

PHU THO TOURIST SERVICE JOINT STOCK COMPANY

REVIEWED INTERIM FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 JANUARY 2026 TO 30 JUNE 2026



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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Phu Tho Tourist Services Joint Stock Company (hereinafter referred to as "the Company") presents this report together with the Company's reviewed financial statements for the period from 01 January 2026 to 30 June 2026.

BOARD OF DIRECTORS AND BOARD OF MANAGEMENT

The members of the Board of Directors and the Board of Management of the Company who held office during the period from 01 January 2026 to 30 June 2026 and up to the date of this report are as follows:

Board of Directors

Mr. Tran Viet Anh	Chairman	Appointed on 26 June 2026
Mr. Phuong Xuan Thuy	Member	Appointed on 26 June 2026
Mr. Nguyen Lam Tung	Member	Appointed on 26 June 2026
Mr. Nguyen Quoc Anh	Member	Appointed on 26 June 2026
Mr. Hoang Van Ba	Member	Appointed on 26 June 2026
Mr. Truong Minh Hau	Member	Appointed on 26 June 2026
Ms. Nguyen Hong Thanh Lan	Member	Appointed on 26 June 2026
Mr. Nguyen Dong Hoa	Member	Dismissed on 26 June 2026
Mr. Nguyen Tien Dat	Member	Dismissed on 26 June 2026

Board of Supervisors

Ms. Nguyen Thi Thuy Duong	Head of the Board of Supervisors	Appointed on 26 June 2026
Ms. Bui Thi Kim Tuyen	Member	Appointed on 26 June 2026
Ms. Le Thi Bich Nga	Member	Appointed on 26 June 2026
Ms. Ho Thi Ngoc Nhu	Member	Dismissed on 26 June 2026
Mr. Nguyen Quoc Tue	Member	Dismissed on 26 June 2026

Board of Management and Chief Accountant

Mr. Hoang Van Ba	General Director
Mr. Le Song Trong Chinh	Deputy General Director
Ms. Nguyen Hong Thanh Lan	Deputy General Director
Mr. Huynh Ngoc Cach	Chief Accountant

LEGAL REPRESENTATIVE

The Company's legal representative during the accounting period and up to the date on which these Interim Financial Statements were approved is Mr. Hoang Van Ba, Member of the Board of Directors and General Director (Chief Executive Officer).

THE AUDITOR

The accompanying interim financial statements have been audited by UHY Auditing and Consulting Company Limited.

RESPONSIBILITY OF THE BOARD OF MANAGEMENT

The Board of Management of the Company is responsible for preparing the interim financial statements for the period from 01 January 2026 to 30 June 2026, which give a true and fair view of the financial position of the Company, as well as its results of operations and its cash flows for the period then ended.

STATEMENT OF THE BOARD OF MANAGEMENT (CONT'D)

In preparing the financial statements, the Board of Management is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue as a going concern; and
- Design and implement an effective system of internal control to ensure preparation and fair presentation of the financial statements and to mitigate the risks of material misstatement due to fraud or error.

The Board of Management confirms that the Company has complied with the above requirements in the preparation and presentation of the interim financial statements.

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and for ensuring that the financial statements of the Company comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of financial statements. It 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.

For and on behalf of the Board of Management,



Hoang Van Ba
General Director

Ho Chi Minh City, 14 August 2026

No.: 888/2026/UHY - BCSX

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION
Of the Financial Statements of Phu Tho Tourist Service Joint Stock Company
For the period from January 1, 2026 to June 30, 2026

To: Shareholders, Board of Directors and Board of Management
Phu Tho Tourist Services Joint Stock Company

We have reviewed the accompanying interim financial statements of Phu Tho Tourist Services Joint Stock Company (hereinafter referred to as "the Company"), which comprise the interim statement of financial position as at 30 June 2026, the interim income statement and the interim cash flow statement and the notes to the interim financial statements for the period from 01 January 2026 to 30 June 2026. The Company's interim financial statements were prepared on 14 August 2026 and are presented on pages 07 to 49.

Responsibilities of the Board of Management

The Board of Management of the Company is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of the interim financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the interim financial statements that are free from material misstatements, whether due to fraud or error.

Responsibilities of the Auditors

Our responsibility is to express a conclusion on these interim financial statements based on our review. We have conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

The interim financial information review involves conducting interviews, primarily with those responsible for financial and accounting matters, performing analytical procedures and other review procedures. A review is substantially narrower in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and therefore does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying separate interim financial statements do not give a true and fair view, in all material respects, of the financial position of Phu Tho Tourist Service Joint Stock Company as at 30 June 2026, and of its results of operations and cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting.

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONT'D)

Emphasis of Matter

We draw readers' attention to the following:

As disclosed in Note 29.1 – Other Information to the Notes to the Interim Financial Statements, as at the date of issuance of this Review Report, the People's Committee of Ho Chi Minh City has not yet approved the equitization settlement of Phu Tho Tourist Service Company Limited. Accordingly, certain related matters will depend on the equitization settlement value approved by the People's Committee of Ho Chi Minh City, including

- Receivable from the pre-equitization period from Saigontourist Holding Company Limited amounting to VND 70,224,591,554 (Note 8(1));
- Receivables relating to equitization: additional land rental for the pre-equitization period amounting to VND 2,728,877,249 (Note 8(2)); and land rental and late payment penalties subject to collection for the pre-equitization period amounting to VND 106,940,609,957 (Note 8(3));
- Matters relating to the commercial dispute concerning Dam Sen Bowling Commercial Centre (Note 29.2).

As disclosed in Note 29.2 – Other Information to the Notes to the Interim Financial Statements, in relation to the commercial dispute with Chi Dat Trading Company Limited, the High People's Court of Ho Chi Minh City has issued judgments in respect of the relevant parties, and the Company has fully fulfilled its obligations under the Court's judgments. The Company has not made adjustments to the related transactions affected by this matter because the State Audit Office of Region XIII, in its report on the settlement of the value of the State's capital at the Company, noted that the related receivables and payables may affect the settlement of State capital during the conversion period.

As disclosed in Note 29.3 – Other Information to the Notes to the Interim Financial Statements, in relation to the commercial dispute among Phu Tho Tourist Service Joint Stock Company, Hung Dai Duong Trading and Production Joint Stock Company and the party having related rights and obligations, namely the Office of the Ho Chi Minh City Party Committee, the Company has not made adjustments to the related transactions affected by this matter because the People's Court of Ho Chi Minh City annulled the first-instance judgment and remanded the case file to the People's Court of Region 1, Ho Chi Minh City for retrial under first-instance procedures. As at the date on which these Interim Financial Statements were approved, the matter remains in the process of undergoing legal proceedings in accordance with applicable regulations.

As disclosed in Note 29.4 – Other Information to the Notes to the Interim Financial Statements, in relation to land and premises rental from the Office of the Ho Chi Minh City Party Committee, the Company has not made adjustments to the related transactions affected by this matter because the People's Court of Ho Chi Minh City has accepted the Company's appeal against part of First-instance Commercial Business Judgment No. 04/2026/KDTM-ST dated 9 March 2026 and has issued a decision to hear the case on appeal. As at the date of issuance of this Review Report, the People's Court of Ho Chi Minh City has not yet issued the appellate judgment in respect of this matter.

As disclosed in Note 29.5 – Other Information to the Notes to the Interim Financial Statements, the Company is working with the Ho Chi Minh City Tax Department to determine the origin of the late payment amount of VND 1,747,861,053 pursuant to Notice No. 197536/TB-CTTPHCM-KDT dated 10 July 2024. The Company has not made adjustments to the related transactions affected by this matter because it has not yet received an official response from the Ho Chi Minh City Tax Department.

Our conclusion is not modified in respect of these matters.

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONT'D)

Other Matter

The financial statements of Phu Tho Tourist Service Joint Stock Company for the six-month accounting period ended 30 June 2025 and for the financial year ended 31 December 2025 were reviewed/audited by another auditor, who issued an unqualified review conclusion/audit opinion with an emphasis of matter, per Interim Financial Information Review Report No. 140825.010/BCTC.HCM dated 14 August 2025 and Independent Audit Report No. 240326.003/BCTC.HCM dated 24 March 2026.



Le Quang Nghia

Deputy General Director

Auditor's Practicing Certificate No. 3660-2026-112-1

For and on behalf of

UHY AUDITING AND CONSULTING COMPANY LIMITED

Ha Noi, 14 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Codes	Notes	Closing balance (VND)	Opening balance (VND)
A. CURRENT ASSETS	100		284,844,480,144	326,440,839,681
I. Cash and cash equivalents	110	5	3,912,112,411	6,054,146,587
Cash	111		3,912,112,411	6,054,146,587
II. Short-term financial investments	120	7	245,015,195,724	281,148,743,808
Short-term held-to-maturity investments	123		245,015,195,724	281,148,743,808
III. Current receivables	130		9,050,259,858	5,220,590,205
Short-term trade receivables	131	6	5,930,578,595	3,174,955,340
Short-term advances to suppliers	132		683,091,412	984,835,286
Other short-term receivables	135	8	2,554,510,433	1,178,720,161
Provision for doubtful short-term receivables	136	10	(136,818,182)	(136,818,182)
Asset shortages pending resolution	137		18,897,600	18,897,600
IV. Inventories	140	10	2,050,974,481	1,648,079,631
Inventories	141		2,050,974,481	1,648,079,631
VI. Other current assets	160		24,815,937,670	32,369,279,450
Short-term prepaid expenses	161	9	2,434,310,377	1,425,727,148
Tax and other receivables from the State budget	163	17	22,381,627,293	30,943,552,302
B. NON-CURRENT ASSETS	200		623,281,603,946	597,091,982,691
I. Long-term receivables	210		193,334,531,759	193,334,531,759
Long-term trade receivables	211	6	12,497,829,917	12,497,829,917
Other long-term receivables	215	8	199,364,531,759	199,364,531,759
Provision for doubtful long-term receivables	216	10	(18,527,829,917)	(18,527,829,917)
II. Fixed assets	220		83,505,720,331	91,288,550,327
Tangible fixed assets	221	11	82,859,755,837	91,187,681,831
- Cost	222		628,515,929,174	626,582,765,637
- Accumulated depreciation	223		(545,656,173,337)	(535,395,083,806)
Intangible fixed assets	227	13	645,964,494	100,868,496
- Cost	228		31,276,290,450	30,619,998,950
- Accumulated amortization	229		(30,630,325,956)	(30,519,130,454)
V. Long-term assets in progress	250	12	8,011,379,217	8,020,379,217
Construction in progress	252		8,011,379,217	8,020,379,217
VI. Long-term financial investments	260	6	319,899,021,822	285,063,706,756
Investments in associates, jointly controlled entities	262		253,277,125,000	253,277,125,000
Investments in other entities	263		33,605,592,683	33,605,592,683
Provision for impairment of long-term investments	264		(1,819,010,927)	(1,819,010,927)
Long-term held-to-maturity investments	265	7	34,835,315,066	-
VII. Other non-current assets	270		18,530,950,817	19,384,814,632
Long-term prepaid expenses	271	9	18,530,950,817	19,384,814,632
TOTAL ASSETS	280		908,126,084,090	923,532,822,372

INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

EQUITY AND LIABILITIES	Codes	Notes	Closing balance (VND)	Opening balance (VND)
C. LIABILITIES	300		53,311,439,115	55,926,899,525
I. Current liabilities	310		21,168,051,202	23,810,511,612
Short-term trade payables	311	15	8,631,691,644	8,534,642,353
Short-term advances from customers	312		237,367,400	34,956,000
Dividends and profits payable	313		175,753,610	177,558,610
Short-term tax and other payables to the State budget	314	16	1,585,351,940	579,989,707
Payables to employees	315		3,253,429,900	6,715,724,200
Short-term accrued expenses	316	17	5,132,727,291	5,132,727,291
Short-term deferred revenue	319		265,186,935	339,692,992
Other short-term payables	320	18	1,881,994,494	2,287,572,471
Bonus and welfare fund	323		4,547,988	7,647,988
II. Non-current liabilities	330		32,143,387,913	32,116,387,913
Other long-term payables	338	18	32,143,387,913	32,116,387,913
D. EQUITY	400	19	854,814,644,975	867,605,922,847
Share capital	411		1,186,840,000,000	1,186,840,000,000
- Shares with voting rights	411a		1,186,840,000,000	1,186,840,000,000
Share premium	412		69,686,924,280	69,686,924,280
Retained earnings	420		(401,712,279,305)	(388,921,001,433)
- Retained earnings at the end of the prior	420a		(388,921,001,433)	(331,960,564,757)
- Retained earnings for the current period	420b		(12,791,277,872)	(56,960,436,676)
TOTAL EQUITY AND LIABILITIES	440		908,126,084,090	923,532,822,372

Approved, 14 August 2026

Preparer

Chief Accountant

General Director

Tran Thi Thu Huong

Huynh Ngoc Cach

Hoang Van Ba



INTERIM INCOME STATEMENT

For the period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	Current period (VND)	Prior period (VND)
1. Revenue from sales of goods and rendering of services	01	20	96,868,265,106	90,741,640,327
2. Revenue deductions	02		-	-
3. Net revenue from sales of goods and rendering of services	10		96,868,265,106	90,741,640,327
4. Cost of goods sold and services rendered	11	21	127,571,686,486	115,042,459,449
5. Gross profit/(loss) from sales of goods and rendering of services	20		(30,703,421,380)	(24,300,819,122)
7. Financial income	22	22	28,548,829,374	18,675,860,369
8. Financial expenses	23		-	10,509,589
9. Selling expenses	25	23	3,155,354,280	1,896,266,127
10. General and administrative expenses	26	24	7,518,457,709	7,117,000,335
11. Net profit/(loss) from operating activities	30		(12,828,403,995)	(14,648,734,804)
12. Other income	31		37,368,010	57,503,927
13. Other expenses	32		241,887	40,200
14. Other profit/(loss)	40		37,126,123	57,463,727
15. Profit/(loss) before tax	50		(12,791,277,872)	(14,591,271,077)
16. Current income tax expense	51	26	-	-
17. Deferred income tax expense	52		-	-
18. Profit/(loss) after tax	60		(12,791,277,872)	(14,591,271,077)
19. Basic earnings per share	70	27	(108)	(123)
20. Diluted earnings per share	71	27	(108)	(123)

Approved, 14 August 2026

Preparer

Chief Accountant

General Director



Tran Thi Thu Huong



Huynh Ngoc Cach



Hoang Van Ba

INTERIM CASH FLOW STATEMENT
(Applying indirect method)
For the period from 01 January 2026 to 30 June 2026

Items	Codes	Notes	Current period (VND)	Prior period (VND)
I. Cash flows from operating activities				
Profit before tax	01		(12,791,277,872)	(14,591,271,077)
Adjustments for:				
Depreciation and amortization	02		10,372,285,033	11,575,981,896
Gain/(loss) from investing activities	05		(28,548,829,374)	(18,675,860,369)
Interest expense	06		-	10,509,589
Operating profit before changes in working capital	8		(30,967,822,213)	(21,680,639,961)
Increase, decrease in receivables	09		6,447,890,356	(50,230,403,014)
Increase, decrease in inventories	10		(402,894,850)	574,353,193
Increase, decrease in payables (excluding interest and corporate income tax)	11		(2,604,655,410)	26,112,862,374
Increase, decrease in prepaid expenses	12		(154,719,414)	1,692,594,903
Interest paid	14		-	(10,509,589)
Net cash flows from operating activities	20		(27,682,201,531)	(43,541,742,094)
II. Cash flows from investing activities				
Cash payments for acquisition of fixed assets and other long-term assets	21		(2,589,455,037)	(6,621,604,540)
Cash outflows for loans granted and purchase of debt instruments of other entities	23		(224,500,000,000)	(55,500,000,000)
Cash inflows from collection of loans and disposal of debt instruments of other entities	24		221,500,000,000	46,000,000,000
Interest and dividends received	27		31,131,427,392	19,356,580,819
Net cash flows from investing activities	30		25,541,972,355	3,234,976,279

INTERIM CASH FLOW STATEMENT (CONTINUED)
(Applying indirect method)

For the period from 01 January 2026 to 30 June 2026

Items	Codes	Notes	Current period (VND)	Prior period (VND)
III. Cash flows from financing activities				
Cash receipts from borrowings	33		-	4,000,000,000
Cash repayments of borrowings	34		-	(4,000,000,000)
Dividends and profits paid to owners	36		(1,805,000)	(9,690,000)
Net cash flows from financing activities	40		(1,805,000)	(9,690,000)
Net cash flows during the period	50		(2,142,034,176)	(40,316,455,815)
Opening balance of cash and cash equivalents	60	5	6,054,146,587	45,409,601,172
Closing balance of cash and cash equivalents	70	5	3,912,112,411	5,093,145,357

Approved, 14 August 2026

Preparer

Chief Accountant

General Director



Tran Thi Thu Huong



Huynh Ngoc Cach



Hoang Van Ba

1. COMPANY OVERVIEW**OWNERSHIP STRUCTURE**

The predecessor of the Company was the District 11 Tourism Service Branch, Ho Chi Minh City, established under the Decision No. 205/QD-UB dated 10/10/1988 of the People's Committee of Ho Chi Minh City. Pursuant to the Decision No. 287/QD-UB dated 17/08/1990 of the People's Committee of Ho Chi Minh City, the District 11 Tourism Service Branch was converted into Phu Tho Tourist Service Company under the management of the People's Committee of District 11, Ho Chi Minh City.

According to the Decision No. 5518/QD-UB dated 31/12/2002 of the People's Committee of Ho Chi Minh City, Phu Tho Tourist Service Company was converted into an independently accounting member enterprise of Saigontourist Holding Company. Pursuant to the Decision No. 2397/QD-UBND dated 26/05/2006 of the People's Committee of Ho Chi Minh City, Phu Tho Tourist Service Company was transformed into Phu Tho Tourist Service One Member Company Limited under Enterprise Registration Certificate No. 0301074118 issued for the first time on 21/07/2006.

The Company officially operated as a joint stock company under the Enterprise Registration Certificate No. 0301074118 issued by the Department of Planning and Investment of Ho Chi Minh City, 12th re-registered on 17 May 2016. Currently, the Enterprise Registration Certificate has been amended for the 14th re-registration on 17 May 2024.

The Company's head office is located at: No. 3 Hoa Binh Street, Binh Thoi Ward, Ho Chi Minh City.

The Company's registered charter capital is VND 1,186,840,000,000; the actual contributed capital as at 30 June 2026: VND 1,186,840,000,000; equivalent to 118,684,000 shares, the par value per share is VND 10,000.

The number of employees of the Company as at 30/06/2026: 443 people (as at 01/01/2026: 443 people).

BUSINESS SECTOR

Trading in recreational and entertainment services, restaurants, hotels, and travel services, etc...

PRINCIPAL BUSINESS ACTIVITIES

The Company's principal business activities are:

- Organizing and providing tourism, entertainment, recreation, culture and arts, sports, and mangrove forest eco-tourism services;
- Hotel services;
- Restaurant and catering services;
- Sauna, massage, and karaoke services;
- International and domestic travel services

NORMAL BUSINESS CYCLE

The Company's normal business cycle does not exceed 12 months.

CORPORATE STRUCTURE

The Company only has an investment in Dam Sen Water Park Joint Stock Company. This associate's head office is located in Ho Chi Minh City. The principal business activity of this associate is amusement park operations. As at the end of the accounting period, the Company's contributed capital ratio in this associate was 33.54%, with its voting rights ratio and ownership ratio being equivalent to its capital contribution ratio.

The Company has the following dependent units:

Unit Name	Address	Principal Business Activity
Representative Office of Phu Tho Tourist Service Joint Stock Company	Ho Chi Minh City	Representative office
Dam Sen Tourist Service Center	Ho Chi Minh City	Travel services
Phu Tho Hotel	Ho Chi Minh City	Accommodation services
Vam Sat Mangrove Forest Eco-tourism Area	Ho Chi Minh City	Entertainment and recreation services
Dam Sen Cultural Park	Ho Chi Minh City	Entertainment and recreation services

STATEMENT ON THE INFORMATION COMPARABILITY IN FINANCIAL STATEMENTS

As disclosed in Note 3, effective from 01 January 2026, the Company has adopted Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the Vietnamese Corporate Accounting System. Accordingly, the Company has updated certain accounting policies relating to the classification and recognition of financial investments, the recognition of revenue and expenses, the accounting treatment of foreign exchange differences, and the presentation of the interim financial statements. These changes in accounting policies have been made to more appropriately reflect the substance of the underlying transactions and economic events. The adoption of these policies has not resulted in any significant changes to the Company's financial position, results of operations or cash flows as at 30 June 2026, except for changes in presentation and disclosures and the impacts described below, which have also been specifically disclosed in the relevant notes to the interim financial statements.

The comparative figures presented in the financial statements for the period from 01 January 2026 to 30 June 2026 are those from the audited financial statements for the financial year ended 31 December 2025 and the reviewed financial statements for the period from 01 January 2025 to 30 June 2025 and are totally comparative.

2. FINANCIAL YEAR AND ACCOUNTING CURRENCY

Financial Year

The financial year begins on 01 January and ends on 31 December of the calendar year. The financial statements have been prepared for the period from 01 January 2026 to 30 June 2026.

Accounting Currency

The interim financial statements are presented in Vietnamese Dong (VND) on the historical cost basis, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the relevant legal regulations on the preparation and presentation of interim financial statements.

3. APPLIED ACCOUNTING STANDARDS AND REGULATIONS**Applied accounting standards and regulations**

The Company applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Minister of Finance providing guidance on the Corporate Accounting System, the circulars guiding the implementation of Vietnamese Accounting Standards issued by the Ministry of Finance, and other relevant legal regulations relating to the preparation and presentation of the interim financial statements.

The accompanying interim financial statements are not intended to present the financial position, its results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Statement of compliance with accounting standards and regulations

The Board of Management confirms that the preparation of the accompanying interim financial statements complies with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025, the circulars guiding the implementation of Vietnamese Accounting Standards issued by the Ministry of Finance, and other relevant legal regulations relating to the preparation and presentation of the interim financial statements.

4. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT APPLICABLE LEGAL REGULATIONS**Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash at banks, short-term investments, and other highly liquid investments. Cash equivalents are short-term investments with original maturities of three months or less from the date of acquisition, that are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value.

Financial investments*Held-to-maturity investment*

Held-to-maturity investments comprise term deposits with banks, loans held to maturity for the purpose of earning periodic interest income, and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, which includes the purchase price and directly attributable costs related to the acquisition of the investments. Subsequent to initial recognition, these investments are recognized at their recoverable amounts. Interest income from held-to-maturity investments arising after the acquisition date is recognized in the income statement on an accrual basis. Interest income attributable to the period before the Company acquires the investments is deducted from the cost of the investments at the acquisition date.

When there is firm evidence that part or all of an investment may not be recoverable, and the amount of the loss can be measured reliably, the loss is recognized in financial expenses during the period and is deducted directly from the carrying amount of the investment.

Investments in Associates

An associate is an entity over which the Company has significant influence but not control over its financial and operating policies. Significant influence is evidenced by the power to participate in the financial and operating policy decisions of the investee but not control over those policies.

