

Form No. 01

BEN THANH TOURIST  
SERVICE CORPORATION

THE SOCIALIST REPUBLIC OF VIETNAM  
Independence – Freedom – Happiness

Ho Chi Minh City, April 30, 2026

No:.....61...../DLBT

**PERIODIC INFORMATION DISCLOSURE OF  
FINANCIAL STATEMENTS**

**To: The Stock Exchange of Hanoi**

Pursuant to the provisions of Circular No.96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Ben Thanh Tourist Service Joint Stock Company discloses information on the Consolidated Financial Statements for the first quarter of 2026 to The Stock Exchange of Hanoi as follows:

1. Organization name: Ben Thanh Tourist Service Joint Stock Company

- Stock symbol: BTV
- Address: 70 Ly Tu Trong, Ben Thanh Ward, Ho Chi Minh City
- Telephone: (028) 35202020
- Email: benthanh@benthanhtourist.com
- Website: https://benthanhtourist.com/

2. Content of information disclosure:

- Consolidated Financial Statements for the first quarter of 2026  
☐ Separate Financial Statements (Listed organization without Company's subsidiaries and superior accounting unit with affiliated units);

☒ Consolidated Financial Statements (Listed organization with Company's subsidiaries);

☐ Summary Financial Statements (Listed organization with accounting units directly under the accounting apparatus).

- Cases where explanations of reasons are required:

+ The auditing organization issues an opinion that is not an unqualified opinion on the Financial Statements (for audited Financial Statements in 2026):

☐ Yes

☒ No

Explanation document in case of ticking yes:

☐ Yes

☒ No



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

☐ Yes

☒ No

Explanation document in case of ticking yes:

☐ Yes

☐ No

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

☒ Yes

☐ No

Explanation document in case of ticking yes:

☒ Yes

☐ No

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

☐ Yes

☒ No

Explanation document in case of ticking yes:

☐ Yes

☒ No

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

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

**Attached documents:**

- Consolidated Financial Statements  
Quarter 1/2026

**Organization Representative**

Legal representative

(Signature, full name, position, and seal)



NGUYỄN NGỌC HOÀI NGUYỄN

**BENTHANH TOURISM SERVICE JOINT STOCK COMPANY  
AND SUBSIDIARIES**

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

Tax code: 0301171827

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Tourist**  
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**CONSOLIDATED  
FINANCIAL STATEMENTS  
  
QUARTER 1, 2026**



Ben Thanh Tourist Service Corporation  
and subsidiary company

70 Ly Tu Trong, Ben Thanh Ward, HCMC

Form B 09a – DN (Attached to Circular No. 99/2025-BTC dated 27  
October 2025 by the Minister of Finance)

BEN THANH TOURIST SERVICE CORPORATION  
AND SUBSIDIARIES

70 Ly Tu Trong, Ben Thanh Ward, HCMC

Form B 09a – DN (Attached to Circular No.  
99/2025-BTC dated 27

October 2025 by the Minister of Finance)

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION MID-YEAR

As at March 31, 2026

ASSETS	Code	Note	Ending balance of the quarter	Beginning balance of the year
1	2	3	4	5
<b>A- SHORT-TERM ASSETS</b>	<b>100</b>		<b>334,828,170,965</b>	<b>353,646,968,224</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	V.1	<b>8,132,346,914</b>	<b>43,326,149,751</b>
1. Money	111		8,132,346,914	43,326,149,751
<b>II. Short-term financial investments</b>	<b>120</b>		<b>43,500,000,000</b>	<b>43,500,000,000</b>
1. Short-term investments held until maturity.	123		43,500,000,000	43,500,000,000
<b>III. Short-term receivables</b>	<b>130</b>		<b>184,780,581,838</b>	<b>217,930,888,034</b>
1. Short-term receivables from customers	131	V.3	105,336,132,218	177,827,611,005
2. Prepayment to short-term sellers	132	V.5	71,395,430,221	42,947,466,930
3. Short-term receivable	135		22,264,708,337	11,371,499,037
4. Provision for doubtful short-term receivables (*)	136	V.4	(14,215,688,938)	(14,215,688,938)
<b>IV. Inventory</b>	<b>140</b>		<b>91,481,850,215</b>	<b>37,714,609,865</b>
1. Inventory	141		91,481,850,215	37,714,609,865
<b>V. Other current assets</b>	<b>160</b>		<b>6,933,391,998</b>	<b>11,175,320,574</b>
1. Short-term deferred costs	161	V.11	4,242,899,770	4,127,668,729
2. VAT is deductible.	162		142,840,383	-
3. Taxes and other amounts due to the State	163	V.16	2,547,651,845	7,047,651,845
<b>B - LONG-TERM ASSETS</b>	<b>200</b>		<b>166,633,883,336</b>	<b>169,465,390,584</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>1,458,525,000</b>	<b>1,444,525,000</b>
1. Other current assets	215	V.4	1,458,525,000	1,444,525,000
<b>II. Fixed assets</b>	<b>220</b>		<b>44,020,166,260</b>	<b>44,938,165,654</b>
1. Tangible fixed assets	221		43,003,888,346	43,894,996,331

