



CÔNG TY CỔ PHẦN DU LỊCH HƯƠNG GIANG

FINANCIAL STATEMENTS

HUONG GIANG TOURIST JOINT STOCK COMPANY
Quarter 3 ended as at 30/09/2026

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FINANCIAL STATEMENTS

HUONG GIANG TOURIST JOINT STOCK COMPANY
Quarter 3 ended as at 30/09/2026

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STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

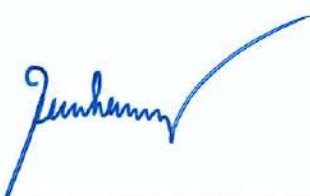
Code	ASSETS	Note	30/09/2026 VND	01/01/2026 VND
100	A. SHORT-TERM ASSETS		48,862,269,705	102,405,599,960
110	I. Cash and cash equivalents	3	23,504,816,503	62,522,707,408
111	1. Cash		4,504,816,503	37,522,707,408
112	2. Cash equivalents		19,000,000,000	25,000,000,000
120	II. Short-term investments	4	13,381,225,985	8,814,204,385
123	1. Held to maturity investments		23,881,225,985	19,314,204,385
124	2. Provision for Held to maturity investments		(10,500,000,000)	(10,500,000,000)
130	III. Short-term receivables		10,616,343,342	29,691,938,349
131	1. Short-term trade receivables	5	8,482,792,461	7,297,702,382
132	2. Short-term prepayments to suppliers	6	501,364,826	21,251,259,158
135	3. Other short-term receivables	7	6,242,081,339	5,315,065,244
136	4. Provision for short-term doubtful debts		(4,609,895,284)	(4,172,088,435)
140	IV. Inventories	9	484,535,369	449,710,841
141	1. Inventories		484,535,369	449,710,841
160	VI. Other short-term assets		875,348,506	927,038,977
161	1. Short-term prepaid expenses	12	708,262,283	391,721,498
162	2. Deductible VAT		167,086,223	535,317,479
200	B. NON-CURRENT ASSETS		155,824,329,797	151,709,406,543
210	I. Long-term receivables		-	-
215	1. Other long-term receivables	7	4,948,817,680	4,948,817,680
216	2. Provision for long-term doubtful debts (*)		(4,948,817,680)	(4,948,817,680)
220	II. Fixed assets		65,808,136,337	36,586,046,936
221	1. Tangible fixed assets	10	64,809,136,337	35,587,046,936
222	- Historical costs		139,073,731,227	104,998,090,741
223	- Accumulated depreciation		(74,264,594,890)	(69,411,043,805)
227	2. Intangible fixed assets	11	999,000,000	999,000,000
228	- Historical costs		1,308,338,000	1,308,338,000
229	- Accumulated amortization		(309,338,000)	(309,338,000)
250	V. Long-term unfinished asset		-	28,389,664,603
252	1. Construction in progress		-	28,389,664,603
260	VI. Long-term investments	4	82,420,128,023	81,622,209,572
262	1. Investments in joint ventures and associates		112,184,038,279	112,184,038,279
264	2. Provision for devaluation of long-term investments		(29,763,910,256)	(30,561,828,707)
270	VII Other long-term assets		7,596,065,437	5,111,485,432
271	1. Long-term prepaid expenses	12	7,596,065,437	5,111,485,432
280	TOTAL ASSETS		204,686,599,502	254,115,006,503

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

(continued)

Code	CAPITAL	Note	30/09/2026 VND	01/01/2026 VND
300	C. LIABILITIES		14,724,300,589	67,685,837,787
310	I. Current liabilities		7,332,680,389	60,294,217,587
311	1. Short-term trade payables	13	1,190,165,821	910,140,253
312	2. Short-term prepayments from customers		332,868,523	239,171,397
313	3. Dividends and profits payable		47,579,937	
314	4. Taxes and other payables to State budget	14	2,151,962,757	67,882,890
315	5. Payables to employees		2,592,050,500	2,982,759,641
316	6. Short-term accrued expenses	15	-	20,796,979,158
320	7. Other short-term payments	16	518,052,851	33,297,284,248
321	8. Short-term borrowings and finance lease liabilities	17	500,000,000	2,000,000,000
330	II. Non-current liabilities		7,391,620,200	7,391,620,200
339	1. Long-term borrowings and finance lease liabilities	17	7,391,620,200	7,391,620,200
400	D. OWNER'S EQUITY		189,962,298,913	186,429,168,716
410	I. Owner's equity	18	189,962,298,913	186,429,168,716
411	1. Contributed capital		200,000,000,000	200,000,000,000
411a	Ordinary shares with voting rights		200,000,000,000	200,000,000,000
412	2. Share Premium		47,223,517,700	47,223,517,700
420	3. Retained earnings		(57,261,218,787)	(60,794,348,984)
420a	Retained earnings accumulated till the end of the previous		(60,794,348,984)	(40,892,335,978)
420b	Retained earnings of the current year		3,533,130,197	(19,902,013,006)
440	TOTAL CAPITAL		204,686,599,502	254,115,006,503



