

COMBINED FINANCIAL STATEMENTS
For the accounting period of the 4th quarter of 2025
BA RIA - VUNG TAU TOURIST
JOINT STOCK COMPANY



CONTENTS

| | <u>Page</u> |
|---|--------------------|
| 1. CONTENTS | 1 |
| 2. REPORT OF THE BOARD OF DIRECTORS | 2 - 3 |
| 3. INTERIM COMBINED FINANCIAL STATEMENTS | |
| 3.1 Interim Combined Balance sheet | 4 - 7 |
| 3.2 Interim Combined Income statement | 8 |
| 3.3 Interim Combined Cash flow statement | 9 - 10 |
| 3.3 Notes to the Interim combined financial statements | 11 - 31 |

BA RIA - VUNG TAU TOURIST JSC

207 Vo Thi Sau, Vung Tau Ward, Ho Chi Minh City

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Ba Ria - Vung Tau Tourist Joint Stock Company presents its report together with the Interim Combined Financial Statements for the accounting period of 4th Quarter 2025.

BUSINESS HIGHLIGHTS

Ba Ria - Vung Tau Tourist Joint Stock Company ("the Company") is an enterprise equitized from the State-owned enterprise Ba Ria - Vung Tau Tourist Company under Decision No. 5078/QĐ-UBND dated 28 December 2005 of the Chairman of the People's Committee of Ba Ria - Vung Tau Province. The Company operates under Business Registration Certificate No. 4903000321 issued by the Department of Planning and Investment of Ba Ria - Vung Tau Province for the first time on January 2007 and subsequent Business Registration Certificates of 05 change. The Company is currently operating under Business Registration Certificate No. 3500101812, registered for the 15th change on 03 September 2020.

The Company's headquarters is located at 207 Vo Thi Sau, Vung Tau Ward, Ho Chi Minh City.

The main business activities of the Company include: Hotel, guest house, motel business; Tourist area, beach, sports activities, restaurant business; Karaoke room, massage, discotheque business; Travel services; Airline, train, ship ticket sales services; Road passenger transport; Wholesale of food and household appliances; Wholesale of electronic, telecommunication and information technology equipment; Wholesale of agricultural machinery, equipment, spare parts and other machinery, equipment, spare parts;...

FINANCIAL POSITION AND INCOME STATEMENT

The financial position as at the end of the accounting period, the income statement and the cash flows for the accounting period then ended of the Company have been prepared and presented in the combined financial statements attached to this report.

THE BOARD OF MANAGEMENT, BOARD OF DIRECTORS AND THE BOARD SUPERVISORS

The Board of Management and the Board of Supervisors of the Company during the period and as of this report date include:

| | Position | Date of appointment | Date of dismissal |
|--|-------------------------|----------------------------|--------------------------|
| The Board of Management | | | |
| Mr. Thai Hoang Than | Chairman | 14/08/2023 | |
| Ms. Nguyen Thi Bao Ngoc | Member | 14/08/2023 | |
| Mr. Nguyen Tien Manh | Member | 14/08/2023 | |
| Mr. Tran Van Phat | Member | 14/08/2023 | |
| Mr. Le Van Chien | Member | 14/08/2023 | |
| The Board of Supervisors | | | |
| Ms. Nguyen Thi Ly | Head | 14/08/2023 | |
| Ms. Vu Ngoc Linh | Member | 14/08/2023 | |
| Ms. Huy Hong Thao | Member | 14/08/2023 | |
| The Board of Directors and Chief Accountant | | | |
| Mr. Tran Van Phat | Deputy General Director | 18/09/2025 | |
| Ms. Nguyen Thi Bao Ngoc | Chief Accountant | | |

The legal representative of the Company during the period and at the date of this report is Mr. Thai Hoang Than - Chairman of the Board of Management.

BA RIA - VUNG TAU TOURIST JSC

207 Vo Thi Sau, Vung Tau Ward, Ho Chi Minh City

REPORT OF THE BOARD OF MANAGEMENT (Cont.)

THE BOARD OF MANAGEMENT'S RESPONSIBILITY FOR THE COMBINED FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for the preparation and the presentation of the combined financial statements to give a true and fair view on the financial position, the results of operations and the cash flows of the Company's. In order to prepare and present these combined financial statements, The Board of Management must:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting Standards the Company has been compliant or not and all material misstatement of considering this Standards was presented and explained in the combined financial statements;
- The combined financial statement is prepared and presented on the assumption of going concern, except for the cases that is considered inappropriate;
- Design and perform the internal control effectively for the purpose of the preparation and presentation of combined financial statements that are free from material mistakes, whether due to fraud or error.

The Board of Management is responsible for ensuring that the proper accounting books are maintained to reflect the financial position of the Company, with reasonable accuracy, at any time and to ensure that the accounting books comply with the applied Accounting System. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

APPROVAL OF THE COMBINED FINANCIAL STATEMENTS

We, The Board of Management of the Company, approve the combined financial statements attached. These combined financial statements have given a true and fair view of the combined financial position of the Company as at 31 December 2025, the results of combined operations and cash flows for the accounting period then ended, in accordance with the prevailing Accounting Standards and Vietnamese Enterprise Accounting System and comply with the relevant statutory requirements to the preparation and presentation of combined financial statements.

On behalf the Board of Management



Thai Hoang Than
Chairman of the Board of Management
Ho Chi Minh City, 29 January 2026

Form B 01-DN

INTERIM COMBINED BALANCE SHEET**As of 31 December 2025**

Unit: VND

| ASSETS | Code | Note | 31/12/2025 | 01/01/2025 |
|--|-------------|-------------|-----------------------|-----------------------|
| A - CURRENT ASSETS | 100 | | 97.959.426.850 | 99.571.615.336 |
| I. Cash and cash equivalents | 110 | 5 | 1.016.357.128 | 3.217.972.006 |
| 1. Cash | 111 | | 1.016.357.128 | 1.214.959.263 |
| 2. Cash equivalents | 112 | | - | 2.003.012.743 |
| II. Short-term financial investments | 120 | | 33.506.912.349 | 37.225.858.438 |
| 1. Trading securities | 121 | | - | - |
| 2. Provisions for decline in value of trading securities | 122 | | - | - |
| 3. Held-to-maturity investments | 123 | 6 | 33.506.912.349 | 37.225.858.438 |
| III. Short-term receivables | 130 | | 43.098.629.175 | 42.519.498.861 |
| 1. Short-term trade receivables | 131 | 7 | 21.189.927.000 | 21.309.754.779 |
| 2. Short-term prepayments to suppliers | 132 | 8 | 1.579.732.428 | 1.378.633.761 |
| 3. Short-term inter-company receivable | 133 | | - | - |
| 4. Receivable according to the progress of construction contract | 134 | | - | - |
| 5. Short-term loans receivable | 135 | | - | - |
| 6. Other short-term receivables | 136 | 9 | 46.013.297.186 | 45.536.937.760 |
| 7. Provisions for short-term doubtful debts | 137 | 10 | (25.684.327.439) | (25.705.827.439) |
| 8. Deficit assets for treatment | 139 | | - | - |
| IV. Inventories | 140 | | 554.741.907 | 596.792.616 |
| 1. Inventories | 141 | 11 | 554.741.907 | 596.792.616 |
| 2. Provisions for inventories | 149 | | - | - |
| V. Other current assets | 150 | | 19.782.786.291 | 16.011.493.415 |
| 1. Short-term prepaid expenses | 151 | 12.a | 292.835.590 | 169.622.440 |
| 2. Deductible VAT | 152 | | - | - |
| 3. Taxes and other receivables to State Budget | 153 | 13 | 19.489.950.701 | 15.841.870.975 |
| 4. Trading Government bonds | 154 | | - | - |
| 5. Other current assets | 155 | | - | - |

BA RIA - VUNG TAU TOURIST JSC

207 Vo Thi Sau, Vung Tau Ward, Ho Chi Minh City

COMBINED FINANCIAL STATEMENTS

For the accounting period of the 4th quarter of 2025

Interim Combined Balance Sheet (Cont.)

Form B 01-DN

| ASSETS | Code | Note | 31/12/2025 | 01/01/2025 |
|--|------------|-------|------------------------|------------------------|
| B - LONG-TERM ASSETS | 200 | | 66.840.098.448 | 102.297.432.193 |
| I. Long-term receivables | 210 | | 500.000.000 | 500.000.000 |
| 1. Long-term trade receivables | 211 | | - | - |
| 2. Long-term prepayments to suppliers | 212 | | - | - |
| 3. Working capital in affiliates | 213 | | - | - |
| 4. Long-term inter-company receivables | 214 | | - | - |
| 5. Long-term loans receivables | 215 | | - | - |
| 6. Other long-term receivables | 216 | 9 | 500.000.000 | 500.000.000 |
| 7. Provisions for long-term doubtful debts | 219 | | - | - |
| II. Fixed assets | 220 | | 14.958.610.237 | 17.284.497.414 |
| 1. Tangible fixed assets | 221 | 14 | 14.958.610.237 | 17.284.497.414 |
| <i>Historical costs</i> | 222 | | 75.753.998.754 | 76.734.751.942 |
| <i>Accumulated depreciation</i> | 223 | | (60.795.388.517) | (59.450.254.528) |
| 2. Financial leased assets | 224 | | - | - |
| <i>Historical costs</i> | 225 | | - | - |
| <i>Accumulated depreciation</i> | 226 | | - | - |
| 3. Intangible fixed assets | 227 | | - | - |
| <i>Initial costs</i> | 228 | | - | - |
| <i>Accumulated amortization</i> | 229 | | - | - |
| III. Investment property | 230 | | - | - |
| <i>Historical costs</i> | 231 | | - | - |
| <i>Accumulated depreciation</i> | 232 | | - | - |
| IV. Long-term assets in progress | 240 | | - | - |
| 1. Long-term work-in-progress | 241 | | - | - |
| 2. Construction-in-progress | 242 | | - | - |
| V. Long-term financial investments | 250 | | 48.476.967.575 | 82.584.930.852 |
| 1. Investments in subsidiaries | 251 | 15 | 47.664.335.615 | 47.664.335.615 |
| 2. Investments in joint ventures and associates | 252 | 16 | 1.190.000.000 | 1.190.000.000 |
| 3. Investments in other entities | 253 | 17 | 62.467.614.431 | 62.467.614.431 |
| 4. Provisions for devaluation of long-term financial i | 254 | 15-17 | (62.844.982.471) | (28.737.019.194) |
| 5. Held-to-maturity investments | 255 | | - | - |
| VI. Other long-term assets | 260 | | 2.904.520.636 | 1.928.003.927 |
| 1. Long-term prepaid expenses | 261 | 12.b | 2.904.520.636 | 1.928.003.927 |
| 2. Deferred income tax assets | 262 | | - | - |
| 3. Long-term components, spare parts and accessories | 263 | | - | - |
| 4. Other long-term assets | 268 | | - | - |
| TOTAL ASSETS | 270 | | 164.799.525.298 | 201.869.047.529 |

BA RIA - VUNG TAU TOURIST JSC

207 Vo Thi Sau, Vung Tau Ward, Ho Chi Minh City

COMBINED FINANCIAL STATEMENTS

For the accounting period of the 4th quarter of 2025

Interim Combined Balance Sheet (Cont.)