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SERVICE CORPORATION**

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**Independence – Freedom – Happiness**

*Ho Chi Minh City, April 30, 2026*

No:.....61...../DLBT

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NGUYỄN NGỌC HOÀI NGUYỄN

**BENTHANH TOURISM SERVICE JOINT STOCK COMPANY  
AND SUBSIDIARIES**

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

Tax code: 0301171827

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**Ben Thanh  
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**CONSOLIDATED  
FINANCIAL STATEMENTS**

**QUARTER 1, 2026**



**Ben Thanh Tourist Service Corporation  
and subsidiary company**

70 Ly Tu Trong, Ben Thanh Ward, HCMC

Form B 09a – DN (Attached to Circular No. 99/2025-BTC dated 27  
October 2025 by the Minister of Finance)

**BEN THANH TOURIST SERVICE CORPORATION  
AND SUBSIDIARIES**  
70 Ly Tu Trong, Ben Thanh Ward, HCMC

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- Original price	222		167,425,801,518	167,425,801,518
- Accumulated depreciation value (*)	223		(124,421,913,172)	(123,530,805,187)
2. Intangible fixed assets	227		1,016,277,914	1,043,169,323
- Original price	228		5,038,021,044	5,038,021,044
- Accumulated depreciation value (*)	229		(4,021,743,130)	(3,994,851,721)
<b>III. Investment properties</b>	<b>240</b>		<b>20,806,781,278</b>	<b>21,013,358,482</b>
- Original price	241		36,741,573,937	36,741,573,937
- Accumulated depreciation value (*)	242		(15,934,792,659)	(15,728,215,455)
<b>IV. Long-term financial investment</b>	<b>260</b>	<b>V.2</b>	<b>61,860,473,860</b>	<b>61,860,473,860</b>
1. Investing in joint ventures and affiliated companies.	262		70,641,960,769	70,641,960,769
2. Investing capital in other entities.	263		11,214,175,540	11,214,175,540
3. Provision for long-term investment losses in other entities (*)	264		(19,995,662,449)	(19,995,662,449)
<b>V. Other long-term assets</b>	<b>270</b>	<b>V.11</b>	<b>38,487,936,938</b>	<b>40,208,867,588</b>
1. Long-term upfront costs	271		14,233,977,404	14,567,234,633
2. Deferred income tax assets	272		208,662,869	208,662,869
3. Other long-term assets	274		24,045,296,665	25,432,970,086
<b>TOTAL ASSETS (280 = 100 + 200)</b>	<b>280</b>		<b>501,462,054,301</b>	<b>523,112,358,808</b>
<b>C - LIABILITIES</b>	<b>300</b>		<b>238,766,227,344</b>	<b>260,878,389,830</b>
<b>I. Short-term debt</b>	<b>310</b>		<b>203,721,485,460</b>	<b>230,205,323,001</b>
1. Short-term payables to suppliers.	311	V.13	39,272,123,348	27,240,293,514
2. Short-term advance payment buyers	312	V.14	45,268,408,189	29,850,263,625
3. Short-term taxes and other payments to the government.	314	V.16	3,022,742,224	6,949,823,872
4. Workers must be paid.	315		782,888,000	6,213,522,200
5. Short-term liabilities	316	V.15	27,208,426,291	18,141,000,063
6. Short-term deferred revenue	319	V.18	9,167,699,785	8,304,498,241
7. Other short-term payables	320	V.17	7,962,524,805	5,870,435,121

