

**PHU THO TOURIST SERVICE
JOINT STOCK COMPANY**

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SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

No : 119 /CV-2025

Ho Chi Minh City, 20 October, 2025

*Re: Explanation of the differences in profit after
tax and the loss recorded in the Q3/2025
Financial Statements.*

To :

- **The State Securities Commission of Vietnam;**
- **Hanoi Stock Exchange.**

- Pursuant to Circular No. 96/2020/TT-BTC dated 16 November, 2020 of the Ministry of Finance guiding information disclosure on the securities market;
- Pursuant to The Company's Financial Statements for Q3/2025.

Phu Tho Tourist Service Joint Stock Company hereby provides an explanation for the difference in profit after tax in the Financial Statements for the third quarter of 2025 compared to the same period in 2024, as follows:

1. Net profit after corporate income tax in the Income Statement for the reporting period changes by 10% or more.
2. Profit after tax for the reporting period recorded a loss.

Items	Q3/2025 VND	Q3/2024 VND	Differences VND
Net profit after tax	-55.360.965.589	-13.994.447.489	-41.366.518.100

Accordingly:

Revenue from operations in Q3/2025 decreased by 4,9 billion VND, equivalent to a 10% decrease compared to the same period last year (Q3/2024 revenue: 50,079 billion VND, Q3/2025 revenue: 45,152 billion VND). In addition, the decline in deposit interest rates compared to the previous year led to a decrease in financial income by 1,9 billion VND, equivalent to a 27% decrease compared to the same period last year (Q3/2024 financial income: 7 billion VND, Q3/2025 financial income: 5,1 billion VND)

The loss in Q3/2025 was primarily due to the Company's payment of an additional land rental of 42,8 billion VND for the period from 17/05/2016 to 16/05/2021, pursuant to Notice No. 4197/TB-TPHCM dated 20/08/2025. Of this amount, 17 billion VND represented the land rental recalculated under the new unit price, and 25,8 billion VND represented the additional land rental accrued at 5,4% per annum in accordance with Clause 9, Article 51 of Decree No. 103/2024/NĐ-CP dated 30/07/2024.

The above is the explanation provided by Phu Tho Tourist Service Joint Stock Company regarding the net profit after tax for Q3/2025.

Sincerely.

Recipients:

- As above;
- Archived: Finance and Accounting Department;
- Archived: Office.



GENERAL DIRECTOR

Hoang Van Ba