Form B 01-DN

| RESOURCES | Code | Note | 31/12/2025 | 01/01/2025 |
|--|------------|------|-----------------------|-----------------------|
| C - LIABILITIES | 300 | | 41.423.882.883 | 41.751.298.537 |
| I. Current liabilities | 310 | | 27.157.341.620 | 27.484.757.274 |
| 1. Short-term trade payables | 311 | 18 | 932.230.508 | 1.037.970.477 |
| 2. Short-term prepayments from customers | 312 | 19 | 508.013.635 | 184.455.116 |
| 3. Taxes and other payables to State Budget | 313 | 20 | 15.861.014.496 | 16.816.798.218 |
| 4. Payables to employees | 314 | | 675.732.323 | 647.487.979 |
| 5. Short-term accrued expenses | 315 | 21 | 301.465.481 | 158.266.000 |
| 6. Short-term inter-company payables | 316 | | - | - |
| 7. Payables relating to construction contracts under percentage of completion method | 317 | | - | - |
| 8. Short-term unearned revenue | 318 | | - | - |
| 9. Other current payables | 319 | 22.a | 2.122.455.989 | 2.114.933.682 |
| 10. Short-term loans and obligations under financial leases | 320 | 23 | 6.594.398.477 | 6.362.815.091 |
| 11. Provisions for short-term payables | 321 | | - | - |
| 12. Bonus and welfare funds | 322 | | 162.030.711 | 162.030.711 |
| 13. Price stabilization fund | 323 | | - | - |
| 14. Trading Government bonds | 324 | | - | - |
| II. Long-term liabilities | 330 | | 14.266.541.263 | 14.266.541.263 |
| 1. Long-term trade payables | 331 | | - | - |
| 2. Long-term advances from customers | 332 | | - | - |
| 3. Long-term accrued expenses | 333 | | - | - |
| 4. Inter-company payables for operating capital | 334 | | - | - |
| 5. Long-term inter-company payables | 335 | | - | - |
| 6. Long-term unearned revenue | 336 | | - | - |
| 7. Other long-term payables | 337 | 22.b | 214.198.650 | 214.198.650 |
| 8. Long-term loans and obligations under financial leases | 338 | 23 | 14.052.342.613 | 14.052.342.613 |
| 9. Convertible bonds | 339 | | - | - |
| 10. Preferred shares | 340 | | - | - |
| 11. Deferred tax liabilities | 341 | | - | - |
| 12. Provisions for long-term payables | 342 | | - | - |
| 13. Scientific and technological development fund | 343 | | - | - |

BA RIA - VUNG TAU TOURIST JSC

207 Vo Thi Sau, Vung Tau Ward, Ho Chi Minh City

COMBINED FINANCIAL STATEMENTS

For the accounting period of the 4th quarter of 2025

Interim Combined Balance Sheet (Cont.)

Form B 01-DN

| RESOURCES | Code | Note | 31/12/2025 | 01/01/2025 |
|--|------------|------|------------------------|------------------------|
| D - OWNER'S EQUITY | 400 | | 123.375.642.415 | 160.117.748.992 |
| I. Owner's equity | 410 | | 123.375.642.415 | 160.117.748.992 |
| 1. Owner's contributed capital | 411 | 24 | 186.445.000.000 | 186.445.000.000 |
| - Ordinary shares have voting rights | 411a | | 186.445.000.000 | 186.445.000.000 |
| - Preferred shares | 411b | | - | - |
| 2. Share premium | 412 | | - | - |
| 3. Convertible options | 413 | | - | - |
| 4. Other owner's capital | 414 | | - | - |
| 5. Treasury shares | 415 | | - | - |
| 6. Assets revaluation reserve | 416 | | - | - |
| 7. Foreign exchange reserve | 417 | | - | - |
| 8. Investment and development fund | 418 | 24 | 11.238.309.719 | 11.238.309.719 |
| 9. Enterprise reorganisation support fund | 419 | | - | - |
| 10. Other funds | 420 | | - | - |
| 11. Retained earnings | 421 | 24 | (74.307.667.304) | (37.565.560.727) |
| - Retained earnings/(losses) accumulated to the prior year end | 421a | | (37.565.560.727) | (42.731.280.698) |
| - Retained earnings/(losses) of the current year | 421b | | (36.742.106.577) | 5.165.719.971 |
| 12. Construction investment fund | 422 | | - | - |
| II. Other resources and funds | 430 | | - | - |
| 1. Subsidised funds | 431 | | - | - |
| 2. Funds for fixed assets acquisition | 432 | | - | - |
| TOTAL RESOURCES | 440 | | 164.799.525.298 | 201.869.047.529 |

Ho Chi Minh City, 29 January 2026



Nguyen Thi Bao Ngoc
Chief Accountant
Prepared



Thai Hoang Than
Chairman of the Board of Management

INTERIM COMBINED INCOME STATEMENT

| ITEMS | Code | Note | 4th Quarter | | Accumulated from the beginning of the year | |
|--|------|------|------------------|-----------------|--|------------------|
| | | | Year 2025 | Year 2024 | Year 2025 | Year 2024 |
| 1. Revenue from sales and services rendered | 01 | 25 | 5.216.357.890 | 3.715.002.683 | 25.845.595.630 | 23.683.921.083 |
| 2. Sales deductions | 02 | 25 | - | - | - | - |
| 3. Net revenues from sales and services rendered | 10 | 25 | 5.216.357.890 | 3.715.002.683 | 25.845.595.630 | 23.683.921.083 |
| 4. Cost of goods sold | 11 | 26 | 4.315.340.233 | 5.225.370.155 | 21.914.921.852 | 22.998.411.411 |
| 5. Gross profit from sales and services rendered | 20 | | 901.017.657 | (1.510.367.472) | 3.930.673.778 | 685.509.672 |
| 6. Financial income | 21 | 27 | 468.271.346 | 733.233.385 | 2.772.460.205 | 2.805.386.657 |
| 7. Financial expenses | 22 | 28 | 28.146.617.966 | 82.081.433 | 34.107.963.277 | 9.518.164.389 |
| In which: Interest expense | 23 | | - | - | - | - |
| 8. Selling expenses | 25 | 29 | 288.711.005 | 195.351.352 | 1.106.268.869 | 1.604.241.330 |
| 9. General and administration expenses | 26 | 30 | 2.780.067.909 | 3.419.966.606 | 10.158.186.573 | 12.099.664.827 |
| 10. Net profit from operating activities | 30 | | (29.846.107.877) | (4.474.533.478) | (38.669.284.736) | (19.731.174.197) |
| 11. Other income | 31 | 31 | 1.130.000 | 1.371.310.786 | 2.895.507.398 | 25.070.706.003 |
| 12. Other expenses | 32 | 32 | 945.360.466 | 116.259.925 | 968.329.239 | 173.811.835 |
| 13. Profit from other activities | 40 | | (944.230.466) | 1.255.050.861 | 1.927.178.159 | 24.896.894.168 |
| 14. Total accounting profit before tax | 50 | | (30.790.338.343) | (3.219.482.617) | (36.742.106.577) | 5.165.719.971 |
| 15. Current corporate income tax expenses | 51 | | - | - | - | - |
| 16. Deferred corporate income tax expenses | 52 | | - | - | - | - |
| 17. Profit after corporate income tax | 60 | | (30.790.338.343) | (3.219.482.617) | (36.742.106.577) | 5.165.719.971 |

Ho Chi Minh City, 29 January 2026



Nguyen Thi Bao Ngoc
Chief Accountant
Prepared



Thai Hoang Than
Chairman of the Board of Management

INTERIM COMBINED CASH FLOW STATEMENT

(Indirect method)