Investments in associates are initially recognized at cost, comprising the purchase price or capital contribution plus costs directly attributable to the investment. Dividends and profits from periods prior to the acquisition of the investment are recorded as a reduction in the value of the investment itself. Dividends and profits from periods after the acquisition of the investment are recognized as revenue. Dividends received in the form of shares are tracked only in terms of the additional number of shares received, with no value recognized for the shares received.

Investments in equity instruments of other entities

Investments in equity instruments of other entities comprise investments in equity instruments of investees over which the Company has neither control, joint control nor significant influence.

Investments in equity instruments of other entities are initially recognized at cost, including the purchase price or capital contribution together with transaction costs directly attributable to the acquisition of the investments. Dividends and profits earned before the acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits earned after the acquisition are recognized as income. Dividends received in the form of shares are recorded only as an increase in the number of shares held, without recognizing the value of the shares received.

A provision for impairment of investments in equity instruments of other entities is established as follows:

- For investments in listed shares or investments whose fair value can be determined reliably, the provision is based on the market value of the shares.
- For investments whose fair value cannot be determined reliably as at the reporting date, the provision is recognized based on the loss incurred by the investee, at an amount equal to the difference between the total actual contributed capital of all investors in the investee and its net assets, multiplied by the Company's ownership percentage of the total actual contributed capital of all investors in the investee.

Any increase or decrease in the provision for impairment of equity investments is recorded at the end of the financial year and recognized as a financial expense in the year.

Trade receivables

Receivables are tracked in detail by original repayment term, remaining repayment term at the reporting date, original currency, and individual debtor, and are presented at their carrying amounts, net of provisions for doubtful debts.

The classification of receivables into trade receivables, and other receivables is based on the following principles:

- Trade receivables represent commercial receivables arising from sales transactions between the Company and independent customers.
- Other receivables represent non-commercial receivables that are unrelated to sales transactions.

The provision for doubtful debts is established for each doubtful receivable based on overdue ageing or estimated potential losses, specifically:

For overdue receivables:

- 30% of the outstanding balance for receivables overdue for more than 6 months but less than 1 year.
- 50% of the outstanding balance for receivables overdue for 1 year but less than 2 years.
- 70% of the outstanding balance for receivables overdue for 2 years but less than 3 years.
- 100% of the outstanding balance for receivables overdue for 3 years or more.

For receivables that are not yet overdue but are unlikely to be recovered, the provision is based on estimated losses.

Any increase or decrease in the provision for doubtful debts required at the end of the financial year is recognized in administrative expenses.

Inventories

Inventories are measured at the lower of cost and net realizable value.

The cost of inventories includes all costs incurred in bringing the inventories to their present location and condition, including purchase cost, non-refundable taxes, transportation costs, handling charges, storage costs incurred during the purchase process, normal wastage, and other directly attributable costs.

Net realisable value ("NRV") is the estimated selling price of inventories in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

The cost of inventories is determined using the weighted average method.

Provision for decline in value of inventory (if any) is recognized when there is reliable evidence that the net realizable value of inventories has declined below their cost. Net realizable value is determined as the estimated selling price less the estimated costs of completion and the estimated marketing, selling, and distribution expenses. Increases and decreases in the provision for decline in value of inventory at the reporting date are recognized in the cost of goods sold.

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises all expenditures incurred by the Company to acquire the asset up to the time the asset is brought to the location and condition necessary for it to operate in the manner intended by the Company. Expenditures incurred subsequent to initial recognition are added to the carrying amount of the asset only when it is probable that such expenditures will generate future economic benefits from the use of the asset. Expenditures that do not satisfy the above condition are recognised as production and business expenses in the period incurred.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense for the year

Tangible fixed assets are depreciated using a straight-line method over their estimated useful lives. The estimated useful life is as follows:

<i>Assets</i>	<i>Useful life (years)</i>
- Buildings and structures	05 - 25
- Machinery and equipment	03 - 07
- Office equipment	03 - 07
- Transportation, stevedoring	03 - 07
- Office equipment	04 - 15

Intangible fixed assets

Intangible fixed assets are presented at cost less accumulated amortisation.

The cost of intangible fixed assets includes all expenditures incurred by the Company to bring the asset to the location and condition necessary for it to operate in the manner intended by the Company. Costs related to intangible fixed assets incurred after initial recognition are recognised as production and business expenses in the period incurred unless these costs are directly associated with a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

When intangible fixed assets are sold or disposed of, their cost and accumulated amortisation are derecognised, and any gains or losses arising from the disposal are recognised as income or expense for the year.

Intangible fixed assets comprise accounting software, management software, and other similar assets. Intangible fixed assets are stated at cost less accumulated amortization and are amortized on a straight-line basis over a period of 3 to 10 years.

Construction in Progress

Construction in progress comprises expenditures directly related to assets under construction, machinery and equipment being installed for operational and administrative purposes, and expenditures incurred for major repairs of fixed assets in progress. Such assets are carried at cost and are not subject to depreciation.

Where a project or a component of a project under development cannot be further implemented, the Company evaluates the recoverable amount of the related construction-in-progress expenditures based on prevailing circumstances. Any unrecoverable amount determined is recognized in the statement of profit or loss for the period.

Prepaid expenses

Prepaid expenses comprise actual expenses incurred that are related to the business results of multiple accounting periods. The Company's prepaid expenses include the following:

- Tools and supplies include assets held by the Company for use in the normal course of business, with an original cost of less than VND 30 million per asset and therefore failing to qualify as fixed assets under current regulations. The original cost of tools and supplies is amortized using the straight-line method over a period of 1 to 3 years;
- Other prepaid expenses are recognized at original cost and amortized using the straight-line method over a useful life of under 36 months.

Payables and accrued expenses

Payables and accrued expenses are recognized at the amounts payable in the future for goods and services already received. Accrued expenses are recorded based on reasonable estimates of the amounts due.

The classification of payables into trade payables, accrued expenses, and other payables follows these principles:

- Trade payables represent commercial liabilities arising from the purchase of goods, services, and assets where the seller is an independent entity from the Company.
- Accrued expenses represent payables for goods and services received from the seller or provided to the buyer but not yet settled due to the absence of invoices or insufficient accounting documentation, and payables to employees for accrued annual leave, together with other accrued production and business expenses.
- Other payables represent non-commercial payables that are not related to transactions involving the purchase, sale, or supply of goods and services.

Deferred revenue

Deferred revenue comprises revenue received in advance, such as amounts prepaid by customers for one or more accounting periods for asset leasing, the provision of massage services, etc.

Deferred revenue is transferred to revenue from sales and provision of services in accordance with the amounts determined to be appropriate for each accounting period.

Equity***Share capital***

Share capital is recognized based on the actual capital contributions made by the shareholders.

Share premium

Share premium is recognized as the excess of the issue price over the par value of shares upon the initial issuance or subsequent issuances, the difference between the reissuance price and the carrying amount of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs related to additional share issuances and the reissuance of treasury shares are deducted from share premium.

Profit distribution

Retained earnings represent the accumulated profits of the Company after deducting retrospective adjustments arising from changes in accounting policies and the retrospective correction of material prior-year errors. Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter and applicable laws, and upon approval by the General Meeting of Shareholders.

The distribution of profits to the owners and shareholders takes into consideration non-cash items included in retained earnings that may affect cash flows and the Company's ability to pay dividends or distribute profits, such as gains arising from the revaluation of assets contributed as capital, foreign exchange gains resulting from the retranslation of monetary items, gains from financial instruments, and other non-cash items.

Dividends are recognized as liabilities when they are approved by the General Meeting of Shareholders and the list of shareholders entitled to receive the dividends is determined by the Vietnam Securities Depository and Clearing Corporation.

Recognition of revenue and expenses***Revenue from rendering of services***

Revenue from rendering of services is recognized when the outcome of the transaction can be measured reliably. Where services are rendered over more than one accounting period, revenue is recognized based on the stage of completion of the transaction at the reporting date. The outcome of a service transaction is considered to be reliably measurable when all of the following conditions are satisfied:

- Revenue can be measured reliably. Where contracts provide customers with the right to return purchased services subject to specified conditions, revenue is recognized only when such conditions no longer exist, and the customer no longer has the right to cancel the services.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The stage of completion of the transaction at the end of the financial year can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest income

Interest income is recognized on an accrual basis, based on deposit balances and the actual interest rates applicable to each period.

Dividends and profit distributions

Dividends and profit distributions are recognized when the Company's right to receive payment is established. Share dividends are recognized only by monitoring the increase in the number of shares held, without recognizing the value of the shares received.

Expense recognition

Cost of sales is recognized when the costs directly attributable to generating revenue have been incurred and can be measured reliably, in accordance with the matching principle, regardless of the timing of payment. Where necessary, costs directly related to revenue for the year are estimated and recognized based on reasonable and consistent assumptions. Costs incurred in excess of normal levels are recognized immediately in cost of sales in accordance with the prudence principle.

Expenses other than cost of sales, including selling expenses, general and administrative expenses, and other operating expenses, are recognized in the income statement in the period in which they are incurred, based on the matching principle and regardless of the timing of payment. Such expenses are recognized when there is sufficient evidence that an obligation has arisen and the amount can be measured reliably.

Expenses that do not generate future economic benefits are recognized immediately as expenses for the period in accordance with the prudence principle. Expenses are classified and presented in accordance with the economic substance of each type of expense, in compliance with applicable accounting standards and the accounting regulations in force.

Taxes and other payables to the State budget

Value added tax ("VAT")

According to Resolution No. 204/2025/QH15 dated 17 June 2025 of the National Assembly and Decree No. 174/2025/ND-CP dated 30 June 2025 of the Government, certain services of the Company are subject to a reduction in VAT from 10% to 8% for the period from 1 July 2025 to 31 December 2026.

Corporate Income Tax (CIT)

The current corporate income tax rate is 20%.

Current corporate income tax is the amount of tax payable based on taxable income for the period. Taxable income differs from accounting profit due to adjustments for temporary differences between accounting and tax treatments, non-deductible expenses, non-taxable income, and tax losses carried forward.

Other taxes are made in accordance with the current regulations of the State.

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.

In considering related party relationships, the substance of the relationship takes precedence over its legal form.

Segment reporting

The Company's principal business activities comprise cargo handling, cargo processing, and cargo warehousing services. These activities are performed through an integrated operating process within a single geographical area (Noi Bai International Airport, Noi Bai Commune, Hanoi City). Accordingly, in accordance with Vietnamese Accounting Standard No. 28 – Segment Reporting, the Company is not required to prepare segment reporting.

5. CASH AND CASH EQUIVALENTS

Cash and cash equivalents held by the Company and available for unrestricted use.

