allocated to business performance results:



- Tools and supplies are gradually allocated from 01 year to 03 years to business performance results;
- One-time fixed asset repair costs with a large value that the enterprise does not accrue in advance for major repairs of fixed assets are allocated from 01 year to 03 years;
- Goodwill arising when a state-owned enterprise is equitized into a joint stock company is allocated over a period of 10 years.

9. Payables

Payables are classified as payables to suppliers and other payables according to the principle: Payables to suppliers are commercial payables arising from transactions of buying and selling goods, services, assets, and the seller is an independent entity from the buyer; The remaining payables are classified as other payables.

Payables are monitored according to original term, remaining term at the reporting date, by original currency, and by each object.

10. Owner's equity

Owner's contributed capital

Owner's contributed capital is recorded according to the actual contributed capital of the owner

Treasury Shares

Treasury Shares are recorded at cost and presented as a reduction of owner's equity on the balance sheet.

Dividends

Dividends are recorded as a liability on the date the dividend is declared

Profit distribution

Net profit after corporate income tax can be distributed to shareholders after being approved by the General Meeting of Shareholders and after setting up reserve funds according to the company's charter and Vietnamese law regulations.

11. Revenue, other income

Sales Revenue from sales

Revenue from sales is determined according to the fair value of amounts collected or to be collected. In most cases, revenue is recognized when the majority of risks and economic benefits associated with ownership of the goods are transferred to the buyer

Revenue from service

Revenue from service is recognized when the outcome of that transaction can be reliably determined. In cases where the service provision transaction involves multiple periods, revenue is recognized in the period according to the results of the work completed on the balance sheet date of that period.

Investment income

Interest from investments is recognized when the company has the right to receive the interest.

12. Revenue deductions

Revenue deductions are goods sold are returned

Revenue deductions arising in the same period as product, goods and service consumption are adjusted to decrease revenue of the period in which they arise; Revenue deductions arising in the subsequent period but before the issuance date of the Financial Statements are adjusted to decrease revenue of the reporting period; Revenue deductions arising in the subsequent period and after the issuance date of the Financial Statements are adjusted to decrease revenue of the period in which the deduction arises.

13. Cost of goods sold

Cost of goods sold and services provided is the total cost incurred for goods and services in the period in accordance with revenue matching principle.

14. Selling expenses and administrative expenses

Selling expenses reflect the actual expenses incurred in the process of selling goods and providing

services, including product advertising costs, sales commissions, etc.

Enterprise administrative expenses reflect the general administrative expenses of the enterprise, including expenses for salaries of enterprise management department employees; social insurance, health insurance, trade union fees, unemployment insurance of enterprise management employees; expenses for office supplies, labor tools, Depreciation of Fixed Assets used for enterprise management; land rent, business license tax, provision for doubtful debts; outsourced services (electricity, water, Telephone...); other expenses in cash.

15. Tax

Corporate Income Tax

Current Corporate Income Tax Expense is determined based on taxable income and the Corporate Income Tax rate in the current year is 20%

V . ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE BALANCE SHEET

Unit: VND

1 . CASH AND CASH EQUIVALENTS

	At Date 31/03/2026	At Date 01/01/2026
- Cash	107,396,900	145,345,400
- Bank deposits	7,527,580,531	40,976,545,544
Total	7,634,977,431	41,121,890,944

2 . FINANCIAL INVESTMENTS

	At Date 31/03/2026	At Date 01/01/2026
Short term		
- Time deposits	43,500,000,000	43,500,000,000
Total	43,500,000,000	43,500,000,000

Long term

2.1. Investment in Company's subsidiaries

- Vinh Sang Tourist Service Trading Joint Stock Company	33,859,445,708	33,859,445,708
Total	33,859,445,708	33,859,445,708

2.2. Investment in Associates and joint ventures

- Orchid House Co.,Ltd.	4,268,803,249	4,268,803,249
- Ben Thanh Phu Xuan Tourism Co., Ltd.	24,278,147,833	24,278,147,833
- Ben Thanh Dong Khoi Boutique Hotel Co., Ltd.	63,000,000,000	63,000,000,000
Total	91,546,951,082	91,546,951,082

2.3. Equity Investments in Other Entities

- Hue Travel Corporation	7,182,926,938	7,182,926,938
- Ben Thanh Production Trading Corporation	4,031,248,602	4,031,248,602
Total	11,214,175,540	11,214,175,540