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8. Short-term loans and financial leases	321	V.12	62,049,589,580	118,648,403,127
9. Short-term provisions	322		8,892,113,238	8,892,113,238
10. Reward and welfare fund	323		94,970,000	94,970,000
<b>II. Long-term debt</b>	<b>330</b>		<b>35,044,741,884</b>	<b>30,673,066,829</b>
1. Revenue awaiting long-term allocation	337	V.18	6,543,070,480	6,794,727,034
2. Other long-term payables	338	V.17	23,878,339,795	23,878,339,795
3. Long-term loans and financial leases	339		4,623,331,609	-
<b>D - EQUITY</b>	<b>400</b>		<b>262,695,826,957</b>	<b>262,233,968,978</b>
1. Owner's equity contribution	411		250,000,000,000	250,000,000,000
- Common stock with voting rights	411a		250,000,000,000	250,000,000,000
2. Shares repurchased from oneself (*)	415		(911,400,000)	(911,400,000)
3. Development Investment Fund	418		4,635,810,142	4,635,810,142
4. Undistributed after-tax profit	420		8,971,416,815	8,509,558,836
- Undistributed net profit accumulated up to the end of the previous period.	420a		8,509,558,836	(18,897,209,751)
- Undistributed net profit for this period	420b		461,857,979	27,406,768,587
<b>TOTAL FUNDING (440 = 300 + 400)</b>	<b>440</b>		<b>501,462,054,301</b>	<b>523,112,358,808</b>

April 29, 2026

**Preparer**  
(Signed, full name)



Nguyen Doan Tung

**Chief Accountant**  
(Signed, full name)



Nguyen Doan Tung

**General Director**

(Signed, full name, stamped)



Nguyen Ngoc Hoai Nguyen



Ben Thanh Tourist Service Corporation  
and subsidiary company

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## CONSOLIDATED INTERIM INCOME STATEMENT

(Full form)

From January 01, 2026 to March 31, 2026

Unit: VND

Indicators	Code	Note	From Jan 01, 2026 to Mar 31, 2025		Accumulated from the beginning of the year to the end of this quarter	
			This year	Previous year	This year	Previous year
1	2	3	4	5	6	7
1. Revenue from sales and service provision	01	VI	180,300,545,589	164,479,645,013	180,300,545,589	164,479,645,013
2. Deductions from revenue	02		2,290,931,915	1,484,767,303	2,290,931,915	1,484,767,303
3. Net revenue from sales and service provision (10 = 01 - 02)	10		178,009,613,674	162,994,877,710	178,009,613,674	162,994,877,710
4. Cost of goods sold	11	VI	141,290,482,742	131,287,880,463	141,290,482,742	131,287,880,463
5. Gross profit from sales and service provision (20 = 10 - 11)	20		36,719,130,932	31,706,997,247	36,719,130,932	31,706,997,247
6. Financial Income	21	VI	678,657,635	319,934,461	678,657,635	319,934,461
7. Financial expenses	22	VI	1,532,275,592	1,481,540,316	1,532,275,592	1,481,540,316
- Including: Loan interest expense	23		1,532,275,592	1,455,654,738	1,532,275,592	1,455,654,738
8. Share of profit or loss in affiliated	24					
9. Selling expenses	25	VI	21,981,019,572	20,287,119,781	21,981,019,572	20,287,119,781
10. Enterprise management expenses	26	VI	12,748,759,663	7,692,241,064	12,748,759,663	7,692,241,064
11. Net profit from business activities {30 = 20 + (21 - 22) + 24 - (25 + 26)}	30		1,135,733,741	2,566,030,547	1,135,733,741	2,566,030,547
12. Other income	31	VI	75,347,165	31,673,649	75,347,165	31,673,649
13. Other expenses	32	VI	17,337,699	25,873,958	17,337,699	25,873,958
14. Other profit (40 = 31 - 32)	40		58,009,466	5,799,691	58,009,466	5,799,691
15. Total accounting profit before tax (50 = 30 + 40)	50		1,193,743,207	2,571,830,238	1,193,743,207	2,571,830,238
16. Current Corporate Income Tax Expense	51		548,885,228	419,701,747	548,885,228	419,701,747
17. Deferred Corporate Income Tax	52					
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		644,857,979	2,152,128,491	644,857,979	2,152,128,491
19. Basic Earnings Per Share (*)	70					
20. Diluted Earnings per Share (*)	71					