	Closing balance (VND)	Opening balance (VND)
- Cash	921,368,000	1,486,388,000
- Demand deposits	2,966,063,095	4,536,382,638
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hung Vuong Branch	2,005,579,628	3,463,563,209
+ Other	960,483,467	1,072,819,429
- Cash in transit	24,681,316	31,375,949
Total	3,912,112,411	6,054,146,587

6. SHORT-TERM TRADE RECEIVABLES

	Closing balance		Opening balance	
	Cost (VND)	Provision (VND)	Cost (VND)	Provision (VND)
Short-term	5,930,578,595	-	3,174,955,340	-
- Trade receivables from related parties (*)	1,051,634,546	-	454,243,400	-
- Trade receivables from other customers	4,878,944,049	-	2,720,711,940	-
Ho Chi Minh City Protection and Special-Use Forest Management Board	2,207,619,750	-	1,102,501,000	-
Others	2,671,324,299	-	1,618,210,940	-
Long-term	12,497,829,917	(11,677,829,917)	12,497,829,917	(11,677,829,917)
- Trade receivables from other customers	12,497,829,917	(11,677,829,917)	12,497,829,917	(11,677,829,917)
Hung Dai Duong Trading and Manufacturing Joint Stock Company (1)	9,619,339,517	(9,019,339,517)	9,619,339,517	(9,019,339,517)
Nhat Pham Hoang Gia Healthcare Company Limited	2,471,730,400	(2,251,730,400)	2,471,730,400	(2,251,730,400)
Others	406,760,000	(406,760,000)	406,760,000	(406,760,000)
Total	18,428,408,512	(11,677,829,917)	15,672,785,257	(11,677,829,917)

(*) Details of balances with related parties are presented in Note 28.3

(1) Details are presented in Note 29.3

7. FINANCIAL INVESTMENTS**7.1 SHORT-TERM HELD-TO-MATURITY INVESTMENTS**

Items	Closing balance			Opening balance		
	Cost (VND)	Recoverable amount (VND)	Provision (VND)	Cost (VND)	Recoverable amount (VND)	Provision (VND)
Short-term	245,015,195,724	245,015,195,724	-	281,148,743,808	281,148,743,808	-
- Term deposits with maturities of over 3 months and up to 12 months	245,015,195,724	245,015,195,724	-	281,148,743,808	281,148,743,808	-
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hung Vuong Branch	507,828,767	507,828,767	-	517,804,111	517,804,111	-
+ Viet A Commercial Joint Stock Bank - Lac Long Quan Branch	146,180,769,697	146,180,769,697	-	165,473,271,204	165,473,271,204	-
+ Saigon Thuong Tin Commercial Joint Stock Bank	-	-	-	4,039,408,220	4,039,408,220	-
+ Vietnam Joint Stock Commercial Bank for Industry and Trade - Dam Sen Branch	98,326,597,260	98,326,597,260	-	111,118,260,273	111,118,260,273	-
Long-term	34,835,315,066	34,835,315,066	-	-	-	-
- Time deposits	34,835,315,066	34,835,315,066	-	-	-	-
+ Viet A Commercial Joint Stock Bank - Lac Long Quan Branch	7,011,947,943	7,011,947,943	-	-	-	-
+ Vietnam Joint Stock Commercial Bank for Industry and Trade - Dam Sen Branch	27,823,367,123	27,823,367,123	-	-	-	-
Total	279,850,510,790	279,850,510,790	-	281,148,743,808	281,148,743,808	-

7.2 INVESTMENTS IN OTHER ENTITIES

Items	Closing balance			Opening balance		
	Cost (VND)	Recoverable amount (VND)	Provision (VND)	Cost (VND)	Recoverable amount (VND)	Provision (VND)
Investments in associates, jointly controlled entities	253,277,125,000	253,277,125,000	-	253,277,125,000	253,277,125,000	-
Dam Sen Water Park Corporation (*)	253,277,125,000	253,277,125,000	-	253,277,125,000	253,277,125,000	-
Investment in other entities	33,605,592,683	31,786,581,756	(1,819,010,927)	33,605,592,683	31,786,581,756	(1,819,010,927)
Saigon Da Lat Joint Stock Company	29,442,390,096	29,442,390,096	-	29,442,390,096	29,442,390,096	-
Saigon Dong Ha Tourism Joint Stock Company	4,163,202,587	2,344,191,660	(1,819,010,927)	4,163,202,587	2,344,191,660	(1,819,010,927)
Total	286,882,717,683	285,063,706,756	(1,819,010,927)	286,882,717,683	285,063,706,756	(1,819,010,927)

(*) The cost of the investment in Dam Sen Water Park Joint Stock Company was re-determined in accordance with the plan for the conversion of Phu Tho Tourist Service Company Limited, a subsidiary of Saigontourist Holding Company Limited, into a joint stock company, which was approved by the People's Committee of Ho Chi Minh City under Decision No. 6321/QĐ-UBND dated 30 November 2015.

8. OTHER RECEIVABLES

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Short-term	2,554,510,433	(136,818,182)	1,178,720,161	(136,818,182)
- Dividend receivable from Saigon Da Lat Joint Stock Company	1,715,635,000	-	-	-
- Hung Dai Duong Trading and Manufacturing Joint Stock Company (5)	195,454,545	(136,818,182)	195,454,545	(136,818,182)
- Short-term deposits and security deposits	397,303,404	-	539,129,568	-
- Others	246,117,484	-	444,136,048	-
Long-term	199,364,531,759	(6,850,000,000)	199,364,531,759	(6,850,000,000)
- Receivables from the pre-equitization period (1)	70,224,591,554	-	70,224,591,554	-
- Receivables related to equitization	109,669,487,206	-	109,669,487,206	-
Additional land rental for the pre-equitization period (2)	2,728,877,249	-	2,728,877,249	-
Additional land rental and late payment penalties retrospectively assessed for the pre-equitization period (3)	106,940,609,957	-	106,940,609,957	-
- Receivables related to Dam Sen Bowling Commercial Center (4)	18,430,452,999	(6,800,000,000)	18,430,452,999	(6,800,000,000)
- Others	1,040,000,000	(50,000,000)	1,040,000,000	(50,000,000)
Total	201,919,042,192	(6,986,818,182)	200,543,251,920	(6,986,818,182)

(1) Receivables from Saigontourist Holding Company Limited (the "Corporation") relating to the pre-equitization period

These comprise receivables and payables arising during the period prior to the Company's equitization, specifically as follows:

Description	Basis	Amount VND
Reduction in retained earnings during the equitization period payable to the Corporation	Recommendation of the State Audit Office of Region XIII in the Audit Report on the settlement of the State's capital at the date of the official conversion into a joint stock company at Phu Tho Tourist Service Co., Ltd (now Phu Tho Tourist Service Joint Stock Company) dated 18 June 2020	75,271,406,874
Interest payable to the Corporation due to late payment of profit distribution		12,652,068,169
Dividend payable to the Corporation relating to dividends received during the pre-equitization period	Official Letter No. 319/KV XIII-TH dated 23 July 2021, whereby the State Audit Office of Region XIII agreed not to recommend the remittance to the Corporation of the dividends relating to the pre-equitization period	(7,605,252,849)
Total(*)		70,224,591,554

(*) Based on the conclusions and recommendations of the State Audit Office of Region XIII set out in the Audit Report on the Finalisation of the State Capital Portion as at the date of the official conversion of Phu Tho Tourist Service One Member Company Limited (now Phu Tho Tourist Service Joint Stock Company) into a joint stock company, dated 18 June 2020; Official Letter No. 319/KV XIII-TH dated 23 July 2021 issued by the State Audit Office of Region XIII, confirming that no recommendation was made to remit to the Corporation the dividends relating to the period prior to equitisation; and Official Letter No. 475/CV-TCT dated 22 April 2022 confirming the financial obligations of Saigontourist Group to the Company.

(2) Receivables relating to equitization: Additional land rental for the pre-equitization period

The Company has made additional payments of land rental amounts in accordance with the notices issued by District 11 Tax Sub-Department, based on Official Letter No. 250a/KV IV-TH dated 3 May 2019 issued by the State Audit Office of Region IV regarding recommendations for increasing State budget revenue, including:

Description	Amount (VND)
Land rental for the Dam Sen Park, No. 3 Hoa Binh Street, Ward 3, District 11, Ho Chi Minh City, for the period from 1 January 2013 to 16 May 2016	2,168,870,000
Land rental for the Vam Sat Mangrove Ecotourism Area, Can Gio District, Ho Chi Minh City, for the period from 2010 to 16 May 2016	560,007,249
Total	2,728,877,249

This represents additional land rental expenses for the pre-equitization period. On 5 August 2019, the Company issued Official Letter No. 097/CV-2019 to the Corporation to notify the Corporation of the above additional land rental for the pre-equitization period. The settlement of these land rental amounts is still pending financial settlement instructions from the People's Committee of Ho Chi Minh City and the Group.

(3) Receivables relating to equitization: Recovered land rental and late payment penalties for the pre-equitization period

In 2024 and 2025, the Company made provisional payments, in accordance with the notices issued by District 11 Tax Sub-Department, of recovered land rental and late payment penalties amounting to a total of VND 106,940,609,957. This amount arose from differences in the determination of the Company's land rental, mainly for the pre-equitization period, between the Audit Report on the Settlement of the Value of the State's Capital at the Date of the Official Conversion into a Joint Stock Company at Phu Tho Tourist Service Company Limited (now Phu Tho Tourist Service Joint Stock Company) dated 18 June 2020 (the "Audit Report on the Settlement of the Value of the State's Capital") and the land rental notices issued by District 11 Tax Sub-Department. Details are as follows:

Description	Notification/Decision No.	District 11 Tax Department	State Audit Office of Region XIII (*)	Difference	Amount Paid to the State Budget by the Company	Payments to the State Budget
Land rental for the period prior to the determination of the enterprise value (EV)	Notification No. 337/TB-CCT dated 31 March 2020 regarding the payment of additional land rental for the period from 1 January 1996 to 30 June 2014 in respect of the land area of Dam Sen Cultural Park, issued by the District 11 Tax Department	(I) 162,470,761,414	(II) -	(III) = (I) - (II) 162,470,761,414	(IV)	The State Audit Office of Region XIII determined the additional land rental for this period at VND 130,634,137,200 but did not recommend any financial recovery of this amount.
From the determination of the enterprise value to the official equitisation date	Notification No. 338/TB-CCT dated 31 March 2020 regarding the payment of additional land rental for the period from 1 July 2014 to 16 May 2016 in respect of the land area of Dam Sen Cultural Park, issued by the District 11 Tax Department	40,117,912,031	105,254,993,118	(65,137,081,087)	105,254,993,118	Payment to the State Budget was made in accordance with the recommendation of the State Audit Office of Region XIII set out in the Audit Report on the Finalisation of the Value of the State Capital Portion.

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Description	Notification/Decision No.	District 11 Tax Department	State Audit Office of Region XIII (*)	Difference	Amount Paid to the State Budget by the Company	Payments to the State Budget
		(I)	(II)	(III) = (I) - (II)	(IV)	
Post-equitisation period:						
No. 79-83 Hòa Bình Street, Ward 3, District 11	Notification No. 714/TB-CCT dated 21 May 2020 regarding the payment of additional land rental for the period from 17 May 2016 to 31 December 2019	90,399,050,336 1,286,757,180	104,158,511,844	(13,759,461,508) 1,286,757,180	105,699,027,416 1,286,757,180	Payment to the State Budget was made in accordance with the notification issued by the District 11 Tax Department.
No. 915 (527) 3/2 Street, Ward 7, District 11	Notification No. 713/TB-CCT dated 21 May 2020 regarding the payment of additional land rental for the period from 17 May 2016 to 31 December 2019	798,725,360	544,966,968	253,758,392	798,725,360	Payment to the State Budget was made in accordance with the notification issued by the District 11 Tax Department.
Dam Sen Water Park, Ward 3, District 11	Notification No. 1796/TB-CCT dated 28 August 2020 regarding the payment of additional land rental for the period from 17 May 2016 to 1 July 2018 in respect of the land area of Dam Sen Water Park, issued by the District 11 Tax Department	2,187,394,031	17,487,371,110	(15,299,977,079)	17,487,371,110	Payment to the State Budget was made in accordance with the recommendation of the State Audit Office of Region XIII set out in the Audit Report on the Finalisation of the Value of the State Capital Portion.
No. 3 Hòa Bình Street, Ward 3, District 11	Notification No. 1729/TB-CCTQ11 dated 3 November 2021, replacing Notification No. 170/TB-CCTQ11 dated 3 February 2021, regarding the provisional payment of additional land rental in accordance with the recommendation of the State Audit Office of Region XIII set out in the Audit Report on the Finalisation of the Value of the State Capital Portion dated 18 June 2020, for the period from 17 May 2016 to 31 December 2019	86,126,173,765	86,126,173,766	(1)	86,126,173,766	Payment to the State Budget was made in accordance with the recommendation of the State Audit Office of Region XIII set out in the Audit Report on the Finalisation of the Value of the State Capital Portion.
	Total	292,987,723,781 82,033,703,247	209,413,504,962	83,574,218,819	210,954,020,534 82,033,703,247	Paid to the State Budget in 2024 and 2025 in accordance with the notifications and enforcement decisions issued by the District 11 Tax Department.
Land rental arrears determined by the District 11 Tax Department for collection (being (I) - (IV)) (A) (**)						