2.4. Provision for Long-term Financial Investments

- Ben Thanh Dong Khoi Boutique Hotel Co., Ltd	18,952,348,103	18,952,348,103
Total	18,952,348,103	18,952,348,103

3 . ACCOUNT RECEIVABLES FROM CUSTOMERS

	At Date 31/03/2026	At Date 01/01/2026
Current		
- Ben Thanh Jewelry JSC	14,412,800,000	15,596,800,000
- Trieu Hai Lam Joint Stock Company	10,286,510,998	10,286,510,998
- Ben Thanh Production Trading Corporation		21,209,450,400
- Ben Thanh Corporation Branch - Warehousing and Log		5,364,921,600
- Suntory Pepsico Vietnam Beverage Co., Ltd		4,585,025,649
- Prudential Vietnam Life Insurance Company Limited		120,784,902,358
- Other parties	80,636,821,220	
Total	105,336,132,218	177,827,611,005

Unit: VND

4 . OTHER RECEIVABLES

Current

	At Date 31/03/2026	At Date 01/01/2026
- Ben Thanh Dong Khoi Boutique Hotel Co., Ltd	3,584,224,370	3,584,224,370
- Advances to employees	15,635,965,537	5,614,996,230
- Deposits, pledges	441,736,397	441,736,397
- Other receivables	800,782,033	1,722,555,694
Total	20,462,708,337	11,363,512,691

Long-term

- Deposits, pledges	2,458,525,000	2,444,525,000
Total	2,458,525,000	2,444,525,000

5 . ADVANCE TO SUPPLIERS

	At Date 31/03/2026	At Date 01/01/2026
Current		
- Vietjet Aviation Joint Stock Company	2,464,215,235	3,305,508,815
- Vietnam Airlines - JSC	8,146,080,535	4,172,794,535
- Sichuan Airlines	2,218,260,000	-
- Tre Viet Aviation Joint Stock Company	1,831,434,445	-
- Other suppliers	58,566,874,451	35,469,163,580
Total	71,395,430,221	42,947,466,930

6 . INVENTORY

	At Date 31/03/2026	At Date 01/01/2026
- Materials	174,164,687	213,160,942
- Tools and instruments	1,341,390,636	1,306,857,806
- Long-term work in progress	85,402,950,385	32,837,349,578
- Goods	4,563,344,507	3,357,241,539
Total	91,481,850,215	37,714,609,865

7 . INCREASE, DECREASE OF TANGIBLE FIXED ASSETS

Presented in the asset increase/decrease table
(attached behind)

8 . INCREASE, DECREASE OF INTANGIBLE ASSETS

Presented in the asset increase/decrease table
(attached behind)

9 . INCREASE, DECREASE OF INVESTMENT PROPERTIES

Presented in the asset increase/decrease table
(attached behind)

Unit: VND

10 . COSTS WAITING FOR ALLOCATION

	At Date 31/03/2026	At Date 01/01/2026
Current		
- Tools and instruments	143,716,679	252,366,361
- Insurance fees	91,379,654	20,400,000
- Other	4,006,154,723	3,853,018,124
Total	4,241,251,056	4,125,784,485
Long term		
- Tools and instruments	1,963,395,650	2,114,927,979
- Major repair costs of fixed assets	78,455,071	107,066,310
- One-time land lease payment at MB 66-68 HBT	12,082,881,888	12,235,829,760
- Other	109,244,795	109,410,584
Total	14,233,977,404	14,567,234,633

11 . LOANS AND FINANCE LEASES

	At Date 31/03/2026	At Date 01/01/2026
Short term		
- loans from banks and other civil group/cluster	62,049,589,580	118,648,403,127
Total	62,049,589,580	118,648,403,127
Long term		
- loans from banks and other civil group/cluster	4,623,331,609	
Total	4,623,331,609	

12 . SHORT-TERM PAYABLES

	At Date 31/03/2026	At Date 01/01/2026
- The Unique Company Limited	988,198,000	-
- Vietnam Airlines Corporation - JSC	6,926,324,800	2,532,623,600
- IATA VIETNAM COMPANY LIMITED	1,853,931,040	565,327,040
- Other	29,488,746,284	24,127,419,650
Total	39,257,200,124	27,225,370,290