Le Van Tuan Hai
Preparer



Nguyen Ngoc Dieu Loan
Chief Accountant



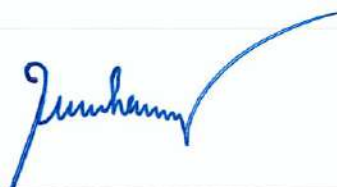
Le Ba Giang
Vice General Director

Thua Thien - Hue, 17 October 2026

STATEMENT OF INCOME

Quarter 3/2026

Code	ITEM	Note	Cumulative year-to-date			
			Quarter 3/2026	Quarter 3/2025	Quarter 3/2026	Quarter 3/2025
			VND	VND	VND	VND
01	1. Revenue from sales of goods and rendering of services	20	16,487,339,130	6,943,896,731	46,977,218,050	30,392,671,335
02	2. Revenue deductions		-	-	-	-
10	3. Net revenue from sales of goods and rendering of services		16,487,339,130	6,943,896,731	46,977,218,050	30,392,671,335
11	4. Cost of goods sold	21	12,833,213,076	6,644,686,778	36,761,531,636	26,741,223,312
20	5. Gross profit from sales of goods and rendering of services		3,654,126,054	299,209,953	10,215,686,414	3,651,448,023
22	6. Financial income	22	331,374,022	696,855,119	5,399,248,298	6,167,036,309
23	7. Financial expense	23	192,828,205	2,047,469,510	(222,826,183)	2,427,540,924
24	In which: Interest expenses		192,828,205	199,502,402	574,818,275	622,661,007
25	8. Selling expenses	24	338,596,641	287,791,472	1,098,281,918	904,214,615
26	9. General and administrative expense	25	3,542,625,154	2,935,002,932	10,792,318,141	9,233,291,850
30	10. Net profit from operating activities		(88,549,924)	(4,274,198,842)	3,947,160,836	(2,746,563,057)
31	11. Other income	26	24,084,546	37,036,364	27,840,910	278,239,999
32	12. Other expense	27	406,447,113	453,206,741	407,184,240	654,766,706
40	13. Other profit		(382,362,567)	(416,170,377)	(379,343,330)	(376,526,707)
50	14. Total net profit before tax		(470,912,491)	(4,690,369,219)	3,567,817,506	(3,123,089,764)
51	15. Current corporate income tax expenses	28	34,687,309	-	34,687,309	-
52	16. Deferred corporate income tax expenses		-	-	-	-
60	17. Profit after corporate income tax		(505,599,800)	(4,690,369,219)	3,533,130,197	(3,123,089,764)
70	18. Basic earnings per share	29	(25)	(235)	177	(156)



Le Van Tuan Hai

Preparer



Nguyen Ngoc Dieu Loan

Chief Accountant



Le Ba Giang

Vice General Director

Thua Thien - Hue, 17 October 2026

STATEMENT OF CASH FLOWS

Quarter 3/2026

(Indirect method)

Code	ITEM	Note	Cumulative year-to-date	
			Quarter 3/2026 VND	Quarter 3/2025 VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		3,567,817,506	(3,123,089,764)
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and investment properties		4,885,611,885	3,358,871,095
03	- Provisions		(360,111,602)	1,804,879,297
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency		273,993	-
05	- Gains / losses from investment		(5,399,095,065)	(5,760,415,534)
06	- Interest expense		574,818,275	622,661,007
08	3. Operating profit before changes in working capital		3,269,314,992	(3,097,093,899)
09	- Increase or decrease in receivables		19,800,181,493	(23,134,471,179)
10	- Increase or decrease in inventories		(34,824,528)	91,308,883
11	- Increase or decrease in payables (excluding interest payable/ corporate income tax payable)		(51,461,537,198)	2,489,826,688
12	- Increase or decrease in prepaid expenses		(2,801,120,790)	1,323,709,277
14	- Interest paid		(574,818,275)	(622,661,007)
15	- Corporate income tax paid		(34,687,309)	(446,490,307)
20	Net cash flows from operating activities		(31,837,491,615)	(23,395,871,544)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(5,718,036,683)	(1,611,651,796)
23	2. Loans and purchase of debt instruments from other entities		(4,567,021,600)	(280,000,000)
24	2. Collection of loans and resale of debt instrument of other entities		-	35,000,000,000
27	3. Interest and dividend received		4,604,932,986	4,745,255,258
30	Net cash flows from investing activities		(5,680,125,297)	37,853,603,462
	III CASH FLOWS FROM FINANCIAL ACTIVITIES			
34	1. Repayment of principal		(1,500,000,000)	(1,500,000,000)
40	Net cash flows from financial activities		(1,500,000,000)	(1,500,000,000)
50	Net cash flows in the year		(39,017,616,912)	12,957,731,918

STATEMENT OF CASH FLOWS

*Quarter 3/2026
(Indirect method)
(Continued)*

60	Cash and cash equivalents at beginning of the year		62,522,707,408	53,983,761,869
61	Effect of exchange rate fluctuations		(273,993)	-
70	Cash and cash equivalents at end of the year	3	<u>23,504,816,503</u>	<u>66,941,493,787</u>



Le Van Tuan Hai
Preparer



Nguyen Ngoc Dieu Loan
Chief Accountant



Le Ba Giang
Vice General Director

Thua Thien - Hue, 17 October 2026

NOTES TO FINANCIAL STATEMENTS

Quarter 3/2026

1 . GENERAL INFORMATION OF THE COMPANY

Form of ownership

Huong Giang Tourist Joint Stock Company was established under Decision No.3243/QD-UBND dated November 2, 1996 and transformed into a joint stock company under Decision No.2559/QD-UBND dated November 15, 2007 of Thua Thien Hue Provincial People's Committee. The company was established and operated under the Certificate of Business Registration for Joint Stock Company No.3300101124 issued by Thua Thien Hue Department of Planning and Investment for the first time on December 25, 2007 and changed for the 12th time on 28 July 2022.

The Company's head office is located at: No. 2, Nguyen Cong Tru, Hue City, Vietnam.

Company's Charter capital: VND 200,000,000,000, the actual charter capital contributed to December 31, 2023 is VND 200,000,000,000; Equivalent to 20,000,000 shares with the price of VND 10,000 per share.

The total number of employees of the Company as at 30 September 2026 is: 148 people (as at 01 January 2026: 142 people).

Business field

Hospitality industry and tourism services.

Business activities

Main business activities of the Company include:

- Short-stay services;
- Wholesale of beverage;
- Wholesale of food;
- Agents, brokers, auctions of goods such as foreign exchange agents;
- Direct support service activities for air transport such as international and domestic ticket agents;
- Install electrical system;
- Prepare surface;
- Tour operator such as international and domestic travel business;
- Restaurants and mobile catering services such as restaurants, bars, food stalls;
- Organization of trade introduction and promotion such as Event organization, introduction and trade
- Sauna, massage and similar wellness services (except sports).

Corporate structure

The Company's member entities are as follows:	Address	Main business activities
Huong Giang Hotel Resort & Spa	Hue	Hospitality industry

Information of Associates and Joint ventures of the Company is provided in Note No 4.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Company maintains its accounting records in VND.

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 . Basis for preparation of Financial statements

Financial statements are presented based on historical cost principle.

Financial statements of the Company are prepared based on summarization of transactions incurred, then recorded into accounting books of dependent accounting entities and at the offices of the Company.

2.4 . Financial Instruments

Initial recognition

Financial assets

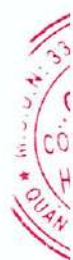
Financial assets of the Company include cash, cash equivalents, trade receivables, other receivables, lending loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the period because the Circular No.210/2009/TT-BTC and prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.