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Description	Notification/Decision No.	District 11 Tax Department	State Audit Office of Region XIII (*)	Difference	Amount Paid to the State Budget by the Company (IV)	Payments to the State Budget
Total late payment penalties paid by the Company to the State Budget in accordance with the notifications issued by the District 11 Tax Department (B)	Notification No. 47630/TB-CCT dated 18 July 2024 regarding outstanding tax liabilities issued by the District 11 Tax Department Notification No. 83898/TB-CCT dated 9 December 2024 regarding outstanding tax liabilities issued by the District 11 Tax Department	(I) 20,105,745,012 3,437,798,698	(II)	(III) = (I) - (II)	20,105,745,012 3,437,798,698	Paid to the State Budget in 2024 and 2025 in accordance with the notifications and enforcement decisions issued by the District 11 Tax Department.
Total amount of land rental arrears and late payment penalties paid by the Company to the State Budget in accordance with the notifications and decisions issued by the District 11 Tax Department (being (A) + (B)) (***)	Notification No. 4009/TB-CCT dated 10 February 2025 regarding outstanding tax liabilities issued by the District 11 Tax Department Total	1,363,363,000 24,906,906,710 106,940,609,957			1,363,363,000 24,906,906,710 106,940,609,957	

(*) The figures are presented based on the Audit Report on the Settlement of the Value of the State's Capital at the Date of the Official Conversion into a Joint Stock Company at Phu Tho Tourist Service Company Limited (now Phu Tho Tourist Service Joint Stock Company) dated 18 June 2020, issued by the State Audit Office of Region XIII (the "Audit Report on the Settlement of the Value of the State's Capital").



- (**) The Company has completed the remittance to the State budget in accordance with the recommendations set out in the Audit Report on the Settlement of the Value of the State's Capital, amounting to a total of VND 209,413,504,962 for two periods, comprising: VND 105,254,993,118 for the period from the date of determination of the enterprise value to the equitization date; and VND 104,158,511,844 for the post-equitization period.

However, District 11 Tax Sub-Department has not yet recorded the recovered land rental amount pursuant to the conclusions and recommendations of the State Audit Office of Region XIII, but has automatically offset part of the above State budget payment against the land rental amounts stated in the notices issued by District 11 Tax Sub-Department, namely Notice No. 337 dated 31 March 2020, Notice No. 338 dated 31 March 2020 and Notice No. 1796 dated 28 August 2020. Details are as follows:

Period	Description	Amount (VND)
Prior to the determination of the enterprise value	Notice No. 337/TB-CCT dated 31 March 2020 issued by District 11 Tax Sub-Department regarding the payment of additional land rental for the period from 1 January 1996 to 30 June 2014 in respect of the Dam Sen Park land.	16,470,761,414
From the determination of the enterprise value to the official equitization date	Notice No. 338/TB-CCT dated 31 March 2020 issued by District 11 Tax Sub-Department regarding the payment of additional land rental for the period from 1 July 2014 to 16 May 2016 in respect of the Dam Sen Park land.	40,117,912,031
After the equitization date	Notice No. 1796/TB-CCT dated 28 August 2020 issued by District 11 Tax Sub-Department regarding the payment of additional land rental for the period from 17 May 2016 to 1 July 2018 in respect of the Dam Sen Water Park land.	2,187,394,031
From the determination of the enterprise value to the equitization date	The tax authority automatically offset the amount paid by the Company to the State budget in 2020 in accordance with the recommendations of the State Audit Office of Region XIII against the land rental for the period from 1 July 2014 to 16 May 2016.	(105,254,993,118)
After the equitization date	The tax authority automatically offset the amount paid by the Company to the State budget in 2020 in accordance with the recommendations of the State Audit Office of Region XIII against the land rental for the period from June 2016 to June 2018	(17,487,371,110)
	Difference	(1)
	Total	82,033,703,247

- (***) District 11 Tax Sub-Department determined that the amount of land rental to be recovered from the Company was VND 82,033,703,247 and the late payment penalties amounted to VND 24,906,906,710, arising from various land rental amounts payable in accordance with the notices issued by the tax authority. During 2024 and 2025, the Company completed the remittance to the State budget of the above recovered land rental and late payment penalties.

The Company does not accept the obligations under these notices issued by District 11 Tax Sub-Department on the grounds that the Company had fully paid the amounts into the State budget in accordance with the recommendations of the State Audit Office of Region XIII. Accordingly, the Company filed a lawsuit against District 11 Tax Sub-Department with the People's Court of Ho Chi Minh City; however, the Company's claims were dismissed pursuant to First-instance Administrative Judgment No. 279/2024/HC-ST dated 12 July 2024. Following the first-instance judgment, the Company continued to appeal.

Pursuant to Appellate Judgment No. 1277/2024/HC-PT dated 17 December 2024, the High People's Court in Ho Chi Minh City dismissed the Company's appeal and upheld the first-instance judgment.

The Company considers these payments to the State budget to relate to the pre-equitization period. Accordingly, the settlement of these payments to the State budget remains pending financial settlement instructions from the competent authorities.

(4) Receivables relating to Dam Sen Bowling Commercial Centre

These comprise receivables relating to Joint Venture Cooperation Contract No. 22/HĐ-96 between Phu Tho Tourist Service Company Limited (the predecessor of the Company, hereinafter referred to as the "Company Limited") and Chi Dat Trading Company Limited ("Chi Dat Company") for the establishment of Dam Sen Bowling Commercial Centre, and the outcome of Judgment No. 27/2020/KDTM-PT dated 25 June 2020 of the High People's Court in Ho Chi Minh City in respect of the commercial dispute between Chi Dat Company and Kexim Vietnam Single-Member Finance Leasing Company Limited, formerly known as Kexim Vietnam Finance Leasing Company ("Kexim Company"), for which the Company Limited bears joint liability (Note 29.2). Details are as follows:

Description	Amount (VND)
Receivables from Chi Dat Company relating to the operating results of Joint Venture Cooperation Contract No. 22/HĐ-96	11,187,656,948
Receivable from An Thai Law Office	200,000,000
Compensation for damages payable to Kexim Company and the court fee payable by Phu Tho Tourist Service Company Limited pursuant to Judgment No. 27/2020/KDTM-PT dated 25 June 2020	7,042,796,051
Total	18,430,452,999

- (5) Receivable from Hung Dai Duong Trading and Manufacturing Joint Stock Company relating to the costs of relocation, dismantling and preparation of a bailiff's record of the existing condition of Ngoc Lan Hotel. The above amount is exclusive of VAT. (Note 29.3).

9. PREPAID EXPENSES

9.1 SHORT-TERM PREPAID EXPENSES

	Closing balance (VND)	Opening balance (VND)
- Tools and equipment	253,287,236	126,706,861
- Repair expenses	1,577,144,042	1,108,278,438
- Others	603,879,099	190,741,849
Total	2,434,310,377	1,425,727,148

9.2 LONG-TERM PREPAID EXPENSES

	Closing balance (VND)	Opening balance (VND)
- Depreciation expense of Dam Sen Bowling Commercial Center (*)	6,995,003,594	6,995,003,594
- Tools and equipment	2,458,135,988	2,409,592,196
- Repair expenses	7,746,950,945	8,557,236,692
- Others	1,330,860,290	1,422,982,150
Total	18,530,950,817	19,384,814,632

(*) Depreciation expense of fixed assets used for Bowling business operations at Dam Sen Bowling Commercial Centre for the period from 1998 to 2010. (Note 29.2)

10. DOUBLEFUL DEBTS

	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Trade receivables						
Hung Dai Duong Trading and Manufacturing Joint Stock Company	12,497,829,917 9,619,339,517	820,000,000 600,000,000	11,677,829,917 9,019,339,517	12,497,829,917 9,619,339,517	820,000,000 600,000,000	11,677,829,917 9,019,339,517
Nhat Pham Hoang Gia Healthcare Company Limited	2,471,730,400	220,000,000	2,251,730,400	2,471,730,400	220,000,000	2,251,730,400
Others	406,760,000	-	406,760,000	406,760,000	-	406,760,000
Other receivables						
Chi Dat Trading Company Limited	7,045,454,545 6,600,000,000	58,636,363 -	6,986,818,182 6,600,000,000	7,045,454,545 6,600,000,000	58,636,363 -	6,986,818,182 6,600,000,000
Hung Dai Duong Trading and Manufacturing Joint Stock Company	195,454,545	58,636,363	136,818,182	195,454,545	58,636,363	136,818,182
Others	250,000,000	-	250,000,000	250,000,000	-	250,000,000
Total	19,543,284,462	878,636,363	18,664,648,099	19,543,284,462	878,636,363	18,664,648,099

11. INVENTORIES

	Closing balance (VND)		Opening balance (VND)	
	Cost VND	Provision VND	Cost VND	Provision VND
- Raw materials and supplies	1,690,722,974	-	1,337,806,344	-
- Merchandise	360,251,507	-	310,273,287	-
Total	2,050,974,481	-	1,648,079,631	-

12. TANGIBLE FIXED ASSETS

Unit: VND

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Management equipment VND	Others VND	Total VND
Cost						
Opening balance	387,985,192,003	199,100,157,206	28,972,149,852	4,642,056,312	5,883,210,264	626,582,765,637
Transfers from construction in progress	270,086,500	1,513,077,037	150,000,000	-	-	1,933,163,537
Closing balance	388,255,278,503	200,613,234,243	29,122,149,852	4,642,056,312	5,883,210,264	628,515,929,174
Accumulated depreciation						
Opening balance	(320,919,959,079)	(179,143,933,053)	(26,258,838,870)	(4,613,992,053)	(4,458,360,751)	(535,395,083,806)
Depreciation	(6,309,816,937)	(3,441,866,579)	(272,020,650)	(3,039,006)	(234,346,359)	(10,261,089,531)
Closing balance	(327,229,776,016)	(182,585,799,632)	(26,530,859,520)	(4,617,031,059)	(4,692,707,110)	(545,656,173,337)
Net book value						
Opening balance	67,065,232,924	19,956,224,153	2,713,310,982	28,064,259	1,424,849,513	91,187,681,831
Closing balance	61,025,502,487	18,027,434,611	2,591,290,332	25,025,253	1,190,503,154	82,859,755,837

As at 30 June 2026, the cost of tangible fixed assets that have been fully depreciated but remain in use amounted to VND 418,014,026,001 (as at 1 January 2026: VND 415,442,723,303).

There were no tangible fixed assets that were existing and disposed of, sold or transferred during the period with an original cost of 10% or more of the total value of tangible fixed assets requiring detailed disclosure.

13. CONSTRUCTION IN PROGRESS

	Closing balance (VND)		Opening balance (VND)	
	Cost	Recoverable amount	Cost	Recoverable amount
- Land Use Right Certificate application dossiers for the Company's business locations (*)	5,420,941,980	5,420,941,980	5,420,941,980	5,420,941,980
Architectural and landscape planning for the business locations	3,626,471,525	3,626,471,525	3,626,471,525	3,626,471,525
Preparation of Land Use Right Certificate application dossiers	1,794,470,455	1,794,470,455	1,794,470,455	1,794,470,455
- Dam Sen - Ban Me Ecological Recreation and Resort Area (**)	1,176,363,636	1,176,363,636	1,176,363,636	1,176,363,636
- Others	1,414,073,601	1,414,073,601	1,423,073,601	1,423,073,601
Total	8,011,379,217	8,011,379,217	8,020,379,217	8,020,379,217

(*) As at the date of approval of these interim financial statements, the Company is continuing to undertake the procedures to prepare the application dossiers for the issuance of Certificates of Land Use Rights for the Company's business premises.