April 29, 2026

Preparer  
(Signed, full name)

Nguyen Doan Tung

Chief Accountant  
(Signed, full name)

Nguyen Doan Tung

General Director  
(Signed, full name, stamped)



Nguyen Ngoc Hoai Nguyen



**Ben Thanh Tourist Service Corporation  
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**Ben Thanh Tourist Service Corporation and  
subsidiary company**

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## CONSOLIDATED INTERIM CASH FLOWS

(Under indirect method) Quarter 1, 2026

Unit: VND

Indicators	Code	Note	Cumulative from the beginning of the year to the end of this quarter	
			This year	Previous year
1	2	3	4	5
<b>I. Cash flow from operating activities</b>				
1. Profit before tax	01		644,857,979	2,571,830,238
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		1,124,576,598	1,162,344,582
- Provisions	03			
- Gains, losses from exchange rate differences due to revaluation of	04			
- Gains, losses from investment activities	05		(183,053,686)	(104,891,657)
- Interest expenses	06		1,532,275,592	1,455,654,738
- Other adjustments	07			
3. Operating profit before changes in working capital	08		3,118,656,483	5,084,937,901
- Increase, decrease in receivables	09		37,493,465,813	1,318,557,214
- Increase, decrease in inventories	10		(52,379,566,929)	(38,764,043,098)
- Increase, decrease in payables (excluding interest payable, income tax	11		29,860,732,112	26,192,659,564
- Increase, decrease in prepaid expenses	12		218,026,188	(2,019,155,364)
- Interest paid on loans	14		(1,529,688,252)	(1,455,654,738)
- Corporate income tax paid	15			(2,656,802,158)
- Other income from operating activities	16			
- Other cash outflows from business operations	17			
Net cash flow from operating activities	20		16,598,625,415	(12,299,500,679)
<b>II. Cash flow from investment activities</b>				
- Cash outflow for purchasing, constructing fixed assets and other non-current assets	21			(33,000,000)
- Proceeds from liquidation, sale of fixed assets and other long-term assets	22			
- Cash outflow for lending, purchasing debt instruments of other entities	23			(3,000,000,000)
- Cash inflows from loan recovery, resale of debt instruments of other	24			7,000,000,000
- Cash outflow for equity investments in other entities	25			
- Cash inflows from recovery of equity investments in other entities	26			
- Cash inflows from lending interest, dividends and distributed profits	27		183,053,686	104,891,657
Net cash flow from investing activities	30		183,053,686	4,071,891,657
<b>III. Cash flow from financing activities</b>				
- Cash inflows from borrowing	33		63,725,712,122	90,459,164,470
- Cash outflow for repayment of principal loan	34		(115,701,194,060)	(98,930,766,228)
Net cash flow from financing activities	40		(51,975,481,938)	(8,471,601,758)
Net cash flow during the period (50=20+30+40)	50		(35,193,802,838)	(16,699,210,780)
Cash and cash equivalents at the beginning of the period	60		43,326,149,751	21,802,858,876
Impact of exchange rate fluctuations on foreign currency conversion	61			
Cash and cash equivalents at the end of the period (70=50+60+61)	70		8,132,346,914	5,103,648,096

Preparer

Nguyen Doan Tung

Chief Accountant

Nguyen Doan Tung



April 29, 2026

General Director

Nguyen Ngoc Hoai Nguyen

**SELECTED FINANCIAL STATEMENT  
NOTES**  
Quarter 1, 2026

**I. Characteristics of the enterprise's operations**

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

**II. Accounting period, currency unit used in accounting**

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

**III. Applied Accounting Standards and Regulations**

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

**IV. Applied accounting policies**

**1- Cash and cash equivalents**

Principles for recognizing cash and cash equivalents: are short-term investments with a recovery or



maturity term of no more than 03 months

## **2- Financial investment**

### **- Investment in Company's subsidiaries**

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

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

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

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

### **- Investment in Affiliated company**

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

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

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

### **- Other investments**

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

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

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

## **Method of setting up provision for financial investment loss**

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

## **3- Receivables**

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

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



statement.