2.5 . Foreign currency transactions

The foreign currency transactions during the year are translated into Vietnam Dong using the real exchange rate ruling at the transaction date.

Real exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of the Financial statements is determined on the following principles:

- For asset accounts: applying the bid rate of the commercial bank where the Company regularly conducts transaction;
- For foreign currency deposited in bank: applying the bid rate of the bank where the Company opens its foreign currency accounts;
- For liability accounts, applying the offer rate of the commercial bank where the Company regularly conducts transaction.

All exchange differences arising from foreign currency transactions in the year and from revaluation of remaining foreign currency monetary items at the end of the period are recorded immediately to operating results of the reporting period.

2.6 . Cash and cash equivalents

Cash comprises cash on hand, demand deposits and monetary gold held as a reserve asset, exclusive of the

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.7 . Financial investments

Investments held to maturity comprise term deposits (including treasury bills and promissory notes), bonds, preference shares which the issuer is required to repurchase at a certain time in the future and loans, etc. held to maturity to earn profits periodically and other held to maturity investments.

Investments in subsidiaries, joint ventures or associates are initially recognized at original cost. After initial recognition, the value of these investments is measured at original cost less provision for devaluation of investments.

Provision for devaluation of investments is made at the end of the quarter as followings:

- With regard to investments in joint ventures or associates: the provision for loss investments shall be made based on the Financial Statements of joint ventures or associates at the provision date.
- With regard to investments held to maturity: the provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.8 . Receivables

Receivables are tracked in detail by receivable term, receivable object, receivable currency, and other factors according to the Company's management needs. Receivables are classified as short-term and long-term on the financial statements based on the remaining term of the receivables at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

2.9 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

The cost of inventory is calculated using weighted average method.

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

2.10 . Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	05 - 30 years
- Machine, equipment	05 - 10 years
- Vehicles, Transportation equipment	06 - 10 years
- Office equipment and furniture	03 - 05 years
- Other fixed assets	03 - 05 years
- Computer software	03 - 05 years
- Long-term land use right without amortization	

2.11 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.12 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to income statement on a straight-line basis over the period of the lease.

2.13 . Business Cooperation Contract (BCC)

Business Cooperation Contract (BCC) is a contractual agreement between two or more venturers with the objectives of cooperating to carry out specific business activities without constitution of a new legal entity. This operation may be jointly controlled by venturers under BCC or controlled by one of them.

According to the terms of BCC, the venturer in charge of accounting for BCC shall record all revenues, expenses and post-tax profits of BCC in their Statement of Income. The expenses of BCC shall include fixed profits paid to other ventures in BCC.

Business cooperation contract No. 01/2022 dated 15/11/2022 between Huong Giang Tourist Joint Stock Company and Hotel De La Cite Imperiale Co.,Ltd:

- Contents of business cooperation: The parties jointly cooperate in business in exploiting the business location at 11 Le Loi, Vinh Ninh ward, Hue city, Thua Thien Hue province under the legal use right of Huong Giang Tourist Joint Stock Company and share profits from business cooperation.

- Contributing capital for business cooperation:

- + Huong Giang Tourist Joint Stock Company contributes capital with all assets attached to the land that have been invested and built in land plot 2, map sheet 8, located at 11 Le Loi, Vinh Ninh ward, Hue city, Thua Thien Hue province is owned by Huong Giang Tourist Joint Stock Company.

- + Hotel De La Cite Imperiale Co.,Ltd contributes capital by organizing, managing, operating and trading services (including performing all business and service activities at 11 Le Loi, Vinh Ninh ward, Hue city).

- Benefits that the Company enjoys regardless of the business results at the cooperation location before the distribution of business cooperation profits:

- + Depreciation of fixed assets in cash in the amount of VND 1,000,000,000 VND per year.

- + The amount equal to land rent (or land use fees) and other fees related to land use rights as prescribed by law at the business cooperation location (if any).

- + The amount equal to the capital cost that the Company has invested to upgrade and renovate all assets attached to land at the business cooperation location.

- Division of business cooperation results: Huong Giang Tourist Joint Stock Company is entitled to a profit equal to 30% of annual profit before tax according to the audited financial statement of business cooperation results.

- Term of business cooperation: 09 years, starting from 01/12/2022 to 11/12/2031.

- Accounting to monitor business cooperation activities: Hotel De La Cite Imperiale Co.,Ltd is responsible for accounting and bookkeeping.

2.14 . Prepaid expenses

The expenses incurred but related to operating results of several fiscal years are recorded as prepaid expenses and are allocated to the operating results in the following fiscal year.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria. Prepaid expenses are allocated gradually into operating expenses on the straight-line basis.

Prepaid expenses of the Company include:

- Tools and instruments include assets held by the Company for use in the ordinary course of business, with cost of each asset less than VND 30 million and therefore ineligible for recognition. are fixed assets according to current regulations. The cost of tools and equipment is amortized on a straight-line basis over a period from 01 year to 03 years.

- Other prepaid expenses are stated at historical cost and amortized on a straight-line basis over their useful lives from 01 year to 03 years.

2.15 . Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. Accounts payable are classified as short-term and long-term in the financial statements based on the remaining maturity of the payables at the reporting date.

2.16 . Borrowings

Loans are tracked by each lender, each loan agreement and the repayment terms of the loans. In case of borrowing in foreign currency, details are tracked in original currency.

2.17 . Borrowing costs

Borrowing costs are recognized into operating costs during the quarter, except for which directly attributable to construction or production of unfinished asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in VAS No. 16 "Borrowing costs". Beside, regarding loans serving the construction of fixed assets, investment properties, and the interests shall be capitalized even if the construction duration is under 12 months.

2.18 . Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables ..etc. which are recorded as operating expenses of the fiscal year.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.19 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Undistributed profit after tax reflects the business results (profit, loss) after corporate income tax and the situation of profit distribution or handling of errors of the Company.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Management and announcement of cut-off date for dividend payment of Vietnam Securities Depository Center.

2.20 . Revenues

Revenue is recognized when it is probable that the economic benefits will flow to the Company which can be reliably measured. Revenue is determined at the fair value of the amounts received or to be received after deducting trade discounts, sales discounts, sales returns.

Financial income

Revenue arising from the used by the others of entity assets yielding interest, royalties and dividends shall be recognised when two (2) of the following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The amount of the revenue can be measured reliably.