(**) As at the date of approval of these financial statements, the Dam Sen – Ban Me Eco-resort and Recreation Area Project is temporarily suspended.

14. INTANGIBLE FIXED ASSETS

	<i>Unit: VND</i>	
	Land use rights (VND)	Software (VND)
Cost		
Opening balance		3,095,250,223
Acquisitions during the period	-	656,291,500
Closing balance	27,524,748,727	3,751,541,723
Accumulated amortisation		
Opening balance	(27,524,748,727)	(2,994,381,727)
Amortisation	-	(111,195,502)
Closing balance	(27,524,748,727)	(3,105,577,229)
Net book value		
Opening balance	-	100,868,496
Closing balance	-	645,964,494

(*) These comprise site clearance costs incurred at Dam Sen Cultural Park from 1999 to 2002, which had been fully depreciated prior to the period of determination of the enterprise value for the Company's equitization.

As at 30 June 2026, the cost of intangible fixed assets that have been fully amortized but remain in use amounted to VND 29,605,518,950 (as at 1 January 2026: VND 29,605,518,950).

15. SHORT-TERM TRADE PAYABLES

	Closing balance (VND)	Opening balance (VND)
Short-term	8,631,691,644	8,534,642,353
- Payables to related parties	996,000	192,000
Hung Vuong Insurance Corporation	996,000	192,000
- Payables to other suppliers (*)	8,630,695,644	8,534,450,353
Total	8,631,691,644	8,534,642,353

(*) There were no trade payables to any supplier accounting for more than 10% of the total balance of this item that required detailed disclosure.

16. TAXES AND OTHER RECEIVABLES FROM AND PAYABLES TO THE STATE BUDGET

	Opening balance Payable (VND)	Opening balance Receivable (VND)	Tax payable for the period (VND)	Tax paid during the period (VND)	Closing balance payable (VND)	Closing balance receivable (VND)
- Output value-added tax	517,802,107	-	4,655,463,993	4,255,909,181	917,356,919	-
- Special consumption tax	60,608,400	-	296,129,330	310,762,212	45,975,518	-
- Corporate income tax (*)	-	22,378,333,395	-	-	-	22,378,333,395
- Corporate income tax	-	3,293,898	-	-	-	3,293,898
- Personal income tax	-	20,990,325	246,433,875	181,022,375	44,421,175	-
- Natural resources tax	1,579,200	-	9,890,720	9,525,600	1,944,320	-
- Land and housing tax, land rental fees	-	8,540,934,684	43,866,253,628	35,325,318,944	-	-
- Other taxes	-	-	575,654,008	-	575,654,008	-
- Fees, charges and other payables	-	-	5,884,709	5,884,709	-	-
Total	579,989,707	30,943,552,302	49,655,710,263	40,088,423,021	1,585,351,940	22,381,627,293

(*) The corporate income tax receivable at the beginning of the year arose from the Company's adjustment to increase the recovered land rental in accordance with the Audit Report on the Settlement of the Value of the State's Capital for the period from 1 July 2014 to 16 May 2016, resulting in an increase in cost of sales and a decrease in corporate income tax payable (For details, please refer to Appendix 10/BCKT-QTV-DNCPP).

17. SHORT-TERM ACCRUED EXPENSES

	Closing balance (VND)	Opening balance (VND)
Short-term	5,132,727,291	5,132,727,291
- Office premises and land rental expenses (City Party Committee Office) (*)	5,132,727,291	5,132,727,291
Total	5,132,727,291	5,132,727,291

(*) For details, please refer to Note 29.4.

18. OTHER PAYABLES

	Closing balance (VND)	Opening balance (VND)
Short-term	1,881,994,494	2,287,572,471
- Deposits received	1,109,462,633	1,617,928,533
- Others	772,531,861	669,643,938
Long-term	32,143,387,913	32,116,387,913
- Payables related to the joint venture capital contribution with Chi Dat Trading Company Limited (*)	29,118,387,913	29,118,387,913
- Long-term deposits and security deposits	3,025,000,000	2,998,000,000
Total	34,025,382,407	34,403,960,384

(*) The balance mainly comprises revenue from the leasing of premises and Bowling business operations at the Bowling Commercial Centre from 1998 to 2010. This balance will be settled upon the People's Committee of Ho Chi Minh City issuing a decision on the figures for the settlement of State capital during the conversion period. (Note 29.2).

19. EQUITY					
19.1	Changes in equity	Contributed share capital (VND)	Share premium (VND)	Retained earnings (VND)	Total (VND)
	Opening balance of the prior year	1,186,840,000,000	69,686,924,280	(331,960,564,757)	924,566,359,523
	Loss for the year	-	-	(56,960,436,676)	(56,960,436,676)
	Opening balance of the current period	1,186,840,000,000	69,686,924,280	(388,921,001,433)	867,605,922,847
	Profit for the year	-	-	(12,791,277,872)	(12,791,277,872)
	Closing balance	1,186,840,000,000	69,686,924,280	(401,712,279,305)	854,814,644,975

19.2 Details of owners' share capital

	Closing Balance VND	Opening Balance VND
- Saigontourist Group	581,551,600,000	581,551,600,000
- SAM Holdings Corporation	414,894,250,000	414,894,250,000
- Others	190,394,150,000	190,394,150,000
Total	1,186,840,000,000	1,186,840,000,000

As at 30 June 2026, the shareholders had fully contributed the charter capital in accordance with the Enterprise Registration Certificate of the Joint Stock Company.

19.3 Capital transactions with owners and distribution of dividends and profits

	Closing balance (VND)	Opening balance (VND)
Owner's equity		
- Contributed capital from the parent company (if the	1,186,840,000,000	1,186,840,000,000
- Contributed capital from other investors	1,186,840,000,000	1,186,840,000,000
Dividends and profits distributed	-	-

19.4 Shares

	Closing balance	Opening balance
- Number of shares authorised for issuance	118,684,000	118,684,000
- Number of shares issued to the public	118,684,000	118,684,000
Ordinary shares	118,684,000	118,684,000
Preference shares	-	-
- Number of shares outstanding	118,684,000	118,684,000
Ordinary shares	118,684,000	118,684,000
Preference shares	-	-
* <i>Par value per share (VND/share):</i>	10,000	10,000

20. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	Current period (VND)	Prior period (VND)
- Revenue from sale of goods	147,275,339	163,978,914
- Revenue from rendering of services	96,720,989,767	90,577,661,413
Total	96,868,265,106	90,741,640,327

(*) Details of revenue from sales and services provided to related parties are presented in Note 28.2

21. COST OF GOODS SOLD AND SERVICES RENDERED

	Current period (VND)	Prior period (VND)
- Cost of goods sold	26,134,479	24,770,350
- Cost of services rendered	127,545,552,007	128,572,645,577
- Land rental reduction	-	(13,554,956,478)
Total	127,571,686,486	115,042,459,449

22. FINANCIAL INCOME

	Current period (VND)	Prior period (VND)
- Dividends and profit distributions received	17,925,371,000	8,199,529,400
- Interest income from term deposits	10,623,458,374	10,476,330,969
Total	28,548,829,374	18,675,860,369

23. SELLING EXPENSES

	Current period (VND)	Prior period (VND)
- Employee expenses	694,880,000	853,140,000
- Purchased services	2,460,474,280	1,043,126,127
Total	3,155,354,280	1,896,266,127

24. GENERAL AND ADMINISTRATIVE EXPENSES

	Current period (VND)	Prior period (VND)
- Employee expenses	4,977,948,500	4,382,431,000
- Office supplies expenses	121,235,302	127,870,733
- Depreciation of fixed assets	237,490,146	225,623,166
- Purchased services	246,688,991	250,581,457
Other expenses		
Total	7,518,457,709	7,117,000,335

25. OPERATING EXPENSES BY NATURE

	Current period (VND)	Prior period (VND)
- Materials expenses	15,025,192,302	13,044,270,038
- Labour costs	33,407,919,978	32,386,944,077
- Depreciation of fixed assets	10,372,285,033	11,575,981,896
- Purchased services	21,619,795,481	19,271,103,400
- Other cash expenses	13,352,263,566	14,036,846,560
- Land rental and non-agricultural land use tax	44,441,907,636	33,715,809,590
Total	138,219,363,996	124,030,955,561

26. CURRENT CORPORATE INCOME TAX EXPENSE

	Current period (VND)	Prior period (VND)
- Accounting profit before tax	(12,791,277,872)	(14,591,271,077)
- Additions to taxable income	897,087,183	1,095,825,421
Non-deductible expenses	897,087,183	1,095,825,421
- Deductions from taxable income	(17,925,371,000)	(8,199,529,400)
Dividends and profit distributions received	(17,925,371,000)	(8,199,529,400)
- Total taxable income for the period	(29,819,561,689)	(21,694,975,056)
- Current corporate income tax rate	20%	20%
Current corporate income tax expense	-	-

27. BASIC EARNINGS PER SHARE

	Current period (VND)	Prior period (VND)
- Profit after corporate income tax	(12,791,277,872)	(14,591,271,077)
- Weighted average number of ordinary shares outstanding during the period/year	118,684,000	118,684,000
Basic earnings per shares (VND/share)	(108)	(123)
Basic earnings per shares (VND/share)	(108)	(123)

28. INFORMATION ABOUT RELATED PARTIES**28.1 Related parties**

The Company's related parties include key management personnel, close family members of key management personnel, and other related parties. The list of the Company's related parties during the period from 01 January 2026 to 30 June 2026 is as follows:

Related Party	Relationship
Saigontourist Group	Major shareholder
Saigontourist Holding Company Office	Subordinate unit of Saigontourist Group
Thien Hong Hotel	Subordinate unit of Saigontourist Group
Oscar Saigon Hotel	Subordinate unit of Saigontourist Group
Ben Thanh Hotel	Subordinate unit of Saigontourist Group
Hotel Majestic Saigon	Subordinate unit of Saigontourist Group
Binh Quoi Tourist Village	Subordinate unit of Saigontourist Group
Saigon Con Dao Resort	Subordinate unit of Saigontourist Group
Saigontourist Travel Service Company Limited	Subsidiary of Saigontourist Group
Saigon - Ban Gioc Company Limited	Subsidiary of Saigontourist Group
Saigon Phu Yen Tourism Joint Stock Company	Subsidiary of Saigontourist Group
Saigon Exhibition and Convention Joint Venture Company	Subsidiary of Saigontourist Group
Saigon Ninh Chu Tourism Joint Stock Company	Subsidiary of Saigontourist Group
Saigon Ha Long Hotel & Tourism Joint Stock Company	Subsidiary of Saigontourist Group
Dak Lak Tourism Joint Stock Company	Subsidiary of Saigontourist Group
Phu Tho Tourism Service Trading Joint Stock Company	Subsidiary of Saigontourist Group