Unit: VND

| ITEMS | Code | Note | Accumulated from the beginning of the year | |
|---|-----------|------|---|-------------------------|
| | | | Year 2025 | Year 2024 |
| I. Cash flows from operating activities | | | | |
| 1. Profit before tax | 01 | | (36.742.106.577) | 5.165.719.971 |
| 2. Adjustments for: | | | | |
| - Depreciation of fixed assets and investment properties | 02 | 14 | 2.325.887.177 | 3.554.415.157 |
| - Provisions | 03 | | 34.086.463.277 | 10.259.334.279 |
| - Gain/loss from exchange differences due to revaluation of money items in foreign currencies | 04 | | - | - |
| - Gain/loss from investing activities | 05 | | (4.107.635.808) | (27.862.903.640) |
| - Interest expenses | 06 | | - | - |
| - Other adjustments | 07 | | - | - |
| 3. Operating profit before changes of working capital | 08 | | (4.437.391.931) | (8.883.434.233) |
| - Increase/Decrease in receivables | 09 | | (3.725.712.423) | (9.270.946.692) |
| - Increase/Decrease in inventories | 10 | | 42.050.709 | 139.622.652 |
| - Increase/Decrease in payables | 11 | | (558.999.040) | (4.719.231.769) |
| - Increase/Decrease in prepaid expenses | 12 | | (1.099.729.859) | (40.835.446) |
| - Increase/Decrease in trading securities | 13 | | - | - |
| - Interest paid | 14 | | - | - |
| - Corporate income tax paid | 15 | | - | - |
| - Other cash inflows | 16 | | - | - |
| - Other cash outflows | 17 | | - | - |
| Net cash flows from operating activities | 20 | | (9.779.782.544) | (22.774.825.488) |
| II. Cash flows from investing activities | | | | |
| 1. Acquisition and construction of fixed assets and other longterm assets | 21 | | - | (30.909.091) |
| 2. Proceeds from sale, disposal of fixed assets and other long-term assets | 22 | | 176.976.888 | 1.833.670.450 |
| 3. Cash outflows for lending, buying debt intrusments of other entities | 23 | | (9.481.078.568) | (4.705.581.507) |
| 4. Cash recovered from lending, selling debt instruments of other entities | 24 | | 13.200.024.657 | 21.186.935.351 |
| 5. Equity investments in other entities | 25 | | - | - |
| 6. Cash recovered from investments in other entities | 26 | | 738.000.000 | - |
| 7. Interest earned, dividends and profits received | 27 | | 2.712.661.303 | 3.831.985.343 |
| Net cash flows from investing activities | 30 | | 7.346.584.280 | 22.116.100.546 |

BA RIA - VUNG TAU TOURIST JSC

207 Vo Thi Sau, Vung Tau Ward, Ho Chi Minh City

COMBINED FINANCIAL STATEMENTS

For the accounting period of the 4th quarter of 2025

Interim Combined Cash flow statement (Cont.)

Form B 03-DN

| ITEMS | Code | Note | Accumulated from the beginning of the year | |
|--|------|------|---|---------------|
| | | | Year 2025 | Year 2024 |
| III. Cash flows from financing activities | | | | |
| 1. Proceeds from share issue and capital contributions from owners | 31 | | - | - |
| 2. Capital withdrawals, buy-back of issued shares | 32 | | - | - |
| 3. Proceeds from borrowings | 33 | | 231.583.386 | 92.624.140 |
| 4. Repayment of borrowings | 34 | | - | - |
| 5. Repayment of obligations under finance leases | 35 | | - | - |
| 6. Dividends and profits paid | 36 | | - | - |
| Net cash flows from financing activities | 40 | | 231.583.386 | 92.624.140 |
| Net cash flows during the year | 50 | | (2.201.614.878) | (566.100.802) |
| Beginning cash and cash equivalents | 60 | 5 | 3.217.972.006 | 3.784.072.808 |
| Effects of fluctuations in foreign exchange rates | 61 | | - | - |
| Ending cash and cash equivalents | 70 | | 1.016.357.128 | 3.217.972.006 |

Ho Chi Minh City, 29 January 2026



Nguyen Thi Bao Ngoc
Chief Accountant
Prepared



Thai Hoang Than
Chairman of the Board of Managerer

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS

For the accounting period of the 4th quarter of 2025

1. CORPORATE INFORMATION**1.1 Operating License**

Ba Ria - Vung Tau Tourist Joint Stock Company ("the Company") is an enterprise equitized from the State-owned enterprise Ba Ria - Vung Tau Tourist Company under Decision No. 5078/QD-UBND dated 28 December 2005 of the Chairman of the People's Committee of Ba Ria - Vung Tau Province. The Company operates under Business Registration Certificate No. 4903000321 issued by the Department of Planning and Investment of Ba Ria - Vung Tau Province for the first time on January 2007 and subsequent Business Registration Certificates of 05 change. The Company is currently operating under Business Registration Certificate No. 3500101812, registered for the 15th change on 03 September 2020.

The Company's charter capital according to the first Business Registration Certificate up to business registration change the 9th on 28 August 2009 was VND 200.000.000.000. From business registration change the 10th on 19 July 2010 to present, the Company's charter capital is VND 186.445.000.000.

The main business activities of the Company include: Hotel, guest house, motel business; Tourist area, beach, sports activities, restaurant business; Karaoke room, massage, discotheque business; Travel services; Airline, train, ship ticket sales services; Road passenger transport; Wholesale of food and household appliances; Wholesale of electronic, telecommunication and information technology equipment; Wholesale of agricultural machinery, equipment, spare parts and other machinery, equipment, spare parts;...

The Company's headquarters is located at 207 Vo Thi Sau, Vung Tau Ward, Ho Chi Minh City.

1.2 Normal production and business cycle

Normal operating cycle of the Company is not exceed 12 months.

1.3 Subsidiaries

During the year and up to the date of this financial statement, the Company has the following subsidiaries:

Thuy Van Tourist Joint Stock Company ("Thuy Van Tourist")

Thuy Van Tourist was established and operated under the Business Registration Certificate of Joint Stock Company No. 3500736379 issued by the Department of Planning and Investment of Ba Ria - Vung Tau Province for the first time on 21 February 2006 and registered for change the 5th on 20 March 2023. The charter capital of Thuy Van Tourist according to the Business Registration Certificate is VND 15.380.000.000, equivalent to 153.800 shares with a par value of VND 100.000. Of which, the Company owns 77.000 shares, accounting for 50,07% of the charter capital.

Business lines according to Thuy Van Tourist's Business Registration Certificate: Tourist accommodation business: hotel; Food and beverage service business; Domestic and international travel service business; Beach business; Cruise; Recreational activities of water skiing canoes, parasailing canoes; Buying and selling personal items, jewelry; Buying and selling ready-made clothes; sportswear; Airline ticket agency; train, ship for tourists.

Thuy Van Tourist's headquarters is located at 115 Thuy Van, Vung Tau Ward, Ho Chi Minh City.

Nghinh Phong Tourist Joint Stock Company ("Nghinh Phong Tourist").

Nghinh Phong Tourist was established and operated under the Certificate of Business Registration of a joint stock company No. 3502213663 issued by the Department of Planning and Investment of Ba Ria - Vung Tau Province for the first time on 10 January 2013 and registered for change the 6th on 29 March 2024. The charter capital of this subsidiary according to Certificate of Business Registration change the 6th dated 19 March 2024 is VND 39.295.840.000, equivalent to 3.929.584 shares with a par value of VND 10,000. The company has contributed 3.779.584 shares and owns 96,18% of this company.

Nghinh Phong Tourist's business lines according to the Business Registration Certificate: Entertainment activities; Short-term tourism services; Restaurants; Sports and entertainment equipment rental.

Nghinh Phong Tourist's headquarters is located at 207 Vo Thi Sau, Vung Tau Ward, Ho Chi Minh City.

Pursuant to Decision No. 7024/QĐ-CTBRV dated 28 July 2022 of the Tax Department of Ba Ria - Vung Tau province on enforcement by stopping the use of VAT invoices, Nghinh Phong Tourist JSC ceased business operations starting from 01 August 2022 according to Notice No. 25/TB-DLNP dated 31 July 2022.

Nghinh Phong Tourist JSC ceased its business operations effective on 1 January 2026, in accordance with Resolution No. 15/NQ-HĐQT dated 18/11/2025 of the Board of Directors and Notice No. 12/TB-DLNP dated 16/12/2025 issued by Nghinh Phong Tourist JSC.

Vung Tau Tourist Travel Company Limited ("VTTour")

VT Tour was established and operated under the Business Registration Certificate of a single-member limited liability company No. 3501853974 issued by the Department of Planning and Investment of Ba Ria - Vung Tau Province for the first time on 16 June 2011. VTTour's charter capital according to the Business Registration Certificate is 4 billion VND and is 100% owned by the Company.

Business lines according to VT Tour's Business Registration Certificate: Domestic and international travel services business.

VT Tour's headquarters is located at 29 Tran Hung Dao, Vung Tau Ward, Ho Chi Minh City.

The Board of Management has issued a decision to dissolve this subsidiary. The Company is currently carrying out legal procedures to dissolve VTTour. All business activities of VTTour are transferred to the Company.

1.4 Joint ventures and associates

During the year and up to the date of this financial statement, the Company has the following associates:

| | Owner rate | |
|---|------------|------------|
| | 31/12/2025 | 01/01/2025 |
| Minh Dam Sports Entertainment Joint Stock Company | 35,00% | 35,00% |

Information of Subsidiaries and Associates are presented at Note No.16.

2. FISCAL YEAR, ACCOUNTING CURRENCY

2.1 Fiscal year

The Company's fiscal year is from 1 January to 31 December annually.

2.2 Accounting currency

The accounting currency unit used, prepared and presented in the financial statements is Vietnam Dong (VND).

3. BASIS OF PREPARATION AND PRESENTATION OF FINANCIAL STATEMENTS

3.1 Basis of preparation and presentation of financial statements

Financial statements are prepared and presented on the accrual basis accounting according to the historical costs (except for information relating to cash flows).

3.2 Applied Accounting Standards and Accounting System

The Company has applied Vietnamese Enterprise Accounting System issued with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No.53/2016/TT-BTC dated 21 March 2016 on amendments to some articles of the Circular No.200/2014/TT-BTC, the system of Vietnamese Accounting Standards and circulars guiding the implementation of Accounting Standards of the Ministry of Finance in the preparation and presentation of financial statements.

Therefore, the attached separate financial statements are not intended to reflect the financial position, income statements and cash flows in accordance with accounting principles and practices generally accepted in the other countries outside Vietnam.

3.3 Declaration on compliance with Accounting Standards and Accounting System

The Board of Management have complied assurance requirements by Vietnamese Accounting Standards, Enterprise Accounting System, as well as circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing and presenting of the financial statements.