2.21 . Cost of goods sold

Cost of goods sold is recognized in accordance with revenue arising and ensure compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned,... are recognized fully and promptly into cost of goods sold in the year.

2.22 . Financial expenses

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Provision for diminution in value of trading securities price; provision for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc.

The above items are recorded by the total amount arising in the year without offsetting against financial income

2.23 . Corporate income tax

- a) Current corporate income tax expenses and Deferred corporate income tax expenses

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

- b) Current corporate income tax rate

The Company applies the corporate income tax rate of 20% for the operating activities which has taxable income for the reported period.

2.24 . Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Directors) by the weighted average number of ordinary shares outstanding during the year.

2.25 . Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Financial statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.26 . Segment information

The Company's main business is the hotel and tourism business and mainly takes place in the territory of Vietnam. Therefore, the Company does not present the segment report by business sector and geographic area.

3 . CASH AND CASH EQUIVALENTS

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	179,642,567	222,380,700
Non-term deposits	4,325,173,936	37,300,326,708
Cash in transit	-	-
Cash equivalents (*)	19,000,000,000	25,000,000,000
	23,504,816,503	62,522,707,408

(*) As at 30/09/2026, the cash equivalents are term deposits from 01 to 03 months at Vietcombank - Hue branch and Vietinbank - Hue branch with the interest rates from 2%/per annum to 3%/per annum.

4 . FINANCIAL INVESTMENTS

a) Held to maturity investments

	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND		VND
Short-term				(10,500,000,000)
- Short-term deposits (*)	4,000,000,000	-	-	-
- Short-term loan receivables (**)	19,881,225,985	(10,500,000,000)	19,314,204,385	(10,500,000,000)
	23,881,225,985	(10,500,000,000)	19,314,204,385	(10,500,000,000)

(*) As at 30/09/2026, the Company has term deposits from 06 months at SEA Bank - Hue branch with the interest rates of 8%/per annum.

() Detail information on short-term loan receivables is as follows:**

	30/09/2026		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
<i>Related parties</i>				
- Hotel De La Cite Imperiale Co. ⁽¹⁾	10,500,000,000	(10,500,000,000)	10,500,000,000	(10,500,000,000)
- Citadel Investment Tourist Co. ⁽²⁾	6,267,021,600	-	5,700,000,000	-
- Huong Giang Travel Co. ⁽³⁾	3,114,204,385	-	2,834,204,385	-
	<u>19,881,225,985</u>	<u>(10,500,000,000)</u>	<u>19,034,204,385</u>	<u>(10,500,000,000)</u>

(1) Loan contract No. 02/KT-HG-122022 dated December 29, 2022 and Contract Appendix No. PL 3.02/KT-HG-122025 with a total amount of VND 10,500,000,000.

The purpose of the loan is to supplement working capital, loan term is 12 months from January 1, 2026. The interest rate is determined according to the lending interest rate of the Bank for Foreign Trade of Vietnam - Hue Branch, adjusted every 3 months and paid with the loan on the maturity date.

(2) - Loan contract No. 03/KT-HG-122022 dated December 29, 2022 and contract appendix No. PL 3.03/HGT-CIT-122025 with a total amount of VND 1,700,000,000.

- Loan contract No. 04/KT-HG-122024 dated December 20, 2024 and contract appendix No. PL 1.04/HGT-CIT-122025 with the amount of VND 4,000,000,000.

- Loan contract No. 05/KT-HG-012026 dated January 31, 2026 with the amount of VND 567,021,600.

The purpose of the loan is to supplement working capital, loan term is 12 months from January 1, 2026. The interest rate is determined according to the lending interest rate of the Bank for Foreign Trade of

(3) - Loan contract No. 01/HGT-LH-122023 dated December 31, 2023 and contract appendix No. PL 2.01/HGT-LH-122025 with the amount of VND 834.204.385. The purpose of the loan is to supplement working capital, loan term is 12 months from January 1, 2026. The interest rate is 5%/per annum.

- Loan contract No. 02/HGT-LH-112024 dated November 20, 2024 contract appendix No. PL 2.02/HGT-LH-012025 with the amount of VND 2.280.000.000. The purpose of the loan is to supplement working capital, loan term is 12 months from January 1, 2026. The interest rate is 7%/per annum.

In 2025, the Company provisioned for doubtful debts regarding the outstanding loan principal and interest receivables from Hotel De La Cite Imperiale Co., Ltd., in accordance with Resolution No. 16/25/NQ-HĐQT dated December 16, 2025, and the Debt Recoverability Assessment Report issued by the Board of Directors on December 25, 2025.

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4 . LONG - TERM FINANCIAL INVESTMENTS

	30/09/2026				01/01/2026			
	Original cost	Provision	Voting right rate		Original cost	Provision	Voting right rate	
	VND	VND	VND		VND	VND	VND	VND
b) Investments in joint ventures, associates								
- Huong Giang Travel Company Limited	4,423,230,000	(4,423,230,000)	49.00%		4,423,230,000	(4,423,230,000)	49.00%	
- Thien Phuc Tourist JSC	940,000,000	(421,947,149)	31.33%		940,000,000	(421,947,149)	31.33%	
- Saigon Morin Hue Co., Ltd.	50,720,625,000	-	50.00%		50,720,625,000	-	50.00%	
- Hotel De La Cite Imperiale Co.,Ltd.	34,416,633,279	(24,892,779,780)	29.97%		34,416,633,279	(25,690,698,231)	35.24%	
- Citadel Investment Tourist Co., Ltd.	21,683,550,000	(25,953,327)	35.00%		21,683,550,000	(25,953,327)	35.00%	
	<u>112,184,038,279</u>	<u>(29,763,910,256)</u>			<u>112,184,038,279</u>	<u>(30,561,828,707)</u>		

Detail information on the Company's joint ventures, associates as at 30/09/2026 as follows:

Name of joint ventures, associates	Place of establishment and operation	Principle activities
- Huong Giang Travel Company Limited	11 Le Loi, Thuan Hoa ward, Hue city.	Business restaurant, travel service
- Thien Phuc Tourist JSC	78 Huyen Tran Cong Chua, An Cuu ward, Hue City.	Bottled pure mineral water production and laundry service
- Saigon Morin Hue Co., Ltd.	No.30 Le Loi, Thuan Hoa ward, Hue city.	Business hotel, restaurant, travel service
- Hotel De La Cite Imperiale Co.,Ltd.	No.5 Le Loi, Thuan Hoa ward, Hue city.	Business hotel, restaurant, travel service
- Citadel Investment Tourist Co., Ltd.	No.2 Nguyen Cong Tru, Thuan Hoa ward, Hue city.	Business hotel, restaurant, travel service