Related Party	Relationship
Saigon - Ba Be Joint Stock Company	Subsidiary of Saigontourist Group
Saigon - Dong Ha Tourism Joint Stock Company	Subsidiary of Saigontourist Group
Saigon Song Cau Joint Stock Company	Subsidiary of Saigontourist Group
Chains Caravelle Hotel Limited Liability Joint Venture Company	Associate of Saigontourist Group
Saigontourist Cable Television Company Limited	Associate of Saigontourist Group
Saigon Can Tho Trading Tourism Company Limited	Associate of Saigontourist Group
Dai An - Saigontourist Housing Development Company Limited	Associate of Saigontourist Group
Saigon Inn Hotel Joint Venture Company	Associate of Saigontourist Group
Hoa Viet Joint Venture Company Limited	Associate of Saigontourist Group
Saigon Morin Hue Company Limited	Associate of Saigontourist Group
Saigon Golf Company Limited	Associate of Saigontourist Group
Saigon - Kim Lien Joint Stock Company	Associate of Saigontourist Group
Saigon Tourane Hotel Joint Stock Company	Associate of Saigontourist Group
Saigon - Phu Quoc Joint Stock Company	Associate of Saigontourist Group
Saigon Hotel Joint Stock Company	Associate of Saigontourist Group
Saigon Quang Binh Tourism Joint Stock Company	Associate of Saigontourist Group
Saigon Mui Ne Hotel & Tourism Joint Stock Company	Associate of Saigontourist Group
Saigon Da Lat Joint Stock Company	Associate of Saigontourist Group
Saigon - Binh Chau Tourism Joint Stock Company	Associate of Saigontourist Group
Mekong Tourism Service Joint Stock Company	Associate of Saigontourist Group
Saigon - Quy Nhon Tourism Joint Stock Company	Associate of Saigontourist Group
Saigon - Vinh Long Tourism Joint Stock Company	Associate of Saigontourist Group
Yasaka Saigon Nha Trang Joint Stock Company	Associate of Saigontourist Group
Saigon - Rach Gia Joint Stock Company	Associate of Saigontourist Group
Saigon Que Huong Joint Stock Company	Associate of Saigontourist Group
Thu Duc Tourism Service Joint Stock Company	Associate of Saigontourist Group
Saigon Bong Sen Trading and Service Joint Stock Company	Associate of Saigontourist Group
Dong Hiep Housing Investment and Business Company Limited	Associate of Saigontourist Group
A&B Development Joint Stock Company	Associate of Saigontourist Group
Saigon - An Phat Investment Joint Stock Company	Associate of Saigontourist Group
Saigontourist Trading Investment Joint Stock Company	Associate of Saigontourist Group
Saigon Sovico - Phu Quoc Joint Stock Company	Associate of Saigontourist Group
SAM Holdings Corporation	Major shareholder
Sacom Cable Corporation	Subsidiary of SAM Holdings Corporation
Sacomreal Corporation	Subsidiary of SAM Holdings Corporation
Sacom - Tuyen Lam Joint Stock Company	Subsidiary of SAM Holdings Corporation
Sacom Chip Sang Company Limited	Subsidiary of SAM Holdings Corporation
Capella Quang Nam Joint Stock Company	Subsidiary of SAM Holdings Corporation
Nam Tay Nguyen Investment Development Company Limited	Subsidiary of SAM Holdings Corporation
Phu Huu Gia Joint Stock Company	Associate of SAM Holdings Corporation
Capella Vietnam Joint Stock Company	Associate of SAM Holdings Corporation
My Thuy International Port Joint Venture Joint Stock Company	Associate of SAM Holdings Corporation
Dam Sen Water Park Corporation	Associate company
Hung Vuong Insurance Corporation	Related party as the Chairman of the Company's BOD is also the Chairman of its BOD

Related Party	Relationship
National Securities Corporation	Company in which Mr. Tran Viet Anh serves as a Member of the BOD
Vico Quang Tri Investment and Minerals Joint Stock Company	Company in which Mr. Tran Viet Anh serves as Chairman of the BOD
Vico Premium Silica Company Limited	Subsidiary of Vico Quang Tri Investment and Minerals Joint Stock Company
Binh Duong Production and Import-Export Corporation	Company in which Mr. Tran Viet Anh serves as Chairman of the Board of
Infinity Group Investment Joint Stock Company	Company in which Mr. Phuong Xuan Thuy serves as Chairman of the Board of Directors
SJ Group Joint Stock Company	Company in which Mr. Phuong Xuan Thuy serves as Vice Chairman of the Board of Directors
Members of the Board of Directors, Board of Management and Board of Supervisors	Key management personnel

The Company did not enter into any sales of goods, rendering of services, or other transactions with key management personnel or their close family members during the period.

As at the end of the reporting period, the Company had no outstanding balances with key management personnel or their close family members.

28.2 Transactions with related parties

	Current Period VND	Prior Period VND
Revenue from goods and services	3,420,626,235	2,496,193,269
Dam Sen Water Park Corporation	1,446,759,261	1,458,026,012
Entities under Saigontourist Group	935,742,361	622,647,676
- Saigontourist Holding Company Office	6,481,481	251,825,353
- Thien Hong Hotel	197,033,695	-
- Binh Quoi Tourist Village	292,009,259	-
- Saigontourist Cable Television Company Limited	386,255,891	350,964,915
- Saigontourist Travel Service Company Limited	53,962,035	19,857,408
SAM Holdings Corporation	51,922,128	170,763,752
Sacom Cable Corporation	52,920,517	189,478,272
Sacomreal Corporation	44,056,222	37,917,259
Vico Quang Tri Investment and Minerals Joint Stock Company	4,128,741	-
My Thuy International Port Joint Venture Joint Stock Company	424,727,564	-
Infinity Group Investment Joint Stock Company	327,666,076	-
Hung Vuong Insurance Corporation	132,703,365	17,360,298
Purchase of goods and services	49,090,251	199,338,421
Dam Sen Water Park Corporation	3,837,963	22,770,370
Saigon Dong Ha Tourism Joint Stock Company	17,645,834	18,234,028
Entities under Saigontourist Group	22,145,454	140,973,725
- Saigontourist Holding Company Office	-	118,055,543
- Saigontourist Cable Television Company Limited	22,145,454	22,918,182
Hung Vuong Insurance Corporation	5,461,000	17,360,298
Dividend receivables	17,925,371,000	-
Dam Sen Water Park Corporation	16,209,736,000	-
Saigon Da Lat Joint Stock Company	1,715,635,000	-

28.3 Balance with related parties

	Closing Balance VND	Opening Balance VND
Trade receivables	1,051,634,546	454,243,400
- Saigontourist Group	253,722,000	-
- SAM Holdings Corporation	33,234,700	-
- SJ Group Joint Stock Company	34,309,640	-
- Sacom Cable Corporation	-	37,985,200
- Sacomreal Corporation	14,312,400	5,715,000
- My Thuy International Port Joint Venture Joint Stock Company	115,102,400	88,987,000
- Dam Sen Water Park Corporation	520,000,000	260,000,000
- Hung Vuong Insurance Corporation	27,998,800	8,784,600
- Vico Premium Silica Company Limited	-	3,314,600
- Infinity Group Investment Joint Stock Company	52,954,606	49,457,000
Other receivables	71,940,226,554	70,224,591,554
- Saigontourist Group	70,224,591,554	70,224,591,554
- Saigon Da Lat Joint Stock Company	1,715,635,000	-
Trade payables	996,000	192,000
- Hung Vuong Insurance Corporation	996,000	192,000

28.4 Salaries and remunerations of the Board of Directors, Board of Management and Board of Supervisors*Unit: VND*

Full name	Position	Current Period VND	Prior Period VND
- Mr. Tran Viet Anh	Chairman of the BOD	57,600,000	57,600,000
- Mr. Nguyen Quoc Anh	Member of the BOD	57,600,000	57,600,000
- Mr. Phuong Xuan Thuy	Member of the BOD	57,600,000	57,600,000
- Mr. Nguyen Dong Hoa	Member of the BOD	57,600,000	57,600,000
- Mr. Nguyen Tien Dat	Member of the BOD	57,600,000	57,600,000
- Mr. Nguyen Lam Tung	Member of the BOD	57,600,000	57,600,000
- Mr. Hoang Van Ba	General Director and Member of the BOD	479,050,000	435,500,000
- Mr. Le Song Trong Chinh	Deputy General Director	278,475,000	259,700,000
- Ms. Nguyen Hong Thanh Lan	Deputy General Director	221,775,000	206,900,000
- Mr. Huynh Ngoc Cach	Chief Accountant	229,625,000	203,900,000
- Ms. Nguyen Thi Thuy Duong	Head of the Supervisory Board (appointed on 28 April 2025)	192,000,000	64,000,000
- Ms. Nguyen Thi Nguyen	Head of the Supervisory Board (dismissed on 28 April 2025)	-	128,000,000
- Ms. Ho Thi Ngoc Nhu	Member of the Supervisory Board	38,400,000	38,400,000
- Mr. Nguyen Quoc Tue	Member of the Supervisory Board (appointed on 28 April 2025)	38,400,000	12,800,000
- Ms. Nguyen Thi Thu Tam	Member of the Supervisory Board (dismissed on 28 April 2025)	-	25,600,000
Total		1,823,325,000	1,720,400,000

29. OTHER INFORMATION**29.1 EQUITIZATION SETTLEMENT**

On 30 November 2015, the People's Committee of Ho Chi Minh City approved the equitization plan and the conversion of Phu Tho Tourist Service Company Limited, a subsidiary of Saigontourist Holding Company Limited, into a joint stock company with charter capital of VND 1,186,840,000,000, corresponding to 118,684,000 shares, pursuant to Decision No. 6321/QĐ-UBND. From 17 May 2016, the Company officially operated under the joint stock company model in accordance with Enterprise Registration Certificate No. 0301074118, as amended for the 12th time, issued by the Department of Planning and Investment of Ho Chi Minh City.

According to Report No. 1192/BC-TCT dated 13 June 2024 of Saigontourist Holding Company Limited (the "Corporation") on the progress and proposed key tasks relating to the settlement of the value of the State's capital during the equitization process of Phu Tho Tourist Service Company Limited (now Phu Tho Tourist Service Joint Stock Company), the Corporation proposed the following matters:

- Report to the People's Committee of Ho Chi Minh City for approval of the re-determined enterprise value of Phu Tho Tourist Service Company Limited;
- There are significant differences between the State Audit Office of Region XIII and the tax authority in the figures relating to the recovery of land taxes arising prior to the date of determination of the enterprise value and during the conversion period of Phu Tho Tourist Service Company Limited, which require determination of the specific figures by the competent authorities;
- Certain other financial settlement matters, such as receivables and payables relating to the capital contribution joint venture contract with Chi Dat Trading Company Limited, for which court judgments have been issued.

However, as of the date of these financial statements, the Ho Chi Minh City People's Committee has not yet approved the final settlement of the equitization of Phu Tho Tourist Service One Member Limited Liability Company. Accordingly, certain matters remain subject to the approval outcome of the equitization final settlement by the Ho Chi Minh City People's Committee, including:

- Receivables arising from the pre-equitization period from Saigontourist Group amounting to VND 70,224,591,554 (Note 8(1));
- Receivables related to additional land rental for the pre-equitization period as disclosed in Note 8(2), amounting to VND 2,728,877,249; and additional land rental and late payment penalties retrospectively assessed for the pre-equitization period as disclosed in Note 8(3), amounting to VND 106,940,609,957;
- Commercial disputes relating to the Dam Sen Bowling Commercial Center (Note 29.2)

29.2 COMMERCIAL DISPUTE

On 12 October 1996, Phu Tho Tourist Service Company Limited entered into Joint Venture Cooperation Contract No. 22/HĐ-96 with Chi Dat Trading Company Limited ("Chi Dat Company") for the establishment of Dam Sen Bowling Commercial Centre. During the implementation of the contract, Chi Dat Company entered into two finance lease agreements, No. K97006 and No. K98002, dated 16 February 1998, with Kexim Vietnam Single-Member Finance Leasing Company Limited, formerly known as Kexim Finance Leasing Company ("Kexim Company"). In 1999, a dispute arose between Chi Dat Company and Kexim Company in relation to the above two finance lease agreements. Chi Dat Company and Kexim Company brought the dispute before the court, and Phu Tho Tourist Service Company Limited bears joint liability in relation to the dispute concerning the above two finance lease agreements.