#### **4- Inventories**

Principles for recognizing inventory

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

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

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

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

#### **5. Tangible fixed assets**

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

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

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

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

#### **6. Intangible assets**

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

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

#### **7. Investment properties**

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

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

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

#### **8. Short-term prepaid expenses**

Prepaid expenses are classified as short-term prepaid expenses and long-term prepaid expenses according to the original term and are mainly expenses related to the cost of tools and supplies, goodwill,

etc. These amounts are allocated over the prepayment period of the expense or over the period in which economic benefits are expected to be generated.

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

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

## **9. Payables**

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

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

## **10. Owner's equity**

### **Owner's contributed capital**

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

### **Treasury Shares**

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

### **Dividends**

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

### **Profit distribution**

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

## **11. Revenue, other income**

### **Sales Revenue from sales**

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

### **Revenue from service**

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

### **Investment income**

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

## **12. Revenue deductions**

Revenue deductions are goods sold are returned

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



### **13. Cost of goods sold**

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

### **14. Selling expenses and administrative expenses**

Selling expenses reflect the actual expenses incurred in the process of selling goods and providing services, including product advertising costs, sales commissions, etc.

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

### **15. Tax**

Corporate Income Tax

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



**V . ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE BALANCE SHEET**

Unit: VND

**1 . CASH AND CASH EQUIVALENTS**

	At Date 31/03/2026	At Date 01/01/2026
- Cash	107,396,900	145,345,400
- Bank deposits	8,024,950,014	43,180,804,351
<b>Total</b>	<b>8,132,346,914</b>	<b>43,326,149,751</b>

**2 . FINANCIAL INVESTMENTS**

	At Date 31/03/2026	At Date 01/01/2026
<b>Short term</b>		
- Time deposits	43,500,000,000	43,500,000,000
<b>Total</b>	<b>43,500,000,000</b>	<b>43,500,000,000</b>
<b>Long term</b>		
- Investing in affiliated companies	70,641,960,769	70,641,960,769
- Investing capital in other entities.	11,214,175,540	11,214,175,540
- Long-term financial investment reserves	(19,995,662,449)	(19,995,662,449)
<b>Total</b>	<b>61,860,473,860</b>	<b>61,860,473,860</b>

**3 . ACCOUNT RECEIVABLES FROM CUSTOMERS**

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

**4 . OTHER RECEIVABLES**

**Current**

	At Date 31/03/2026	At Date 01/01/2026
- Ben Thanh Dong Khoi Boutique Hotel Co., Ltd	3,584,224,370	3,584,224,370
- Advances to employees	15,635,965,537	5,614,996,230
- Deposits, pledges	441,736,397	441,736,397
- Other receivables	2,602,782,033	1,730,542,040
<b>Total</b>	<b>22,264,708,337</b>	<b>11,371,499,037</b>

**Long-term**

- Deposits, pledges	2,458,525,000	2,444,525,000
<b>Total</b>	<b>2,458,525,000</b>	<b>2,444,525,000</b>

**5 . ADVANCE TO SUPPLIERS**

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

**6 . INVENTORY**

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

**7 . INCREASE, DECREASE OF TANGIBLE FIXED ASSETS**

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

**8 . INCREASE, DECREASE OF INTANGIBLE ASSETS**

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

**9 . INCREASE, DECREASE OF INVESTMENT PROPERTIES**

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

**10 . COSTS WAITING FOR ALLOCATION**

	At Date 31/03/2026	At Date 01/01/2026
<b>Current</b>		
- Tools and instruments	143,716,679	252,366,361
- Insurance fees	91,379,654	20,400,000
- Other	4,007,803,437	3,854,902,368
<b>Total</b>	<b>4,242,899,770</b>	<b>4,127,668,729</b>
<b>Long term</b>		
- Tools and instruments	1,963,395,650	2,114,927,979
- Major repair costs of fixed assets	78,455,071	107,066,310
- One-time land lease payment at MB 66-68 HBT	12,082,881,888	12,235,829,760
- Other	109,244,795	109,410,584
<b>Total</b>	<b>14,233,977,404</b>	<b>14,567,234,633</b>

**11 . LOANS AND FINANCE LEASES**

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

**12 . SHORT-TERM PAYABLES**

	At Date 31/03/2026	At Date 01/01/2026
- The Unique Company Limited	988,198,000	-
- Vietnam Airlines Corporation - JSC	6,926,324,800	2,532,623,600
- IATA VIETNAM COMPANY LIMITED	1,853,931,040	565,327,040
- Other	29,503,669,508	24,142,342,874
<b>Total</b>	<b>39,272,123,348</b>	<b>27,240,293,514</b>