5 . SHORT - TERM TRADE RECEIVABLES

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<i>Related parties</i>	8,041,366,911		6,979,836,260	
- Huong Giang Travel Company Limited	151,471,881	-	91,574,167	-
- Hotel De La Cite Imperiale Co.,Ltd.	7,825,095,030	-	6,855,862,093	-
- Citadel Investment Tourist Co.,Ltd.	64,800,000	-	32,400,000	-
<i>Other parties</i>	441,425,550		317,866,122	
- Other trade receivables	441,425,550	-	317,866,122	-
	8,482,792,461	-	7,297,702,382	-

6 . PREPAYMENTS TO SUPPLIERS

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
- Truong Gia Phat Production and Trading Ltd.,Co	-	-	20,796,979,158	-
- Others	501,364,826	-	454,280,000	-
	501,364,826	-	21,251,259,158	-

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7 . OTHER RECEIVABLES

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
a.1) Details by content				
- Receivables from interest of deposit, loan	5,761,234,985	(3,873,191,097)	4,984,792,906	(3,873,191,097)
- Advances	66,000,000	-	9,000,000	-
- Receivable from payment on behalf of Thien Phuc Tourist JSC	298,897,338	(298,897,338)	298,897,338	(298,897,338)
- Others	115,949,016	-	22,375,000	-
	6,242,081,339	(4,172,088,435)	5,315,065,244	(4,172,088,435)
a.2) Details by object				
Related parties	6,090,507,323	(4,172,088,435)	5,306,065,244	(4,172,088,435)
- Huong Giang Travel Company Limited	287,830,493	-	197,722,685	-
- Hotel De La Cite Imperiale Co.,Ltd	4,310,997,946	(3,873,191,097)	3,873,191,097	(3,873,191,097)
- Citadel Investment Tourist Co., Ltd.	1,192,781,546	-	936,254,124	-
- Thien Phuc Tourist JSC	298,897,338	(298,897,338)	298,897,338	(298,897,338)
Other parties	168,561,768	-	9,000,000	-
Others	168,561,768	-	9,000,000	-
	6,259,069,091	(4,172,088,435)	5,315,065,244	(4,172,088,435)

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7 .OTHER RECEIVABLES (CONTINUED)

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
b) Long-term				
b.1) Details by content				
- Receivable investment costs of Huyen Tran cultural center project (*)	4,948,817,680	(4,948,817,680)	4,948,817,680	(4,948,817,680)
	<u>4,948,817,680</u>	<u>(4,948,817,680)</u>	<u>4,948,817,680</u>	<u>(4,948,817,680)</u>
b.2) Details by object				
Others parties				
- Dat Viet Culture Joint Stock Company (*)	4,948,817,680	(4,948,817,680)	4,948,817,680	(4,948,817,680)
	<u>4,948,817,680</u>	<u>(4,948,817,680)</u>	<u>4,948,817,680</u>	<u>(4,948,817,680)</u>

(*) This is the construction in progress and advances to the contractors of Tran Nhan Tong Pagoda (currently known as Huong Van Pagoda) of Huyen Tran Culture Centre. In 2011, the Company handed over to Dat Viet Culture Joint Stock Company (formerly known as Huyen Tran Culture Joint Stock Company) to continue to control and finalise these expenses with the contractors. In 2021, the Civil Judgment Execution Department of Thua Thien Hue province issued Decision No. 89/QĐ-CCTHADS dated October 4, 2021 on the execution of judgments against Dat Viet Culture and Tourism Investment Joint Stock Company. Accordingly, Dat Viet Culture Joint Stock Company is obliged to pay the above amount to Huong Giang Tourist Joint Stock Company. However, up until now, the debt collection has not made any progress. In 2024, the Company decided to make a provision for this debt in accordance with Resolution No. 04/25/NQ-HĐQT dated January 24, 2025 of the Company's Board of Managers.

8 . DOUBTFUL DEBTS

	30/09/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
- Thien Phuc Tourist JSC	298,897,338	-	298,897,338	-
- Dat Viet Culture JSC	4,948,817,680	-	4,948,817,680	-
- Hotel De La Cite Imperiale Co.,Ltd	14,810,997,946	-	14,373,191,097	-
	<u>20,058,712,964</u>	<u>-</u>	<u>19,620,906,115</u>	<u>-</u>

9 . INVENTORIES

	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw material	380,313,240	-	334,622,632	-
Goods	104,222,129	-	115,088,209	-
	<u>484,535,369</u>	<u>-</u>	<u>449,710,841</u>	<u>-</u>

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10 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Transportation equipment	Management equipment	Others	Total
	VND	VND	VND	VND	VND	VND
Historical cost						
Beginning balance	79,509,563,567	16,121,169,387	7,772,368,143	732,541,644	862,448,000	104,998,090,741
- Purchase in the year	-	4,416,970,417	1,371,898,729	-	297,216,215	6,086,085,361
- Completed construction investment	28,021,615,925	-	-	-	-	28,021,615,925
- Liquidation, disposal	-	(32,060,800)	-	-	-	(32,060,800)
Ending balance of the year	107,531,179,492	20,506,079,004	9,144,266,872	732,541,644	1,159,664,215	139,073,731,227
Accumulated depreciation						
Beginning balance	52,857,004,856	11,764,660,103	3,932,304,385	732,541,644	124,532,817	69,411,043,805
- Depreciation for the year	3,899,298,557	621,831,062	324,966,755	-	39,515,511	4,885,611,885
- Liquidation, disposal	-	(32,060,800)	-	-	-	(32,060,800)
Ending balance of the year	56,756,303,413	12,354,430,365	4,257,271,140	732,541,644	164,048,328	74,264,594,890
Net carrying amount						
Beginning balance	26,652,558,711	4,356,509,284	3,840,063,758	-	737,915,183	35,587,046,936
Ending balance	50,774,876,079	8,151,648,639	4,886,995,732	-	995,615,887	64,809,136,337

In which:

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the year: VND 13,653,476,182.
- All assets attached to land at 11 Le Loi, Vinh Ninh ward, Hue city with total cost of VND 27,571,720,256 and accumulated amortization of VND 13,918,244,074 are being contributed as capital under the Business Cooperation Contract. No. 01/2022 dated 15/11/2022 between Huong Giang Tourist Joint Stock Company and Hotel De La Cite Imperiale Co.,Ltd.