4. SIGNIFICANT ACCOUNTING POLICIES**4.1 Cash and cash equivalents**

Cash include cash on hand and demand deposits. Cash equivalents are short-term investments of which the due dates cannot exceed 03 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash.

4.2 Receivables

Trade receivables are stated at book value minus the provision for doubtful debts.

The classification of trade receivables and other receivables shall comply with the following principles:

- Trade receivables reflects the nature of the receivables arising from commercial transactions with property purchase - sale between the buyer's Company and independent unit with Company.
- Other receivables reflects receivables is the non-commercial, not related to the buy-sell transactions.

The provision for doubtful debts represents amounts of outstanding receivables at the end of the fiscal year which are doubtful of being recovered. Increase and decrease in the provision balance is recorded as general and administrative expense.

4.3 Inventories

Inventories are recorded at the lower of book value and net realisable value. Cost of inventories includes direct costs of acquiring inventory at its present location and condition. Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued on a weighted average basis.

Provision for devaluation of inventories is recognized when their costs are higher than their net realizable values. Increase and decrease in the devaluation of inventories is recorded in cost of goods sold.

4.4 Prepaid expenses

Prepaid expenses are actual expenses that have arisen but are related to the results of operations for many accounting periods. Prepaid expenses are classified as short-term and long-term prepaid expenses according to the original term. Prepaid expenses amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

4.5 Operating lease assets

A lease of asset is classified as operating lease in case most of the risks and benefits associated with the ownership of that asset belong to the lessee. Leasing expenses are depreciated in accordance with the straight-line method during the period of assets lease, and not dependent on the method of payment for rental.

4.6 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use. Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the results of separate operations as incurred. When tangible fixed assets are disposed or liquidated, their costs and accumulated depreciation are removed from the accounting book and any gain or loss resulting from their disposal should be recognized to the results of separate operations.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful time in accordance with the guidance in Circular No. 45/2009/TT-BTC dated 25 April 2013 of the Minister of Finance. The depreciation years applied are as follows:

| | |
|----------------------------|-------------|
| - Buildings and structures | 06-50 years |
| - Machinery and equipment | 04-08 years |
| - Transportation vehicles | 06-19 years |
| - Office equipment | 03-04 years |
| - Other | 03-05 years |

4.7 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense when incurred. Borrowing costs directly related to the construction investment or production of uncompleted assets which have a sufficiently long time (over 12 months) to use as specified purposes or sales, shall be capitalized. In respect of particular borrowing is used only for the purpose of fixed asset construction, real estate investment, interest is capitalized even if the construction period less than 12 months. Incomes earned from temporary investments of such borrowings shall be deducted from history cost of the related asset.

In respect of joint capital borrowings, which are used for the purpose of investment in construction or production of an uncompleted asset, the borrowing costs eligible for capitalization in each accounting period shall be determined according to the capitalization rate for weighted average accumulated costs incurred to the investment in construction or production of such asset. The capitalization rate shall be calculated according to the weighted average interest rate applicable to the enterprise's borrowings unrepaid in the period, except for particular borrowings for purpose of forming a particular asset.

4.8 Construction in progress

Construction in progress costs reflect costs directly related (including related interest expenses in accordance with the Company's accounting policies) to assets that are in the process of construction, machinery and equipment being installed to operating, rental and management purposes as well as costs related to ongoing repairs of fixed assets. These assets are recorded at cost and are not depreciated.

4.9 Financial investments

Investments in subsidiaries, joint-ventures or associates

Subsidiaries are companies controlled by the Company. Control is achieved when the Company has the ability to control the financial and operating policies of investee companies in order to obtain economic benefits from the activities of these companies.

Associates are entities over which the Company has significant influence but not control over the financial and operating policies. Significant influence is the power to participate in financial and operating policy decisions of investee companies but not to control these policies.

Investments in subsidiaries and associates are initially recorded at cost, including the purchase price or capital contribution plus costs directly related to the investment. In case of investment in non-monetary assets, the cost of the investment is recorded according to the fair value of the non-monetary asset at the time of generation. Dividends and profits of periods before the investment is purchased are accounted for as a decrease in the value of that investment itself. Dividends and profits of periods after the investment is purchased are recorded in financial income. Dividends received in shares are only tracked by the number of additional shares, the value of shares received is not recorded.

Provisions for devaluation for investments in subsidiaries and associates are made when the subsidiaries or associates suffer losses leading to the possibility of the investor losing capital or provisions due to the decline in the value of investments in subsidiaries, joint ventures and associates. For investments whose fair value cannot be determined at the reporting date, provisions are made based on the losses of the investee, at a level equal to the difference between the parties' actual capital contributions at subsidiaries, associates and actual equity is multiplied by the Company's capital contribution ratio compared to the total actual capital contribution of the parties in the subsidiaries and associates. If subsidiaries or associates is the subject of consolidated financial statements, the basis for determining provisions for devaluation for investment is the consolidated financial statements. Increases and decreases in provisions for investment losses in subsidiaries and associates that need to be appropriated at the end of the fiscal year are recorded in financial expenses.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include investments in equity instruments but the Company does not have control, joint control or significant influence over the investee.

Investments in equity instruments of other entities are initially recorded at cost, including the purchase price or capital contribution plus costs directly related to the investment. Dividends and profits of periods before the investment is purchased are recorded as a reduction in the value of that investment. Dividends and profits of periods after the investment is purchased are recorded in financial income. Dividends received in shares are only tracked by the number of shares increased, not recording the value of shares received.

Provision for losses on investments in equity instruments of other entities is made based on the losses of the investee with the provision equal to the difference between the actual capital contributions of the parties at the other entity and the actual equity multiplied by the Company's capital contribution ratio compared to the total actual capital contributions of the parties at the other entity. Increases and decreases in the provision for losses on investments in equity instruments of other entities that need to be made at the end of the accounting period are recorded in financial expenses.

Held-to-maturity investments

Investments are classified as held-to-maturity when the Company has the intention and ability to hold to maturity.

Held-to-maturity investments are initially recorded at cost. After initial recognition, these investments are recorded at their recoverable amount. Any impairment loss, if any, is recognised as an expense in the period and is a direct reduction in the value of the investment. Interest income on held-to-maturity investments after the acquisition date is recorded on an accrual basis.

4.10 Accounts payables and accrued expenses

Accounts payables and accrued expenses are recognized for amount payable in the future related to goods and services received. Accrued expenses are recognized based on reasonable estimation on the payable amount.

The classification of trade payables, accrued expenses and other payables shall comply with the following principles:

- Trade payables reflects the payables arising from commercial transactions with purchasing of goods, services, assets and the sellers are independent units from Company.
- Accrued expenses reflect payables for goods or services received from seller or provided to a buyer but not paid due to lack of invoices or insufficient accounting documents, and other production and operation expenses must be accrued.
- Other payables reflect non-commercial payables, not related to the transactions of buying, selling, supplying goods or services.

4.11 Provision for payables

A provision is a liability shall be record when the Group has a present obligation (legal or constructive) as a result of a past event that most likely will be required to transfer future economic benefits to settle the obligation. Where the effect of the time value of money is materiality, the amount of a provision shall be discount to the present value of the expenditures expected to be required to settle the obligation. The discount rate shall be a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

4.12 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transactions resulting in liabilities are recorded at the selling exchange rates of the transaction of the Company's commercial bank designated for payment;
- Transaction resulting in receivables are recorded at the buying exchange rates of the Company's commercial banks designated for collection;
- Transaction of purchasing assets or expenses to be paid immediately in foreign currency (not through the accounts payables) are recorded at the buying exchange rates of the Company's commercial banks designated for collection.

At the end of the fiscal year, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the balance sheet dates which are determined as follows:

- Accounts derived from foreign currencies are classified as assets are recorded at the buying rate of the commercial banks where the Company regularly traded;
- Accounts derived from foreign currencies are classified as liabilities are recorded at the selling rate of the commercial banks where the Company regularly traded.

All exchange rate differences arising are recognised in the income statement.

4.13 Owner's equity

- Owner's contributed capital is recognised as actually invested by the shareholders.
- Share premium is the difference between par value and stock issuance price, less direct costs related to stock issuance.
- Equity funds are made and used according to the Charter or the Resolution of the General meeting of shareholders in the Company.
- Retained earnings can be distributed to shareholders after being approved by the General meeting of shareholders and after making provisions for reserve funds in accordance with the Company's Charter of the Company and provisions of Vietnamese law.
- Dividends and profits are recorded as liabilities when approved and decided to be paid by the General meeting of shareholders.

4.14 Revenue and income recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognized:

- Revenue from sale of goods is recognised when the significant risks and the ownership of the goods have passed to the buyer, usually upon the delivery of the goods.
- Revenue from rendering services is recognised when there are no uncertain factors related to payments or additional costs. In case that the services are to be provided in many accounting periods, the determination of sales in each period is done on the basis of the service completion rate at the end of period.
- Revenue from asset rental under operating lease contracts is accounted for in the consolidated operating results on a straight-line basis throughout the lease term.

Interest, dividend and profits distributed are recognized when the company is able to gain economic benefits from the transactions and the revenue is determined rather reliably. Interests are recorded based on the term and the interest rates applied for each year. Dividends and profits distributed is recognized when Shareholders have the right to receive dividends and profits distributed.



4.15 Sales deductions

Sales deductions include: Trade discounts, sales discounts and sales returns.

Sales deductions arising in the same period as the consumption of products, goods and services are adjusted to reduce sales of the period. Sales deductions arising in the following period but before the issuance of the financial statements are adjusted to reduce sales of the reporting period. Sales deductions arising in the following period but after the issuance of the financial statements are adjusted to reduce sales in the period in which the sales deduction occurs.

4.16 Cost of goods sold

Cost of goods sold are cost of finished goods, merchandises, materials sold during the period, and recorded on the basis of matching with revenue and on prudent concept.

4.17 Selling expenses and General administration expenses

Selling expenses reflect actual expenses incurred in the process of selling products, goods, providing services of the Company.