**13 . SHORT-TERM TRADE PAYABLES**

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

**14 . Accrued expenses**

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



Unit: VND

15 . Statutory obligations

	At Date 31/03/2026		At Date 01/01/2026	
	Receivables	Payables	Receivables	Payables
- Value added tax payable		1,167,309,141		2,334,031,104
- Corporate income tax	75,000,000	1,726,330,574	75,000,000	4,077,445,346
- Personal income tax		129,102,509		538,347,422
- Property tax, land rent	2,472,651,845		6,972,651,845	
<b>Total</b>	<b>2,547,651,845</b>	<b>3,022,742,224</b>	<b>7,047,651,845</b>	<b>6,949,823,872</b>

16 . Other payables

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

17 . Short – term unearned revenue

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

18 . OWNERS' EQUITY

Statement of changes in owners' equity

	Owners' contributed capital	Treasury shares	Investment and development fund	Undistributed Net Profit	Total
<b>Balance as of January 01, 2025</b>	<b>250,000,000,000</b>	<b>(911,400,000)</b>	<b>4,635,810,142</b>	<b>(18,897,209,751)</b>	<b>234,827,200,391</b>
- Profit during 2025				28,138,768,587	28,138,768,587
Remuneration, operating fund of the Board of Directors, Member of the Board of Supervisors				(732,000,000)	(732,000,000)
<b>Balance as of January 01, 2026</b>	<b>250,000,000,000</b>	<b>(911,400,000)</b>	<b>4,635,810,142</b>	<b>8,509,558,836</b>	<b>262,233,968,978</b>
- Profit during 2026				644,857,979	644,857,979
Remuneration, operating fund of the Board of Directors, Member of the Board of Supervisors				(183,000,000)	(183,000,000)
<b>Balance as of March 31, 2025</b>	<b>250,000,000,000</b>	<b>(911,400,000)</b>	<b>4,635,810,142</b>	<b>8,971,416,815</b>	<b>262,695,826,957</b>

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

Unit: VND

**1 . REVENUE FROM SALES AND SERVICE**

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

**2 . REVENUE DEDUCTIONS**

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

**3 . COST OF GOODS SOLD**

	Quarter 1/2025	Quarter 1/2024
- Travel cost of goods sold	70,629,153,059	42,148,631,019
- Air ticket cost of goods sold	40,585,612,879	36,001,915,115
- Restaurant and hotel cost of goods sold	5,509,194,717	4,762,442,742
- Cost of goods sold for merchandise	20,947,155,923	43,776,164,210
- Cost of goods sold for real estate leasing	3,619,366,164	4,598,727,377
<b>Total</b>	<b>141,290,482,742</b>	<b>131,287,880,463</b>

**4 . FINANCIAL INCOME**

	Quarter 1/2025	Quarter 1/2024
-Deposit interest, lending interest	183,335,270	104,891,657
- Dividends, profits shared	386,068,742	81,632,647
- Exchange rate difference interest	109,253,623	133,410,157
<b>Total</b>	<b>678,657,635</b>	<b>319,934,461</b>

**5 . FINANCIAL EXPENSES**

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

**6 . SELLING EXPENSES**

	Quarter 1/2025	Quarter 1/2024
- Employee expenses	11,283,051,425	10,653,237,945
- Outsourced service expenses	8,250,085,391	7,561,601,578
- Other expenses	2,447,882,756	2,072,280,258
<b>Total</b>	<b>21,981,019,572</b>	<b>20,287,119,781</b>



**BenThanh Tourist Service Corporation and Subsidiary  
company**

70 Ly Tu Trong, Ben Thanh Ward, HCMC

**Financial Statements**

(Attached to Circular No. 99/2025-BTC dated 27)  
October 2025 (by the Minister of Finance)

Unit: VND

**7 . ENTERPRISE ADMINISTRATIVE EXPENSES**

	Quarter 1/2026	Quarter 1/2025
- Employee expenses	5,960,056,615	6,414,385,435
- Fixed asset depreciation expenses	286,009,272	204,077,707
- Other expenses	6,502,693,776	1,031,003,392
<b>Total</b>	<b>12,748,759,663</b>	<b>7,649,466,534</b>