11 . INTANGIBLE FIXED ASSETS

	<u>Land use rights (*)</u>	<u>Computer software</u>	<u>Total</u>
	VND	VND	VND
Historical cost			
Beginning balance	999,000,000	309,338,000	1,308,338,000
Ending balance of the year	<u>999,000,000</u>	<u>309,338,000</u>	<u>1,308,338,000</u>
Accumulated depreciation			
Beginning balance	-	309,338,000	309,338,000
Ending balance of the year	<u>-</u>	<u>309,338,000</u>	<u>309,338,000</u>
Net carrying amount			
Beginning balance	999,000,000	-	999,000,000
Ending balance	<u>999,000,000</u>	<u>-</u>	<u>999,000,000</u>

In which:

- Cost of fully depreciated tangible fixed assets but still in use at the end of the year: VND 309,338,000.

(*) Long-term land use rights at No. 02 Nguyen Cong Tru, Hue city with an area of 166 m² are being used by the Company as office headquarters.

12 . PREPAID EXPENSES

	<u>30/09/2026</u>	<u>01/01/2026</u>
	VND	VND
a) Short-term		
Others	708,262,283	391,721,498
	<u>708,262,283</u>	<u>391,721,498</u>
b) Long-term		
Dispatched tools and supplies	3,682,860,978	3,630,618,207
Assets reparation expenses	136,991,226	429,330,930
Others	3,776,213,233	1,051,536,295
	<u>7,596,065,437</u>	<u>5,111,485,432</u>

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13 . TRADE PAYABLES

	30/09/2026		01/01/2026	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
- Hoang Mai Foods Production & Trading Co., Ltd.	120,082,402	120,082,402	126,416,558	126,416,558
- VMA Food Co., Ltd	159,638,475	159,638,475	147,539,761	147,539,761
- Binh Minh Laundry Co., Ltd	41,652,503	41,652,503	65,210,800	65,210,800
- Others	868,792,441	868,792,441	570,973,134	570,973,134
	<u>1,190,165,821</u>	<u>1,190,165,821</u>	<u>910,140,253</u>	<u>910,140,253</u>

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14 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Receivable at the opening year	Payable at the opening year	Payable arise in the year	Amount paid in the year	Receivable at the closing year	Payable at the closing year
	VND	VND	VND	VND	VND	VND
Value added tax	-	-	-	-	-	-
Corporate income tax	-	-	34,687,309	34,687,309	-	-
Personal income tax	-	41,799,871	521,723,435	439,261,504	-	124,261,802
Land tax and land rental	-	-	6,364,866,693	4,362,491,594	-	2,002,375,099
Other taxes	-	26,083,019	208,929,374	209,686,537	-	25,325,856
Fees and other obligations	-	-	-	-	-	-
	-	67,882,890	7,130,206,811	5,046,126,944	-	2,151,962,757

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

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15 . SHORT - TERM ACCRUED EXPENSES

	30/09/2026	01/01/2026
	VND	VND
- Deducting the cost of the Huong Giang Hotel renovation contract in advance	-	20,796,979,158
	<u>-</u>	<u>20,796,979,158</u>

16 . OTHER SHORT -TERM PAYABLES

	30/09/2026	01/01/2026
	VND	VND
- Payables of collecting of State-owned capital transfer ^(*)	-	32,449,325,501
- Withdrawal of contributed capital in Thien Phuc Tourist JSC, awaiting for settlement	518,052,851	518,052,851
- Others	-	329,905,896
	<u>518,052,851</u>	<u>33,297,284,248</u>

(*) This is the amount arising from the capital transfer contract No.18/HDCNV dated 30 March 2016 between People's Committee of Thua Thien Hue Province (transferor) and Bitexco Group Company Limited (the transferee) with the information is as follows:

- Representative of the transferor: Mr. Nguyen Quoc Thanh - Chairman of the Board - The main representative of the State capital at Huong Giang Tourist Joint Stock Company, according to Decision No.624/QD-UBND dated 30 March 2016 of People's Committee of Thua Thien Hue Province.
- 12,572,200 shares, equivalent to the total face value of VND 125,722,000,000, accounting for 62.86% of the charter capital of Huong Giang Tourist Joint Stock Company.
- Total transfer value: VND 158,409,520,000.
- Account to receive transfer money is the bank deposit account of Huong Giang Tourist Joint Stock Company.

The Company has returned the amount of VND 126 billion according to the written requests of the People's Committee of Thua Thien Hue Province in 2017. The remaining amount was remitted by the Company to the State Treasury in 2026 pursuant to Decision No. 2271 dated August 27, 2026, issued by the Inspectorate of Hue City.

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17 . BORROWINGS

	01/01/2026		During the year		30/09/2026	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings						
- Joint Stock Commercial Bank for Foreign Trade of Vietnam ⁽¹⁾	2,000,000,000	2,000,000,000	-	1,500,000,000	500,000,000	500,000,000
	<u>10,913,300,000</u>	<u>10,913,300,000</u>	<u>375,220,000</u>	<u>10,788,520,000</u>	<u>500,000,000</u>	<u>500,000,000</u>
b) Long-term borrowings						
- Joint Stock Commercial Bank for Foreign Trade of Vietnam ⁽¹⁾	9,391,620,200	9,391,620,200	-	1,500,000,000	7,891,620,200	7,891,620,200
	<u>9,391,620,200</u>	<u>9,391,620,200</u>	<u>-</u>	<u>1,500,000,000</u>	<u>7,891,620,200</u>	<u>7,891,620,200</u>
Amount due for settlement within 12 months	(2,000,000,000)	(2,000,000,000)	-	(1,500,000,000)	(500,000,000)	(500,000,000)
Amount due for settlement after 12 months	<u>7,391,620,200</u>	<u>7,391,620,200</u>			<u>7,391,620,200</u>	<u>7,391,620,200</u>

Detailed information on Long-term borrowings:

- (1) Credit Contract No. 09-2019/HUONGGIANG.VCB October 1, 2019, with the following detailed
- + Credit limit: VND 16,000,000,000;
 - + Loan purpose: Investing in renovating Le Cerele Sportif service center at 11 Le Loi, Hue city;
 - + Term of contract: 120 months;
 - + Loan interest rate: 8.9%/year;
 - + Balance of principal at the end of the year is VND 7,891,620,200 , of which due long-term debt is VND 500,000,000;
 - + Loans from banks are secured by land use rights and assets on the land to be formed in the future of the project at 11 Le Loi, Hue City and has been registered for a guaranteed transaction.