General and administration expenses reflect actual expenses incurred in the general management of the Company.

4.18 Corporate income tax

Corporate income tax during the year includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the taxable income during the period at the tax rates applied at the end of year.

Current income tax is charged or credited to the results of operations, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the financial statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Book values of deferred corporate income tax assets are considered at the end of the fiscal year and will be reduced to the rates that ensure enough taxable income against which the benefits from a part of or all of the deferred income tax can be used.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rates to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates at the end of the fiscal year.

Deferred income tax is charged or credited to the results of operations, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

The Company can only offset the deferred tax assets and deferred income tax payable when businesses have a legal right is offset income tax assets and current income tax payable and other current deferred tax assets and deferred income taxes payable related to the company income tax shall be managed by the same tax authority for the same taxable unit; or different taxable unit plants to pay current corporate income tax payable and current income tax assets on a net basis or withdrawal assets along with payment for debts payable in each future period when the important accounts of deferred income tax payable or deferred income tax assets are paid or withdrawn.

4.19 Related parties

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making financial and operating policy decisions. Parties are also considered related if they are subject to common control or common significant influence. Related parties can be companies or individuals, including close family members of individuals considered to be related.

In considering related party relationship, the substance of the relationship is more attentive than its legal form. The Company's related parties include:

| Related parties | Relationships |
|--|------------------------|
| Subsidiaries of the Company (Note 3) | Subsidiaries |
| Minh Dam Sports Entertainment Joint Stock Company | Subsidiaries |
| The Board of Management, the Board of Supervisors, the Board of Directors and Chief Accountant | Key management members |

In addition to preparing these combined financial statements of the parent company, the Company also prepares consolidated financial statements. According to the provisions of Accounting Standard No. 26 - Information on related parties, the Company is not required to present transactions with related parties in the combined financial statements of the parent company, when this report is prepared and published together with the consolidated financial statements.

5. CASH AND CASH EQUIVALENTS

| | 31/12/2025 | 01/01/2025 |
|---|----------------------|----------------------|
| Cash on hand | 230.006.323 | 248.722.369 |
| Demand deposits | 786.350.805 | 966.236.894 |
| Cash equivalents (Bank deposits with a term to maturity calculated not exceed 3 months) | - | 2.003.012.743 |
| Total | 1.016.357.128 | 3.217.972.006 |

6. HELD-TO-MATURITY INVESTMENTS

| | 31/12/2025 | 01/01/2025 |
|--------------------------------------|-----------------------|-----------------------|
| Term deposits over 3 months at banks | 33.506.912.349 | 37.225.858.438 |
| Total | 33.506.912.349 | 37.225.858.438 |

7. SHORT-TERM TRADE RECEIVABLES

| | 31/12/2025 | 01/01/2025 |
|----------------------------------|-----------------------|-----------------------|
| Receivables from related parties | 107.732.930 | 107.732.930 |
| Receivables from other customers | 21.082.194.070 | 21.202.021.849 |
| Total | 21.189.927.000 | 21.309.754.779 |

8. SHORT-TERM PREPAYMENTS TO SUPPLIERS

| | 31/12/2025 | 01/01/2025 |
|--|----------------------|----------------------|
| Prepayments to contractors and suppliers for the purchase of goods and services for business | 1.579.732.428 | 1.378.633.761 |
| Total | 1.579.732.428 | 1.378.633.761 |

9. OTHER RECEIVABLES

| | 31/12/2025 | 01/01/2025 |
|--|-----------------------|-----------------------|
| 9.a Các khoản phải thu ngắn hạn khác | | |
| Other short-term receivables from related parties | 10.425.000 | 10.425.000 |
| Minh Dam Sports Entertainment JSC | 10.425.000 | 10.425.000 |
| Other short-term receivables from other parties | 46.002.872.186 | 45.526.512.760 |
| Advances for employees | 1.746.270.685 | 1.766.347.835 |
| Vung Tau Saigon Tourism Trading JSC | 115.769.425 | 115.769.425 |
| Bank interests of deposit | 668.514.333 | 608.715.431 |
| Mr. Nguyen Van Thanh (transfer of investment capital) | - | 738.000.000 |
| Temporary land rent paid according to the decision of the Provincial Inspectorate (*) | 10.000.000.000 | 10.000.000.000 |
| Compensation for assets on land according to decisions of the People's Committee of Ba Ria Vung Tau Province (*) | 29.758.714.724 | 28.600.516.009 |
| Others | 3.713.603.019 | 3.697.164.060 |
| Total | 46.013.297.186 | 45.536.937.760 |
| 9.b Other long-term receivables | | |
| Deposit for international tourism business activities | 500.000.000 | 500.000.000 |
| Total | 500.000.000 | 500.000.000 |
| Grand total | 46.513.297.186 | 46.036.937.760 |

(*) Pursuant to Inspection Decision No. 95/QD-TTr dated 02/06/2017 of the Provincial Inspectorate on the inspection of land management, use, infrastructure and compliance with construction planning at Thuy Van Beach, Vung Tau City, on 17/09/2018, the Provincial Inspectorate issued Inspection Conclusion No. 261/KL-TTr on the inspection of land management, use, infrastructure and compliance with construction planning at Thuy Van Beach, Vung Tau City. Accordingly, the land rent and the fee for using technical infrastructure works invested by the Provincial budget that the Company still has to pay as of 31/12/2017 are 94.653.477.457 VND and 3.658.061.609 VND.

The Company does not agree with the recovery of land rent and technical infrastructure items at Thuy Van Beach invested by the Provincial budget that the Company is using and recommends that the competent State agencies of Ba Ria-Vung Tau province reconsider the recovery of these two amounts.

The People's Committee of Ba Ria - Vung Tau province issued Decision No. 2315/QD-UBND dated 31 August 2021 and Decision No. 1101/QD-UBND dated 01/04/2022 on land recovery at No. 08 Thuy Van (sea side), Thang Tam Ward, Vung Tau City (East Sea Tourist Area) that the Company has used since November 1999 until now and No. 06 Thuy Van (sea side), Thang Tam Ward, Vung Tau City (Nghinh Phong Tourist Area) that the subsidiary has used since 2013 until now, but there is no land rent or premises lease contract.

The People's Committee of Ba Ria - Vung Tau province issued Decision No. 1376/QD-UBND dated 06 May 2022 on approving the compensation plan for units using land at Bai Sau according to Decision No. 2315/QD-UBND dated 13/08/2021 and Decision No. 1101/QD-UBND dated 01/04/2022 of the Provincial People's Committee to implement the Project to improve Thuy Van Street, Vung Tau City, the Company received compensation in the amount of VND 167.849.100.

According to Decision No. 3337/QD-UBND dated 22/11/2023 of the People's Committee of Ba Ria - Vung Tau province on approving the compensation plan for houses and structures on land for 07 units currently using land at Bai Sau according to the Decision on handling complaints of the Provincial People's Committee to implement the Project of Upgrading Thuy Van Street, Vung Tau city, the Company received compensation in the amount of VND 27.361.496.132.

BA RIA - VUNG TAU TOURIST JSC

207 Vo Thi Sau, Vung Tau Ward, Ho Chi Minh City

COMBINED FINANCIAL STATEMENTS

For the accounting period of the 4th quarter of 2025

Note to the interim combined financial statements (Cont.)

Form B 09-DN

According to Decision No. 2025/QD-UBND dated 31/07/2024 of the People's Committee of Ba Ria - Vung Tau province on approving the plan for additional compensation for architectural structures (swimming pools) on land for 04 units currently Using land at Bai Sau according to the Decision to resolve complaints of the Chairman of the People's Committee of Ba Ria - Vung Tau province to implement the project of Upgrading Thuy Van road axis, Vung Tau city, the Company received compensation in the amount of 1.071.170.777 VND.

According to Decision No. 986/QD-UBND dated 11/04/2025 of the People's Committee of Ba Ria - Vung Tau province on approving the plan for additional compensation for houses, assets, and structures structures on land that must be dismantled and relocated for 02 units currently using land at Bai Sau according to the Decision on handling complaints of the Chairman of the People's Committee of Ba Ria - Vung Tau province to implement the project of Upgrading Thuy Van road axis, Vung Tau city, the Company received compensation in the amount of VND 1.158.198.715.

According to the Minutes of confirmation with the Inspectorate of Ba Ria - Vung Tau province dated 28/10/2024 and dated 29/04/2025, the compensation amount of VND 27.361.496.132, VND 167.849.100, VND 1.071.170.777 and VND 1.158.198.715 that the Company received was transferred to the temporary account of the Provincial Inspectorate to offset the tax debt according to the Inspection Conclusion No. 261/KL-TTr of the Provincial Inspectorate.