13 . SHORT-TERM TRADE PAYABLES

	At Date 31/03/2026	At Date 01/01/2026
- NKG Suntory Pepsico Vietnam Co., Ltd.	3,947,089,516	5,285,683,370
- IP One (Vietnam) Co., Ltd.	1,053,725,500	-
- Omeli Food Joint Stock Company	2,043,000,000	-
- NORTH WEST TRAVEL AGENCE INC7F-10	950,496,403	730,890,484
- Other	37,274,096,770	24,564,580,255
Total	45,268,408,189	29,850,263,625

14 . Accrued expenses

	At Date 31/03/2026	At Date 01/01/2026
- Accrued expenses for Travel activities	24,764,440,944	17,301,908,526
- Accrued expenses for accommodation activities	1,534,380,147	746,591,537
- Other accrued expenses	909,605,200	92,500,000
Total	27,208,426,291	18,141,000,063

Unit: VND

15 . Statutory obligations

	At Date 31/03/2026		At Date 01/01/2026	
	Receivables	Payables	Receivables	Payables
- Value added tax payable		1,148,218,233		2,314,940,196
- Corporate income tax		1,726,330,574		4,077,445,346
- Personal income tax		118,302,509		538,347,422
- Property tax, land rent	2,472,651,845			
Total	2,472,651,845	2,992,851,316		6,930,732,964

16 . Other payables

	At Date	At Date
	31/03/2026	01/01/2026
Current liabilities		
- Social Insurance, unemployment Insurance, health Insurance, trade union funds	1,051,712,237	233,868,492
- Received short-term deposits and escrow ngắn	2,348,199,000	2,348,199,000
- Other payables	4,135,926,542	2,861,680,603
Total	7,535,837,779	5,443,748,095
Long term		
- Received short-term deposits and escrow	23,878,339,795	23,878,339,795
Total	23,878,339,795	23,878,339,795

17 . Short – term unearned revenue

	At Date	At Date
	31/03/2026	01/01/2026
- Short-term unearned revenue	9,167,699,785	6,965,796,380
- Long-term unearned revenue	6,543,070,480	8,133,428,895
Total	15,710,770,265	15,099,225,275

18 . OWNERS' EQUITY

Statement of changes in owners' equity

	Owners' contributed capital	Treasury shares	Investment and development fund	Undistributed Net Profit	Total
Balance as of January 01, 2025	250,000,000,000	(911,400,000)	4,635,810,142	2,346,283,800	256,070,693,942
- Profit during 2025				31,478,665,794	31,478,665,794
Remuneration, operating fund of the Board of Directors, Member of the Board of Supervisors				(732,000,000)	(732,000,000)
Balance as of January 01, 2026	250,000,000,000	(911,400,000)	4,635,810,142	33,092,949,594	286,817,359,736
- Profit during 2026				2,000,486,306	2,000,486,306
Remuneration, operating fund of the Board of Directors, Member of the Board of Supervisors				(183,000,000)	(183,000,000)
Balance as of March 31, 2025	250,000,000,000	(911,400,000)	4,635,810,142	34,910,435,900	288,634,846,042

VI . ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE STATEMENT OF BUSINESS PERFORMANCE

Unit: VND

1 . REVENUE FROM SALES AND SERVICE

	<u>Quarter 1/2025</u>	<u>Quarter 1/2024</u>
- Travel revenue	77,554,885,473	47,533,910,370
- Air ticket revenue	45,427,407,360	41,115,767,259
- Restaurant and hotel revenue	16,432,036,639	14,377,544,953
- Revenue from sale of goods	21,634,337,754	44,549,826,564
- Revenue from real estate leasing	19,251,878,363	16,902,595,867
Total	<u>180,300,545,589</u>	<u>164,479,645,013</u>

2 . REVENUE DEDUCTIONS

	<u>Quarter 1/2025</u>	<u>Quarter 1/2024</u>
- Travel services	1,162,267,686	582,050,304
- Air ticket revenue	1,128,664,229	902,716,999
- Hotel restaurant services		
Total	<u>2,290,931,915</u>	<u>1,484,767,303</u>

3 . COST OF GOODS SOLD

	<u>Quarter 1/2025</u>	<u>Quarter 1/2024</u>
- Travel cost of goods sold	70,629,153,059	42,148,631,019
- Air ticket cost of goods sold	40,585,612,879	36,001,915,115
- Restaurant and hotel cost of goods sold	5,509,194,717	4,762,442,742
- Cost of goods sold for merchandise	20,947,155,923	43,776,164,210
- Cost of goods sold for real estate leasing	3,697,245,204	4,478,569,695
Total	<u>141,368,361,782</u>	<u>131,167,722,781</u>