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18 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share capital surplus	Retained earnings	Total
	VND	VND	VND	VND
Beginning balance of previous year	200,000,000,000	47,223,517,700	(40,892,335,978)	206,331,181,722
Profit for previous year	-	-	(19,902,013,006)	(19,902,013,006)
Ending balance of previous year	200,000,000,000	47,223,517,700	(60,794,348,984)	186,429,168,716
Beginning balance of current year	200,000,000,000	47,223,517,700	(60,794,348,984)	186,429,168,716
Profit for current year	-	-	3,533,130,197	3,533,130,197
Ending balance of this year	200,000,000,000	47,223,517,700	(57,261,218,787)	189,962,298,913

b) Details of owner's invested capital

	At the end of year	Rate	At the beginning of year	Rate
	VND		VND	
Bitexco Group of Companies	18,228,770,000	9.11%	18,228,770,000	9.11%
Crystal Treasure Limited	91,000,000,000	45.50%	91,000,000,000	45.50%
Tan Tien Investment Joint Stock Company	11,512,000,000	5.76%	14,512,000,000	7.26%
White Crystal Co., Ltd	19,230,230,000	9.62%	19,252,230,000	9.63%
Tan Truong Co., Ltd	40,000,000,000	20.00%	40,000,000,000	20.00%
Others	20,029,000,000	10.01%	17,007,000,000	8.50%
	200,000,000,000	100%	200,000,000,000	100%



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c) Capital transactions with owners and distribution of dividends and profits

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Owner's contributed capital	200,000,000,000	200,000,000,000
- At the beginning of quarter	200,000,000,000	200,000,000,000
- At the end of quarter	200,000,000,000	200,000,000,000

d) Shares

	30/09/2026	01/01/2026
Quantity of Authorized issuing shares	20,000,000	20,000,000
Quantity of issued shares and full capital contribution	20,000,000	20,000,000
- Common shares	20,000,000	20,000,000
Quantity of outstanding shares in circulation	20,000,000	20,000,000
- Common shares	20,000,000	20,000,000
Par value per shares (VND)	10,000	10,000

19 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT**a) Operating leased assets**

- Land lease contract at No. 51 Le Loi for use in tourism service business from 1998 to 2028. The leased area is 13,508 m². In here, The company is operating in hotel (Huong Giang Hotel) and restaurant business. According to Contract No. 67/HĐTĐ dated 23/12/2010, the Company must pay the rental fee annually until the contract maturity date according to the current regulations of the State.

- Land lease contract at No. 11 Le Loi for use in tourism service business from 2001 to 2031. The leased area is 6,248.3 m². In here, The company is running the business of Festival Hue restaurant. According to Contract No. 65/HĐTĐ dated 19/08/2019, the Company must pay the rental fee annually until the contract maturity date according to the current regulations of the State.

- Land lease contract at No. 30 Le Loi for use in tourism service business from 2004 to 2044. The leased area is 7,702 m². In here, The company is in a joint venture with Saigon Tourist to run business in hotels and restaurants. According to contract No. 34/HĐ - TĐ dated 09/11/2004, the company must pay the rental fee annually until the contract maturity date according to the current regulations of the State.

- Land lease contract at No. 51 Le Loi for business use from December 6, 2019 to September 23, 2028. The leased area is 680 m². Currently the company is using the land plot as landscape of Mat Ngoc Lake at Huong Giang Hotel. According to contract No. 88/HĐTĐ dated December 6, 2019, the Company must pay the rental fee annually until the contract maturity date according to the current regulations of the State.

b) Foreign currencies

	30/09/2026	01/01/2026
- USD	31,723.93	16,105.63
- EUR	384.36	390.78

20 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Revenue from room rental and restaurant business	14,747,665,167	3,080,925,683
Revenue from rendering of services	583,447,738	2,685,119,951
Revenue from business cooperation	1,156,226,225	1,177,851,097
	16,487,339,130	6,943,896,731
In which: Revenue from related parties	1,284,582,368	1,284,120,005
<i>(Details as in Notes 33).</i>		

21 . COSTS OF GOODS SOLD

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Cost of room rental and restaurant business	11,856,947,024	3,552,483,490
Costs of goods sold	326,100,519	2,203,595,458
Cost of business cooperation	650,165,533	888,607,830
	12,833,213,076	6,644,686,778
In which: Costs of goods sold from related parties		
Total purchase value:	612,273,220	3,649,593
<i>(Details as in Notes 33).</i>		

22 . FINANCIAL INCOME

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Interest income, interest from loans	331,358,529	664,203,485
Dividends, profits earned	-	-
Realized gain from foreign exchange difference	15,493	32,651,634
Unrealized gain from foreign exchange difference	-	-
Others	-	-
	331,374,022	696,855,119
In which: Financial income from related parties	-	-
<i>(Details as in Notes 33).</i>		

23 . FINANCIAL EXPENSES

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Interest expenses	192,828,205	199,502,402
Realized loss from foreign exchange difference	-	620
Unrealized loss from foreign exchange difference	-	-
Provisions for devaluation of trading securities and investments	-	1,847,966,488
	192,828,205	2,047,469,510
Financial expenses from related parties	-	-
<i>(Details as in Notes 33).</i>		

24 . SELLING EXPENSES

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Raw materials	9,445,601	5,042,070
Labor	235,896,427	226,926,348
Expenses from external services	11,382,970	6,919,527
Other expenses by cash	81,871,643	48,903,527
	338,596,641	287,791,472

25 . GENERAL ADMINISTRATIVE EXPENSES

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Raw materials	199,490,021	115,301,025
Labor	2,357,081,622	2,060,922,303
Depreciation and amortisation	122,952,817	123,534,805
Tax, Charge, Fee	-	-
Provision expenses	-	-
Expenses from external services	637,921,832	357,422,165
Other expenses by cash	225,178,862	277,822,634
	3,542,625,154	2,935,002,932

26 . OTHER INCOME

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Gain from liquidation, disposal of fixed assets	24,084,546	37,036,364
Others	-	-
	24,084,546	37,036,364