10. BAD DEBT AND PROVISIONS FOR DOUBTFUL DEBTS

The Company's bad debt includes trade receivables from customers and other receivables that are overdue. The Company has made provisions for these bad debts in an amount equal to the principal amount minus the recoverable amount.

| | 31/12/2025 | | 01/01/2025 | |
|--|-----------------------|-----------------------|-----------------------|-----------------------|
| | The principal amount | Provisions | The principal amount | Provisions |
| Trade receivables | 20.129.893.624 | 20.129.893.624 | 20.151.393.624 | 20.151.393.624 |
| - Thanh Cong Electrical Engineering Services Co., Ltd. | 3.878.297.384 | 3.878.297.384 | 3.878.297.384 | 3.878.297.384 |
| - Hoang Trung Co., Ltd. | 2.466.577.510 | 2.466.577.510 | 2.466.577.510 | 2.466.577.510 |
| - Thien Tran Co., Ltd. | 1.438.306.242 | 1.438.306.242 | 1.438.306.242 | 1.438.306.242 |
| - Tieu Hung Long Co., Ltd. | 1.825.472.115 | 1.825.472.115 | 1.825.472.115 | 1.825.472.115 |
| - Kim Thien An Tourism Co., Ltd. | 5.428.508.862 | 5.428.508.862 | 5.428.508.862 | 5.428.508.862 |
| - Minh Dam Sports Entertainment JSC | 107.732.930 | 107.732.930 | 107.732.930 | 107.732.930 |
| - Other | 4.984.998.581 | 4.984.998.581 | 5.006.498.581 | 5.006.498.581 |
| Prepayments to suppliers | 1.366.997.225 | 1.366.997.225 | 1.366.997.225 | 1.366.997.225 |
| Other receivables | 4.203.936.590 | 4.187.436.590 | 4.203.936.590 | 4.187.436.590 |
| Total | 25.700.827.439 | 25.684.327.439 | 25.722.327.439 | 25.705.827.439 |

11. INVENTORIES

| | 31/12/2025 | 01/01/2025 |
|--------------------|--------------------|--------------------|
| Raw materials | 389.396.831 | 275.450.197 |
| Tools and supplies | 8.772.486 | 162.043.533 |
| Goods | 156.572.590 | 159.298.886 |
| Total | 554.741.907 | 596.792.616 |

BA RIA - VUNG TAU TOURIST JSC

207 Vo Thi Sau, Vung Tau Ward, Ho Chi Minh City

COMBINED FINANCIAL STATEMENTS

For the accounting period of the 4th quarter of 2025

Note to the interim combined financial statements (Cont.)

Form B 09-DN

12. PREPAID EXPENSES

| | 31/12/2025 | 01/01/2025 |
|---|----------------------|----------------------|
| 12.1 Short-term prepaid expenses | 292.835.590 | 169.622.440 |
| Tools and equipments | 56.610.894 | 53.043.806 |
| Asset maintenance and repair costs | 52.577.278 | 57.971.321 |
| Other expenses | 183.647.418 | 58.607.313 |
| 12.2 Long-term prepaid expenses | 2.904.520.636 | 1.928.003.927 |
| Tools and equipments | 434.896.843 | 563.284.356 |
| Asset maintenance and repair costs | 1.011.363.476 | 1.285.413.218 |
| Other expenses | 1.458.260.318 | 79.306.353 |
| Total | 3.197.356.226 | 2.097.626.367 |

13. TAXES AND OTHER RECEIVABLES TO STATE BUDGET

| | 31/12/2025 | 01/01/2025 |
|----------------------|-----------------------|-----------------------|
| Corporate income tax | 308.146.087 | 308.146.087 |
| Personal income tax | 3.679.801 | 10.082.211 |
| Land rent | 19.178.124.813 | 15.523.642.677 |
| Total | 19.489.950.701 | 15.841.870.975 |

14. INCREASES/DECREASES OF TANGIBLE FIXED ASSETS

| | Buildings and structures | Machinery, equipment | Transportation vehicles | Office equipment | Other fixed assets | Total |
|---------------------------------|---------------------------------|-----------------------------|--------------------------------|-------------------------|---------------------------|-----------------------|
| Historical cost | | | | | | |
| As at 01/01/2025 | 64.604.035.817 | 8.168.134.673 | 3.147.664.909 | 575.983.943 | 238.932.600 | 76.734.751.942 |
| Liquidation | - | (250.883.733) | (729.869.455) | - | - | (980.753.188) |
| As at 31/12/2025 | 64.604.035.817 | 7.917.250.940 | 2.417.795.454 | 575.983.943 | 238.932.600 | 75.753.998.754 |
| Accumulated depreciation | | | | | | |
| As at 01/01/2025 | 47.877.364.505 | 7.818.582.300 | 2.939.391.180 | 575.983.943 | 238.932.600 | 59.450.254.528 |
| Depreciation | 2.123.311.530 | 126.839.735 | 75.735.912 | - | - | 2.325.887.177 |
| Liquidation | - | (250.883.733) | (729.869.455) | - | - | (980.753.188) |
| As at 31/12/2025 | 50.000.676.035 | 7.694.538.302 | 2.285.257.637 | 575.983.943 | 238.932.600 | 60.795.388.517 |
| Carrying amount | | | | | | |
| As at 01/01/2025 | 16.726.671.312 | 349.552.373 | 208.273.729 | - | - | 17.284.497.414 |
| As at 31/12/2025 | 14.603.359.782 | 222.712.638 | 132.537.817 | - | - | 14.958.610.237 |

15. INVESTMENT IN SUBSIDIARIES

| | 31/12/2025 | | 01/01/2025 | |
|------------------------------|-----------------------|-----------------------|-----------------------|----------------------|
| | History cost | Provision | History cost | Provision |
| Thuy Van Tourism JSC | 9.868.495.615 | - | 9.868.495.615 | - |
| Nghinh Phong Tourist JSC (*) | 37.795.840.000 | 37.795.840.000 | 37.795.840.000 | 9.173.426.084 |
| Total | 47.664.335.615 | 37.795.840.000 | 47.664.335.615 | 9.173.426.084 |

Information of Subsidiaries are presented at Note No.1.3.

(*) Nghinh Phong Tourist JSC ceased its business operations effective on 1 January 2026. The Board of Directors and the Board of General Directors of the Parent Company assessed that Nghinh Phong Tourist JSC incurred losses and suffered from financial imbalance, resulting in the Parent Company losing its entire investment in this company. Accordingly, the Parent Company has recognized a provision for impairment covering the entire investment in this company.

16. INVESTMENTS IN JOINT VENTURES AND ASSOCIATES

| | 31/12/2025 | | 01/01/2025 | |
|-----------------------------------|----------------------|----------------------|----------------------|----------------------|
| | History cost | Provision | History cost | Provision |
| Minh Dam Sports Entertainment JSC | 1.190.000.000 | 1.190.000.000 | 1.190.000.000 | 1.190.000.000 |
| Total | 1.190.000.000 | 1.190.000.000 | 1.190.000.000 | 1.190.000.000 |

Information about associated and joint ventures is as follows:

Minh Dam Sports Entertainment JSC was established and operates under the Business Registration and Tax Registration Certificate No. 3501454916 first issued by the Department of Planning and Investment of Ba Ria - Vung Tau Province granted for first time on 28/08/2009. The charter capital of this company according to the Business Registration and Tax Registration Certificate is 20 billion VND, with 2.000.000 shares with a par value of 10.000 VND. Of which, the Company registered to buy 700,000 shares, accounting for 35% of the charter capital.

Business lines: Tourism accommodation business: hotels, villas, tourist apartments; Food and beverage service business; Tourist transportation business.

The company's headquarters is located at 207 Vo Thi Sau, Vung Tau Ward, Ho Chi Minh City.

The People's Committee of Ba Ria - Vung Tau province issued Document No. 6023/UBND-VP dated 02/08/2016, terminating the investment policy of the national defense sports, entertainment and tourism Area in Phuoc Hai Town, Dat Do District, Ba Ria - Vung Tau Province, invested by this company.

Commitment to invest capital in associated companies

At the end of the accounting period, the Company had the following commitments to invest capital in associated companies:

| Associated companies | Charter capital of the unit receiving investment capital | Commitments to capital by the Company | | |
|-----------------------------------|--|---------------------------------------|-------|---|
| | | Commitments to invest capital | % | Capital remaining to be contributed at 31/12/2025 |
| Minh Dam Sports Entertainment JSC | 20.000.000.000 | 7.000.000.000 | 35,00 | 5.810.000.000 |
| Total | 20.000.000.000 | 7.000.000.000 | | 5.810.000.000 |

BA RIA - VUNG TAU TOURIST JSC

207 Vo Thi Sau, Vung Tau Ward, Ho Chi Minh City

COMBINED FINANCIAL STATEMENTS

For the accounting period of the 4th quarter of 2025

Note to the interim combined financial statements (Cont.)

Form B 09-DN

17. INVESTMENTS IN OTHER ENTITIES

| | 31/12/2025 | | 01/01/2025 | |
|---|-----------------------|-----------------------|-----------------------|-----------------------|
| | History cost | Provision | History cost | Provision |
| Sai Gon - Binh Chau Tourism JSC | 28.602.790.000 | 12.749.408.916 | 28.602.790.000 | 7.276.729.160 |
| East Sea Hotel Investment JSC | 13.000.000.000 | 259.020.658 | 13.000.000.000 | 249.245.521 |
| Minh Dam Tourism JSC (*) | 2.784.000.000 | 2.784.000.000 | 2.784.000.000 | 2.784.000.000 |
| Long Hai Eco Tourism JSC | 3.468.701.654 | 3.468.701.564 | 3.468.701.654 | 3.468.701.564 |
| Con Dao Green Coral JSC | 800.000.000 | 176.448.556 | 800.000.000 | 173.354.088 |
| Vung Tau Saigon Tourism Trading JSC | 9.390.560.000 | - | 9.390.560.000 | - |
| Sports and Entertainment Services JSC | 1.169.190.000 | 1.169.190.000 | 1.169.190.000 | 1.169.190.000 |
| Thanh Cong Electrical Engineering Trading and Service Co., Ltd. | 800.000.000 | 800.000.000 | 800.000.000 | 800.000.000 |
| Vung Tau Tourism Nursing Co., Ltd. | 2.452.372.777 | 2.452.372.777 | 2.452.372.777 | 2.452.372.777 |
| Total | 62.467.614.431 | 23.859.142.471 | 62.467.614.431 | 18.373.593.110 |

Commitment to invest capital

At the end of the accounting period, the Company had the following commitments to invest capital in companies:

| Associated companies | Charter capital of the unit receiving investment capital | Commitments to capital by the Company | | |
|-----------------------------|--|---------------------------------------|-------|---|
| | | Commitments to invest capital | % | Capital remaining to be contributed at 31/12/2025 |
| Minh Dam Tourist JSC (*) | 100.000.000.000 | 10.000.000.000 | 10,00 | 7.216.000.000 |
| Long Hai Ecological Tourist | 60.000.000.000 | 3.500.000.000 | 5,83 | 31.298.346 |
| Total | 160.000.000.000 | 13.500.000.000 | | 7.247.298.346 |

(*) The People's Committee of Ba Ria - Vung Tau province issued Document No. 1114/UBND dated 02/08/2014 to reclaim 152.619,5 m2 of land leased to Minh Dam Tourism JSC to implement the project of Minh Dam Tourist Area in Phuoc Hai Town, Dat Do District, Ba Ria - Vung Tau Province.