**8 . OTHER INCOME**

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

**9 . OTHER EXPENSES**

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

**10 . CORPORATE INCOME TAX**

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

**Preparer**  
(Ký, họ tên)

Nguyễn Đoàn Tùng

**Chief Accountant**  
(Ký, họ tên)

Nguyễn Đoàn Tùng

April ...27...., 2026

**General Director**  
(Ký, họ tên, đóng dấu)



Nguyễn Ngọc Hoài Nguyên



## REPORT ON INCREASE/DECREASE OF ASSETS

From January 01, 2026 to March 31, 2026

Code	Indicators	Houses and buildings	Machines and equipment	Means of transport and transmission	Equipment and management tools	Other fixed assets	Software program	Houses and buildings of investment	Total
<b>100</b>	<b>Historical cost of fixed</b>								
110	Beginning balance	139,161,549,179	16,043,927,929	8,607,713,509	3,856,539,429	326,580,000	5,038,021,044	36,741,573,937	209,775,905,027
121	- Purchased during the year								
132	- Liquidation, sale								
140	Ending balance	139,161,549,179	16,043,927,929	8,607,713,509	3,856,539,429	326,580,000	5,038,021,044	36,741,573,937	209,775,905,027
<b>200</b>	<b>Accumulated depreciation</b>								
210	Beginning balance	98,069,199,549	14,543,149,055	7,024,875,682	3,856,539,429	299,080,000	3,994,851,681	15,728,215,455	143,515,910,851
211	- Depreciation during the	582,696,156	91,568,991	215,192,838		1,650,000	26,891,409	206,577,204	1,124,576,598
222	- Liquidation, sale								
240	Ending balance	98,651,895,705	14,634,718,046	7,240,068,520	3,856,539,429	300,730,000	4,021,743,090	15,934,792,659	144,640,487,449
<b>300</b>	<b>Book value</b>								
310	- At the beginning of the	41,092,349,630	1,500,778,874	1,582,837,827		27,500,000	1,043,169,363	21,013,358,482	66,259,994,176
320	- At the end of the year	40,509,653,474	1,409,209,883	1,367,644,989		25,850,000	1,016,277,954	20,806,781,278	65,135,417,578

Preparer

(Signed, full name)



Nguyen Doan Tung

Chief Accountant

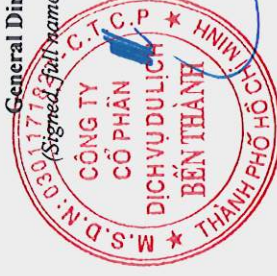
(Signed, full name)



Nguyen Doan Tung

General Director

(Signed, full name, stamped)



April 29, 2026

Nguyen Ngoc Hoai Nguyen





**BEN THANH TOURIST  
SERVICE CORPORATION**

No: 63 /DLBT

**THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom – Happiness**

*Ho Chi Minh City, April 30, 2026*

**EXPLANATION OF PROFIT CHANGES IN QUARTER 4/ 2025 REPORT COMPARED  
TO THE SAME PERIOD**

**To:**

- State Securities Commission of Vietnam
- Vietnam Exchange
- Hanoi Stock Exchange

- **Name of company:** Ben Thanh Tourist Service Corporation
- **English Name:** Ben Thanh Tourist Service Corporation
- **Address:** 70 Ly Tu Trong, Ben Thanh Ward, Ho Chi Minh City
- **Telephone:** (028) 35202020
- **Website:** <https://benthanhtourist.com>
- **Information Disclosure Implementer:** Nguyen Ngoc Hoai Nguyen
- **Position:** General Director

**Content of information disclosure:**

Ben Thanh Tourist Service Corporation (Stock Code: BTV) explains the fluctuations in production and business results on the Consolidated Financial Statements for Quarter 1/2026 compared to Quarter 1/2025 as follows:

Net profit after tax for Quarter 1/2026 was VND 644,857,979, an decrease of VND 1,507,270,512, or 70%, compared to Quarter 1/2025. The main reason for this decrease is due to:

- Business management costs in Quarter 1/2026 increased by VND 5,056,518,599, representing 65% increase compared to Quarter 1/2025

The Company would like to explain to State Securities Commission of Vietnam, Hanoi Stock Exchange and esteemed shareholders for your information.

Sincerely,

**Recipients:**

- As above;
- Archived at the Company

**GENERAL DIRECTOR**



**NGUYEN NGOC HOAI NGUYEN**