27 . OTHER EXPENSE

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Others	406,447,113	453,206,741
	406,447,113	453,206,741

28 . CURRENT CORPORATE INCOME TAX EXPENSES

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Total profit before tax	(470,912,491)	(4,690,369,219)
Increase	-	453,206,736
- <i>Ineligible expenses</i>	-	453,206,736
Decrease	-	-
- <i>Switching losses last year</i>	-	-
Taxable income	-	-
Current corporate income tax expense (Tax rate 20%)	-	-
Tax payable at the beginning of year	34,687,309	446,490,307
Tax paid in the year	(34,687,309)	(446,490,307)
Closing year income tax payable	-	-

29 . BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the company are calculated as follows:

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Net profit after tax	(505,599,800)	(4,690,369,219)
Profit distributed for common shares	(505,599,800)	(4,690,369,219)
Average number of outstanding common shares in circulation in the	20,000,000	20,000,000
Basic earnings per share	(25)	(235)

As at 30/09/2026, the Company did not have shares with dilutive potential for earnings per share.

30 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	Quarter 3/2026	Quarter 3/2025
	VND	VND
Raw materials	3,950,218,105	2,342,838,951
Labour expenses	6,071,759,057	5,009,922,312
Depreciation and amortisation	1,796,159,057	1,120,625,493
Expenses from external services	4,356,222,561	905,873,919
Other expenses by cash	540,076,091	488,220,507
Provisions	-	-
	16,714,434,871	9,867,481,182

FINANCIAL INSTRUMENTS

Financial risk management

The Company's financial risks including market risk, credit risk and liquidity risk. The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of General Directors of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The Company's business operations will bear the risks of changes on exchange rates and interest rates.

Exchange rate risk

The Company bears the risk of exchange rate due to the fluctuation in fair value of future cash flows of a financial instrument in line with changes in exchange rates if loans, revenues and expenses of the Company are denominated in foreign currencies other than VND.

Interest rate risk

The Company bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Company has time or demand deposits, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

Credit Risk

Credit risk is the risk that a party participating in a financial instrument or contract is unable to fulfill its obligations, leading to financial loss for the Company. The Company has credit risks from production and business activities (mainly for customer receivables) and financial activities (including bank deposits, loans and other financial instruments).

	Under 1 year	From 1 year to 5	From more than 5	Total
	VND	year	years	VND
		VND	VND	
As at 30/09/2026				
Cash and cash equivalents	23,325,173,936	-	-	23,325,173,936
Held to maturity investments	13,381,225,985	-	-	13,381,225,985
Trade receivables, other receivables	10,114,978,516	-	-	10,114,978,516
	46,821,378,437	-	-	46,821,378,437
As at 01/01/2026				
Cash and cash equivalents	62,300,326,708	-	-	62,300,326,708
Held to maturity investments	8,814,204,385	-	-	8,814,204,385
Trade receivables, other receivables	8,440,679,191	-	-	8,440,679,191
	79,555,210,284	-	-	79,555,210,284

Liquidity Risk

Liquidity risk is the risk that the Company has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the Company is mainly from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Under 1 year	From 1 year to 5	From more than 5	Total
	VND	years	years	VND
As at 30/09/2026				
Borrowings	500,000,000	7,391,620,200	-	7,891,620,200
Trade payables, other payables	1,708,218,672	-	-	1,708,218,672
	<u>2,208,218,672</u>	<u>7,391,620,200</u>	<u>-</u>	<u>9,599,838,872</u>
As at 01/01/2026				
Borrowings	2,000,000,000	7,391,620,200	-	9,391,620,200
Trade payables, other payables	34,207,424,501	-	-	34,207,424,501
	<u>36,207,424,501</u>	<u>7,391,620,200</u>	<u>-</u>	<u>43,599,044,701</u>

The Company believes that risk level of loan repayment is controllable. The Company has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

32 . EVENTS AFTER BALANCE SHEET DATE

There have been no significant events occurring after the reporting quarter, which would require adjustments or disclosures to be made in the Financial statements.

33 . TRANSACTION AND BALANCES WITH RELATED PARTIES

In addition to the information with related parties presented in the above notes, the Company also had transactions arising during the year with related parties as follows:

	<u>Relation</u>	<u>Quarter 3/2026</u>	<u>Quarter 3/2025</u>
		VND	VND
Revenue		1,284,582,368	1,284,120,005
Huong Giang Travel Company Limited	Associates	68,356,143	76,268,908
Hotel De La Cite Imperiale Co.,Ltd.	Associates	1,156,226,225	1,177,851,097
Citadel Investment Tourist Co., Ltd.	Associates	60,000,000	30,000,000
Purchases of goods and services		612,273,220	3,649,593
Huong Giang Travel Company Limited	Associates	612,273,220	3,649,593
Financial income		-	-
Huong Giang Travel Company Limited	Associates	-	-
Hotel De La Cite Imperiale Co.,Ltd.	Associates	-	-
Citadel Investment Tourist Co., Ltd.	Associates	-	-
Saigon Morin Hue Co.,Ltd	Associates	-	-

	<u>Relation</u>	<u>Quarter 3/2026</u>	<u>Quarter 3/2025</u>
		VND	VND
Income of the The Board of Mannagement, The Board of Directors and The Board of Supervisor (Not including remuneration)			
Toshihiko Takahashi (**)	Chair of BOM	-	-
Johnny Cheung Ching Fu	Member of BOM General Director	267,500,000	258,900,000
Le Ba Giang	Member of BOM Vice General Director	265,000,000	268,384,615
Dinh Nhat Tan (**)	Menber of BOM	-	-
Le Duc Quang (**)	Head of BOS	-	-
Fumiyo Okuda (**)	Member of BOS	-	-
Nguyen Phuoc Quy Thinh (**)	Member of BOS	9,000,000	9,000,000

(**) The members do not participate in direct management at the Company, so they have no income.

In addition to the transactions with related parties mentioned above, other related parties had no transactions during the year and had no balance at the end of the fiscal year with the Company.

34 . COMPARATIVE FIGURES

The corresponding figures are those taken from the Financial statement for the quarter 3 ended as at 30 September 2025 .



Le Van Tuan Hai
Preparer



Nguyen Ngoc Dieu Loan
Chief Accountant



Le Ba Giang
Vice General Director

Thua Thien - Hue, 17 October 2026