18. SHORT-TERM TRADE PAYABLES

| | 31/12/2025 | 01/01/2025 |
|---|--------------------|----------------------|
| Payable to related party | - | - |
| Payable to other parties | 932.230.508 | 1.037.970.477 |
| Contractors and suppliers for the purchase of goods and services for business | 932.230.508 | 1.037.970.477 |
| Total | 932.230.508 | 1.037.970.477 |

19. SHORT-TERM PREPAYMENTS FROM CUSTOMERS

| | 31/12/2025 | 01/01/2025 |
|--------------------------------|--------------------|--------------------|
| Customers prepaid for services | 508.013.635 | 184.455.116 |
| Total | 508.013.635 | 184.455.116 |

20. TAXES AND OTHER PAYABLES TO STATE BUDGET

| | 31/12/2025 | 01/01/2025 |
|-------------------|-----------------------|-----------------------|
| Value added tax | 321.598.273 | 50.708.442 |
| Excise tax | 3.214.311 | 3.214.311 |
| Land rent | 15.523.642.677 | 16.759.115.690 |
| Other obligations | 12.559.235 | 3.759.775 |
| Total | 15.861.014.496 | 16.816.798.218 |

Value added tax (VAT)

The company has paid VAT in accordance with the deduction method. The value added tax rate for domestically consumed products and services is 8 - 10%.

Corporate income tax

Refer to Note at No.4.18.

Other taxes and other payables

The Company has declared and paid in line with the regulations.

Amount payable of the Company is determined on the basis of the prevailing regulation on taxes. However, these regulations change from time to time, and tax regulations for many different types of transaction can be explained in different ways. Therefore, amount payable presented on the separate financial statements can be changed in line with the final decision of authority agency.

21. SHORT-TERM ACCRUED EXPENSES

| | 31/12/2025 | 01/01/2025 |
|--|--------------------|--------------------|
| Accrued cost for goods and services already consumed | 301.465.481 | 158.266.000 |
| Total | 301.465.481 | 158.266.000 |

22. OTHER PAYABLES**22.a Other current payables**

| | 31/12/2025 | 01/01/2025 |
|--|----------------------|----------------------|
| Payable to related parties | 51.195.727 | 51.195.727 |
| Minh Dam Sports Entertainment JSC | 15.195.727 | 15.195.727 |
| Nghinh Phong Tourist JSC (Deposits) | 36.000.000 | 36.000.000 |
| Payable to other parties | 2.071.260.262 | 2.063.737.955 |
| Trade union fee and mandatory insurances | 103.223.816 | 97.146.878 |
| Dividends Payable | 38.461.800 | 38.461.800 |
| Deposits | 625.850.000 | 625.850.000 |
| Others | 1.303.724.646 | 1.302.279.277 |
| Total | 2.122.455.989 | 2.114.933.682 |

22.b Other long-term payables

| | 31/12/2025 | 01/01/2025 |
|--------------|--------------------|--------------------|
| Deposits | 213.948.850 | 213.948.850 |
| Others | 249.800 | 249.800 |
| Total | 214.198.650 | 214.198.650 |

23. LOANS AND OBLIGATIONS UNDER FINANCIAL LEASES

| | 31/12/2025 | 01/01/2025 |
|--|-----------------------|-----------------------|
| Short-term loans and obligations under financial leases | 6.594.398.477 | 6.362.815.091 |
| Thyy Van Tourism (a) | 6.594.398.477 | 6.362.815.091 |
| Long-term loans and obligations under financial leases | 14.052.342.613 | 14.052.342.613 |
| Vietcombank (b) | 14.052.342.613 | 14.052.342.613 |
| Total | 20.646.741.090 | 20.415.157.704 |

Information about loans as follows:

- (a) Loan from Thuy Van Tourism (Related party) in Vietnamese Dong to supplement business capital with 0% interest rate, repayment period according to the investment needs of the lender and will be repaid within 30 days from the date of receipt of the lender's repayment request notice.
- (b) Loan from the Bank for Foreign Trade of Vietnam - Vung Tau Branch (Vietcombank) arose and was repaid (including principal and interest) before the Company was converted into a joint stock company.

24. OWNER'S EQUITY**24.1 Increase and decrease of owners' equity**

| | Owner's contributed capital | Investment and development fund | Retained earnings | Total |
|------------------------------------|--------------------------------|------------------------------------|-------------------------|------------------------|
| As at 01/01/2024 | 186.445.000.000 | 11.238.309.719 | (42.731.280.698) | 154.952.029.021 |
| Profit after tax in 2024 | - | - | 5.165.719.971 | 5.165.719.971 |
| As at 31/12/2024 | 186.445.000.000 | 11.238.309.719 | (37.565.560.727) | 160.117.748.992 |
| As at 01/01/2025 | 186.445.000.000 | 11.238.309.719 | (37.565.560.727) | 160.117.748.992 |
| Profit after tax during the period | - | - | (36.742.106.577) | (36.742.106.577) |
| As at 31/12/2025 | 186.445.000.000 | 11.238.309.719 | (74.307.667.304) | 123.375.642.415 |

24.2 Details of owner's capital contribution

| | 31/12/2025 | | 01/01/2025 | |
|--------------------|------------------------|---------------|------------------------|---------------|
| | Amount | Rate (%) | Amount | Rate (%) |
| State shareholder | 109.784.000.000 | 58,88 | 109.784.000.000 | 58,88 |
| Other shareholders | 76.661.000.000 | 41,12 | 76.661.000.000 | 41,12 |
| Total | 186.445.000.000 | 100,00 | 186.445.000.000 | 100,00 |

24.3 Shares

| | 31/12/2025 | 01/01/2025 |
|---------------------------------------|------------|------------|
| Number of shares allowed to be issued | 18.644.500 | 18.644.500 |
| Number of shares issued to the public | 18.644.500 | 18.644.500 |
| Number of outstanding shares | 18.644.500 | 18.644.500 |

All outstanding shares of the Company are common shares with a par value of VND10.000/share.

25. REVENUE FROM SALES AND SERVICES RENDERED

| | Accumulated from the beginning of the year | |
|---|---|-----------------------|
| | Year 2025 | Year 2024 |
| Hotel, restaurant, tourist area services, ... | 22.958.429.424 | 20.756.499.593 |
| Travel services | 2.887.166.206 | 2.927.421.490 |
| Total | 25.845.595.630 | 23.683.921.083 |

Revenue from sales and provision of services to related parties

During the period, the Company did not have any transactions to sell goods and provide services to related parties.

26. COST OF GOODS SOLD

| | Accumulated from the beginning of the year | |
|---|---|-----------------------|
| | Year 2025 | Year 2024 |
| Hotel, restaurant, tourist area services, ... | 19.338.885.555 | 20.284.668.256 |
| Travel services | 2.576.036.297 | 2.713.743.155 |
| Total | 21.914.921.852 | 22.998.411.411 |

27. FINANCIAL INCOME

| | Accumulated from the beginning of the year | |
|--|---|----------------------|
| | Year 2025 | Year 2024 |
| Bank interests | 1.921.270.205 | 2.292.056.657 |
| Dividend and profits distributed | 851.190.000 | 275.330.000 |
| Profit from transfer of investment capital | - | 238.000.000 |
| Total | 2.772.460.205 | 2.805.386.657 |

28. FINANCIAL EXPENSES

| | Accumulated from the beginning of the year | |
|---|---|----------------------|
| | Year 2025 | Year 2024 |
| Expenses/(reversal) of provisions for financial investments | 34.107.963.277 | 9.518.164.369 |
| Total | 34.107.963.277 | 9.518.164.369 |

29. SELLING EXPENSES

| | Accumulated from the beginning of the year | |
|--------------------------------------|---|----------------------|
| | Year 2025 | Year 2024 |
| Employees expenses | 295.792.585 | 232.713.001 |
| Depreciation expense of fixed assets | 18.545.472 | 643.910.228 |
| Other expenses | 791.930.812 | 727.618.101 |
| Total | 1.106.268.869 | 1.604.241.330 |

30. GENERAL AND ADMINISTRATION EXPENSES

| | Accumulated from the beginning of the year | |
|--------------------------------------|---|-----------------------|
| | Year 2025 | Year 2024 |
| Employees expenses | 7.376.586.561 | 7.102.188.599 |
| Depreciation expense of fixed assets | 112.976.057 | 508.001.981 |
| Tax and land rental expenses | 805.510.249 | 1.045.136.403 |
| Other expenses | 1.863.113.706 | 3.444.337.844 |
| Total | 10.158.186.573 | 12.099.664.827 |

31. OTHER INCOME

| | Accumulated from the beginning of the year | |
|---|---|-----------------------|
| | Year 2025 | Year 2024 |
| Income from asset liquidation | 176.976.888 | 2.283.581.279 |
| Compensation for assets when the state reclaims land at (minus the remaining value of the assets) | 1.158.198.715 | 22.773.935.704 |
| Land rent for year 2024 was be reduced | 1.531.461.947 | - |
| Other | 28.869.848 | 13.189.020 |
| Total | 2.895.507.398 | 25.070.706.003 |

32. OTHER EXPENSES

| | Accumulated from the beginning of the year | |
|--|---|--------------------|
| | Year 2025 | Year 2024 |
| Land rent for year 2022 was not be reduced | 945.256.291 | - |
| Other | 23.072.948 | 173.811.835 |
| Total | 968.329.239 | 173.811.835 |

33. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

Financial instruments of the Group mainly comprise cash, term and demand bank deposits, trade receivables, loans receivables, other receivables, financial investments, trade payables, accrued expenses, other payables and loans. The main purpose of these financial instruments is to mobilize financial resources for operations of the Company.