4 . FINANCIAL INCOME

	<u>Quarter 1/2025</u>	<u>Quarter 1/2024</u>
-Deposit interest, lending interest	183,053,686	103,997,877
- Dividends, profits shared	386,068,742	81,632,647
- Exchange rate difference interest	109,253,623	133,410,157
Total	<u>678,376,051</u>	<u>319,040,681</u>

5 . FINANCIAL EXPENSES

	<u>Quarter 1/2025</u>	<u>Quarter 1/2024</u>
- Loan interest	1,529,688,252	1,455,654,738
- Exchange rate difference loss	2,587,340	25,885,578
Total	<u>1,532,275,592</u>	<u>1,481,540,316</u>

6 . SELLING EXPENSES

	<u>Quarter 1/2025</u>	<u>Quarter 1/2024</u>
- Employee expenses	11,283,051,425	10,653,237,945
- Outsourced service expenses	8,250,085,391	7,561,601,578
- Other expenses	2,447,882,756	2,263,189,347
Total	<u>21,981,019,572</u>	<u>20,478,028,870</u>

7 . ENTERPRISE ADMINISTRATIVE EXPENSES

	Quarter 1/2026	Quarter 1/2025
- Employee expenses	5,915,056,615	6,414,385,435
- Fixed asset depreciation expenses	172,979,220	204,077,707
- Other expenses	5,226,934,876	1,031,003,392
Total	11,314,970,711	7,649,466,534

8 . OTHER INCOME

	Quarter 1/2026	Quarter 1/2025
- Other income	75,347,165	31,673,649
Total	75,347,165	31,673,649

9 . OTHER EXPENSES

	Quarter 1/2026	Quarter 1/2025
- Other expenses	17,337,699	25,873,958
Total	17,337,699	25,873,958

10 . CORPORATE INCOME TAX

	Quarter 1/2026	Quarter 1/2025
- Current Corporate Income Tax	548,885,228	419,701,747
- Deferred Corporate Income Tax	-	-
Total	548,885,228	419,701,747

Preparer
(Ký, họ tên)

Nguyễn Đoàn Tùng

Chief Accountant
(Ký, họ tên)

Nguyễn Đoàn Tùng

April ...27...., 2026

General Director
(Ký, họ tên, đóng dấu)



Nguyễn Ngọc Hoài Nguyên



REPORT ON INCREASE/DECREASE OF ASSETS

From Jan 01, 2026 to March 31, 2026

Code	Indicators	Houses and buildings	Machines and equipment	Means of transport and transmission	Equipment and management tools	Other fixed assets	Software program	Houses and buildings of investment	Total
100	Historical cost of fixed								
110	Beginning balance	125,817,307,444	15,894,240,911	8,607,713,509	3,856,539,429	326,580,000	4,141,037,044	36,741,573,937	195,384,992,274
121	- Purchased during the year								
132	- Liquidation, sale								
140	Ending balance	125,817,307,444	15,894,240,911	8,607,713,509	3,856,539,429	326,580,000	4,141,037,044	36,741,573,937	195,384,992,274
200	Accumulated depreciation								
210	Beginning balance	88,861,739,904	14,393,462,037	7,024,875,682	3,856,539,429	299,080,000	3,829,370,352	15,728,215,455	133,993,282,859
211	- Depreciation during the	475,307,514	91,568,991	215,192,838		1,650,000	21,249,999	206,577,204	1,011,546,546
222	- Liquidation, sale								
240	Ending balance	89,337,047,418	14,485,031,028	7,240,068,520	3,856,539,429	300,730,000	3,850,620,351	15,934,792,659	135,004,829,405
300	Book value								
310	- At the beginning of the	36,955,567,540	1,500,778,874	1,582,837,827		27,500,000	311,666,692	21,013,358,482	61,391,709,415
320	- At the end of the year	36,480,260,026	1,409,209,883	1,367,644,989		25,850,000	290,416,693	20,806,781,278	60,380,162,869

April 29, 2026

Preparer
(Signed, full name)

Nguyen Doan Tung

Chief Accountant
(Signed, full name)

Nguyen Doan Tung

General Director
(Signed, full name, stamped)



Nguyen Ngoc Hoai Nguyen