Significant risks arising from financial instruments of the company is market risk, credit risk and liquidity risk.

Risk management is integral to the whole business of the Company. The Company has a system of controls in place to create an acceptable balance between the cost of risks occurring and the cost of managing the risks. The Board of Management continually monitors the Company's risk management process to ensure that an appropriate balance between risk and control are achieved.

The Board of Management reviews and agrees policies for managing each of these risks which are summarized below:

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise four types of risk: interest rate risk, currency risk (foreign exchange risk), commodity price risk and other price risk. Financial instruments affected by market risk include bank deposits.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Market risk due to changes in the Company's interest mainly related to bank deposits.

The Company manages this risk by closely monitoring the relevant market, analysing the competition situation. This will be a basis for the Company to estimate and adjust its financial leverage as well as financial strategy as per the current situation in order to get the best interest rate which most benefits the Company and still within its risk management limit.

Foreign exchange risk

Foreign exchange risk is the risk that fair value or future cash flows of a financial instrument will fluctuate according to changes in exchange rates.

The company is less exposed to exchange rate fluctuations as it uses VND as the primary currency for its operations.

Commodity price risk

The Company exposes to commodity price risk in relation to purchase of certain commodities. The Company manages its commodity price risk by keeping close watch on relevant information and situation of commodity market in order to properly manage timing of purchases, organize bidding for contractors or suppliers with high-value contracts on the basis of fixed or package price.

Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily for trade receivables) and from its financing activities (primarily for bank deposits).

Trade receivables

Customer credit risk is managed by the Company based on its established policy, procedures and control relating to customer credit risk management.

Outstanding customer receivables are regularly monitored and the Company seeks to maintain strict control over its outstanding receivables. The requirement for impairment is analyzed at each reporting date on an individual basis for major clients. In view of the aforementioned and the fact that the Company's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk.

Bank deposits

The Company's bank balances are mainly maintained with well-known banks in Vietnam. The company found that concentrations of credit risk on bank deposits is low.

Short-term investments and loans receivables

The Company finds that the concentration of credit risk for short-term investments and loans is low

Liquidity risk

The liquidity risk is the risk that the Company will encounter difficulty in meeting financial obligation due to shortage of funds. The Company's exposure to liquidity risk arises primarily from mismatches of maturities of financial assets and liabilities.

The Company monitors its liquidity risk by maintain a level of cash and cash equivalents and loans deemed adequate by management to finance the Company's operations and to mitigate the effects of fluctuations in cash flows.

The table below summarizes the maturity profile of the Company's financial liabilities based on contractual undiscounted payments:

| | Up to 1 year | Over 1 year to 5 year | Over 5 year | Total |
|-------------------------|----------------------|--------------------------|-----------------------|-----------------------|
| As at 01/01/2025 | | | | |
| Loans and obligations | 6.362.815.091 | - | 14.052.342.613 | 20.415.157.704 |
| Trade payables | 1.037.970.477 | - | - | 1.037.970.477 |
| Accured expenses | 158.266.000 | - | - | 158.266.000 |
| Other payables | 2.114.933.682 | 214.198.650 | - | 2.329.132.332 |
| Total | 9.673.985.250 | 214.198.650 | 14.052.342.613 | 23.940.526.513 |

| | Up to 1 year | Over 1 year to 5 year | Over 5 year | Total |
|-------------------------|----------------------|--------------------------|-----------------------|-----------------------|
| As at 31/12/2025 | | | | |
| Loans and obligations | 6.594.398.477 | - | 14.052.342.613 | 20.646.741.090 |
| Trade payables | 932.230.508 | - | - | 932.230.508 |
| Accured expenses | 301.465.481 | - | - | 301.465.481 |
| Other payables | 2.122.455.989 | 214.198.650 | - | 2.336.654.639 |
| Toatl | 9.950.550.455 | 214.198.650 | 14.052.342.613 | 24.217.091.718 |

The Company assumes that the concentration of risk for the repayment is controllable. The Company can afford to pay for the debts from cash flow generated from operations, proceeds maturity financial assets and other mobilizing capital sources.

34. FINANCIAL ASSETS AND FINACIAL LIABILITIES

The following table presented books value and fair value of financial instruments in the Company's separate financial statements:

Financial assets

| | Books value (1.000 VND) | | | | Fair value (1.000 VND) | |
|--|-------------------------|---------------------|-------------------------|---------------------|------------------------|--------------------|
| | 31/12/2025 | | 01/01/2025 | | 31/12/2025 | 01/01/2025 |
| | The principal amount | Provision | The principal amount | Provision | | |
| Cash and demand deposits and term deposits | 34.523.269 | - | 40.443.830 | - | 34.523.269 | 40.443.830 |
| Trade receivables | 21.189.927 | (20.129.894) | 21.309.755 | (20.151.394) | 1.060.033 | 1.158.361 |
| Other receivables | 46.013.297 | (4.187.437) | 45.536.938 | (4.187.437) | 41.825.861 | 41.349.501 |
| Long-term financial investments | 62.467.614 | (23.859.142) | 62.467.614 | (18.373.593) | 62.467.614 | 62.467.614 |
| Total | 164.194.108 | (48.176.473) | 169.758.137 | (42.712.423) | 139.876.778 | 145.419.307 |

Financial liabilities

| | Books value | | Fair value | |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | 31/12/2025 | 01/01/2025 | 31/12/2025 | 01/01/2025 |
| Loans and obligations | 20.646.741.090 | 20.415.157.704 | 20.646.741.090 | 20.415.157.704 |
| Trade payables | 932.230.508 | 1.037.970.477 | 932.230.508 | 1.037.970.477 |
| Accrued expenses | 301.465.481 | 158.266.000 | 301.465.481 | 158.266.000 |
| Other payables | 2.336.654.639 | 2.329.132.332 | 2.336.654.639 | 2.329.132.332 |
| Total | 24.217.091.718 | 23.940.526.513 | 24.217.091.718 | 23.940.526.513 |

The fair value of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced to sale or liquidation.

The Company use these following method and assumption to estimate the fair values for this note of combined financial statement:

- The fair value of cash on hand, term and demand bank deposits, cash in transit other short-term receivables, trade payables, accrued expenses and other payables equivalent to the books value of these items because these tools have short terms.
- The fair value of trade receivables and other receivables is assessed by the Group based on information such as the repayment ability of each customer as well as the risk nature of the financing project. Based on this assessment, the Group estimates provisions for the estimated uncollectible portion of these receivables. At the end of the fiscal year, the Group assessed that the carrying value of receivables after deducting provisions was not significantly different from its fair value.
- The fair value of financial investments is determined by book value less provisions.
- Loans receivables that the fair value can not be determined with certainty because there is no market liquidity for loans are presented in the book value.
- Other financial assets and other financial liabilities that the fair value can not be determined with certainty because there is no market liquidity for other assets and other liabilities are presented in the book value.

35. COMPARATIVE FIGURES

- The comparative figures presented in the interim combined balance sheet are those of the audited combined balance sheet as at 31/12/2024.
- The comparative figures presented in the Interim Combined Income Statement and Interim Combined Cash Flow Statement are adjusted figures according to the audited Combined Income Statement and Combined Cash Flow Statement for the fiscal year ended 31/12/2024. The items affected by the adjustment are presented in the combined financial statements for the 4th quarter of 2025 as follows:

Cobined Income Statement ("CIS")

| | CIS for the accounting period of the 4th quarter of 2024 (announced) | | CIS for the accounting period of the 4th quarter of 2025 (restatement) | |
|--|--|--|--|--|
| | 4th quarter of 2024 | Accumulated from the beginning of the year | 4th quarter of 2024 | Accumulated from the beginning of the year |
| Revenue from sales and services rendered | 3.703.093.592 | 23.672.011.992 | 3.715.002.683 | 23.683.921.083 |
| General and administration expenses | 3.362.554.806 | 12.042.253.027 | 3.419.966.606 | 12.099.664.827 |
| Other income | 1.383.219.877 | 25.082.615.094 | 1.371.310.786 | 25.070.706.003 |
| Total accounting profit before tax | (3.162.070.817) | 5.223.131.771 | (3.219.482.617) | 5.165.719.971 |
| Profit after corporate income tax | (3.162.070.817) | 5.223.131.771 | (3.219.482.617) | 5.165.719.971 |


Cobined Cash Flow Statement ("CFS")

| | CFS for the accounting period of the 4th quarter of 2024 (announced) | CFS for the accounting period of the 4th quarter of 2025 (restatement) | Difference |
|--|---|---|---------------|
| Profit before tax | 5.223.131.771 | 5.165.719.971 | (57.411.800) |
| Provisions | 10.212.872.479 | 10.259.334.279 | 46.461.800 |
| Gain/loss from investing activities | (27.718.903.640) | (27.862.903.640) | (144.000.000) |
| Increase/Decrease in receivables | (9.086.624.579) | (9.270.946.692) | (184.322.113) |
| Proceeds from sale, disposal of fixed assets and other long-term assets | 1.689.670.450 | 1.833.670.450 | 144.000.000 |
| Cash outflows for lending, buying debt intruments of other entities | (5.180.576.689) | (4.705.581.507) | 474.995.182 |
| Cash recovered from lending, selling debt instruments of other entities | 19.463.645.677 | 21.186.935.351 | 1.723.289.674 |
| Net cash flows during the year | (2.569.113.545) | (566.100.802) | 2.003.012.743 |
| Ending cash and cash equivalents | 1.214.959.263 | 3.217.972.006 | 2.003.012.743 |

36. SUBSEQUENT EVENTS

The Board of Management confirm that there are no important events occurring after the end of the accounting period up to the date of this report that have not been considered for adjustment of figures or disclosure in the combined financial statements.

Ho Chi Minh City, 29 January 2026



 Nguyen Thi Bao Ngoc
 Chief Accountant
 Prepared





 Thai Hoang Than
 Chairman of the Board of Management