Pursuant to Judgment No. 27/2020/KDTM-PT dated 25 June 2020, the High People's Court in Ho Chi Minh City made the following rulings:

- Kexim Company shall be liable for 50% of the total damages, amounting to USD 2,022,082.725; Chi Dat Company and Phu Tho Company shall jointly be liable for the remaining 50% of the total damages. The respective liability of Chi Dat Company and Phu Tho Company shall be determined based on their original agreed capital contribution ratios under Joint Venture Contract No. 22/HĐ-96 dated 12 October 1996 (Chi Dat Company: 70%, equivalent to USD 707,728.952; and Phu Tho Company: 30%, equivalent to USD 303,312.408);
- The amount of VND 127,772,000 already paid shall be allocated in the ratio of 70/30 and deducted from the amounts payable by Chi Dat Company and Phu Tho Company;
- Phu Tho Company is entitled to dispose of the Bowling system equipment and related equipment in accordance with the list of assets subject to distraint attached to Decision No. 308/BPTT-KT dated 30 December 1999 of the People's Court of Ho Chi Minh City on the application of provisional emergency measures, for the purpose of clearing the premises.

During 2020, the Company paid compensation of VND 7,029,265,055 (equivalent to USD 303,312.408) to Kexim Co., Ltd. in accordance with Decision No. 3440/QĐCTHADS dated September 14, 2020 regarding judgment enforcement, issued by the Ho Chi Minh City Civil Judgment Enforcement Department in response to an application for enforcement.

However, according to the Audit Report on the Settlement of the Value of the State's Capital, the related receivables and payables may affect the figures for the settlement of State capital during the conversion period. As at the date of approval of these interim financial statements, the Company continues to record and monitor the following assets and liabilities in the Interim Statement of Financial Position:

- Receivables relating to the joint venture capital contribution activities with Chi Dat Company of VND 18,430,452,999 (Note 8(4));
- Long-term prepaid expenses relating to depreciation expenses of Dam Sen Bowling Commercial Centre of VND 6,995,003,594 (Note 9); and
- Payables relating to the joint venture capital contribution activities with Chi Dat Company of VND 29,118,387,913 (Note 18).

29.3 NGOC LAN HOTEL BUSINESS OPERATIONS

The Company leases the premises and land located at No. 293 and No. 295/1 Ly Thuong Kiet Street, Phu Tho Ward, Ho Chi Minh City from the Office of the Party Committee of Ho Chi Minh City and has renovated and upgraded the premises into Ngoc Lan Hotel (Note 29.4).

In 2019, the Company and Hung Dai Duong Trading and Manufacturing Joint Stock Company ("Hung Dai Duong Company") entered into Ngoc Lan Hotel Management and Business Operation Contract No. 16/2019/HĐQLKT dated 17 June 2019. Due to the impact of the COVID-19 pandemic, in 2021, the Company and Hung Dai Duong Company entered into an addendum to the contract to revise the property rental rate and the profit-sharing ratio under the cooperation arrangement.

As at 30 June 2026, the cumulative amount receivable by the Company from Hung Dai Duong Company was VND 9,814,794,062 (Notes 7 and 8). This receivable has not yet been confirmed by Hung Dai Duong Company. Based on the assessment that these receivables are unlikely to be recoverable, the Company has recognised an allowance for doubtful receivables, with the cumulative allowance recognised as at 30 June 2026 amounting to VND 9,156,157,699 (Note 9).

On 27 October 2023, the Company filed a lawsuit with the People's Court of District 3, Ho Chi Minh City. Pursuant to Judgment No. 127/2025/KDTM-ST dated 30 September 2025, the People's Court of Region 1, Ho Chi Minh City issued the following rulings:

- The Company's claim against Hung Dai Duong Company was accepted, and Hung Dai Duong Company was ordered to pay the Company VND 5,071,160,831;
- The Company's claim requiring Hung Dai Duong Company to reimburse the costs of relocating the Company's assets from Ngoc Lan Hotel was not accepted (Note 8);
- The Company's claim requiring Hung Dai Duong Company to pay VND 5,281,358,686 under Hotel Ngoc Lan Management and Business Operation Agreement No. 16/2019/HĐQLKT dated 17 June 2019, together with provisionally calculated interest of VND 1,179,048,512, was suspended;
- The Company was ordered to bear court fees of VND 11,050,000, while Hung Dai Duong Company was ordered to bear court fees of VND 113,071,161.

On 18 November 2025, the Office of the Ho Chi Minh City Party Committee (the "Office of the Party Committee") filed an appeal with the People's Court of Region 1, Ho Chi Minh City, requesting the appellate court to review and reassess the entire contents of the first-instance judgment in order to protect the legitimate rights and interests of the Office of the Party Committee.

On 7 May 2026, the People's Court of Ho Chi Minh City issued Appellate Judgment No. 179/2026/KDTM-PT in relation to the credit dispute. Accordingly, the People's Court of Ho Chi Minh City accepted the appeal filed by the Office of the Ho Chi Minh City Party Committee, annulled the first-instance Commercial Business Judgment No. 127/2025/KDTM-ST dated 30 September 2025 issued by the People's Court of Region 1, Ho Chi Minh City, and remitted the case file to the People's Court of Region 1, Ho Chi Minh City for retrial under first-instance procedures. As at the date of approval of these financial statements, the case remains subject to ongoing legal proceedings in accordance with applicable regulations.

The economic transactions arising in connection with Ngoc Lan Hotel will be recognised by the Company when the rights and obligations of the parties are determined upon the final judgment of the People's Court of Region 1, Ho Chi Minh City.

29.4 LEASE OF PREMISES AND LAND FROM THE OFFICE OF THE HO CHI MINH CITY PARTY COMMITTEE

The Company entered into lease agreements and relevant appendices with the Office of the Ho Chi Minh City Party Committee for the lease of premises and land, including:

- Agreement No. 134-HĐ/VPTU dated 27 June 2016 for the lease of premises and land located at No. 15 Street No. 2, Lữ Gia Residential Area, Phú Thọ Ward, Ho Chi Minh City (the location of the Company's former head office), with a lease term of 18 months commencing from 1 July 2016, and Appendix No. 277-HĐ/VPTU dated 17 January 2018, which extended the lease term to 31 December 2019;
- Agreement No. 1040-HĐ/VPTU dated 24 December 2014, Appendix No. 451-HĐ/VPTU dated 19 March 2020 and Appendix No. 457-HĐ/VPTU dated 10 August 2020 for the lease of premises and land located at No. 295/1 Lý Thường Kiệt Street, Phú Thọ Ward, Ho Chi Minh City, with the lease term stated as ending on 31 January 2020; and Agreement No. 1062-HĐ/VPTU dated 29 January 2015 for the lease of premises and land located at No. 293 Lý Thường Kiệt Street, Phú Thọ Ward, Ho Chi Minh City, with the lease term ending on 31 December 2019. These two premises relate to the Company's business operations at Ngoc Lan Hotel (Note 29.3).

Since the expiry of the lease terms and the adjustment of rental rates under the aforementioned appendices, the Company and the Office of the Ho Chi Minh City Party Committee have not entered into any other agreements or appendices in relation to these leases. The Office of the Ho Chi Minh City Party Committee has issued written notices regarding adjustments to the rental rates as follows:

- For the premises located at No. 15 Street No. 2, Lữ Gia Residential Area: Official Letter No. 1166-CV/VPTU dated 22 January 2021;
- For the premises located at No. 293 Lý Thường Kiệt Street: Official Letter No. 1165-CV/VPTU dated 22 January 2021;
- For the premises located at No. 295/1 Lý Thường Kiệt Street: Official Letter No. 1718-CV/VPTU dated 30 March 2021 and Official Letter No. 10723-CV/VPTU dated 25 August 2023.

The Company has not agreed to the rental rates proposed by the Office of the Ho Chi Minh City Party Committee and has continued to calculate and pay rental expenses to the Office of the Ho Chi Minh City Party Committee based on the rental rates stipulated in the existing agreements and appendices after the expiry of the respective lease terms.

On 7 March 2023, the Company handed over and returned the two premises at Ngoc Lan Hotel to the Office of the Ho Chi Minh City Party Committee. Pursuant to Resolution No. 03/2023/HĐQT/NQ dated 14 April 2023, the General Meeting of Shareholders approved the relocation of the Company's head office to No. 03 Hòa Bình Street, Ward 3, District 11, Ho Chi Minh City (now Bình Thới Ward, Ho Chi Minh City). The Company subsequently relocated its head office in accordance with the Resolution. On 22 July 2024, the Company handed over and returned the premises and land located at No. 15 Street No. 2, Lữ Gia Residential Area, Phú Thọ Ward, Ho Chi Minh City to the Office of the Ho Chi Minh City Party Committee.

The Office of the Ho Chi Minh City Party Committee filed a lawsuit against the Company with the People's Court of Region 3, Ho Chi Minh City. On 9 March 2026, the People's Court of Region 3, Ho Chi Minh City issued Judgment No. 04/2026/KDTM-ST, pursuant to which the Court made the following rulings:

- Termination of Agreement No. 1062-HĐ/VPTU dated 29 January 2015; Agreement No. 1040-HĐ/VPTU dated 24 December 2014; Appendix No. 451-HĐ/VPTU dated 19 March 2020; Appendix No. 457-HĐ/VPTU dated 10 August 2020; Agreement No. 134-HĐ/VPTU dated 27 July 2016; and Appendix No. 277-HĐ/VPTU dated 17 January 2018;

- Phu Tho Tourist Service Joint Stock Company is required to pay the Office of the Ho Chi Minh City Party Committee the rental amounts for the premises and land at the following locations: No. 293 Lý Thường Kiệt Street, Ward 15, District 11 (now Phú Thọ Ward), Ho Chi Minh City: VND 9,191,862,397; No. 295/1 Lý Thường Kiệt Street, Ward 15, District 11 (now Phú Thọ Ward), Ho Chi Minh City: VND 5,581,227,051; and No. 15 Street No. 2, Lữ Gia Residential Area, Ward 15, District 11 (now Phú Thọ Ward), Ho Chi Minh City: VND 3,935,455,928.

Accordingly, Phu Tho Tourist Service Joint Stock Company is required to pay the Office of the Ho Chi Minh City Party Committee a total amount of VND 18,708,545,376 in a lump sum immediately upon the judgment becoming legally effective;

- Phu Tho Tourist Service Joint Stock Company is required to pay the Office of the Ho Chi Minh City Party Committee contractual late payment interest of VND 342,606,168 in respect of the premises and land at No. 295/1 Lý Thường Kiệt Street, Ward 15, District 11 (now Phú Thọ Ward), Ho Chi Minh City, in a lump sum immediately upon the judgment becoming legally effective.

From the date on which the Office of the Ho Chi Minh City Party Committee submits a request for enforcement of the judgment, if Phu Tho Tourist Service Joint Stock Company has not paid the above amounts, the Company shall additionally be liable for monthly interest on the outstanding amounts at the average overdue lending interest rate prevailing in the market at the time of payment, corresponding to the period of delay in payment.

- The Company is required to bear first-instance court fees of VND 127,051,152.

On 24 March 2026, the Company filed an appeal with the People's Court of Ho Chi Minh City, appealing part of Judgment No. 04/2026/KDTM-ST dated 9 March 2026 on the grounds that the first-instance Trial Panel had not comprehensively assessed the evidence, resulting in a decision that adversely affected the Company's lawful rights and interests.

On May 11, 2026, the Ho Chi Minh City People's Court issued Decision No. 2984/2026/QĐ-PT on bringing the case to appellate trial. As of the date these financial statements were approved, the Company had received the above decision scheduling the appellate hearing. The outcome of the appellate proceedings had not yet been made available to the Company.

The economic transactions arising in connection with this case will be recognised by the Company when the rights and obligations of the parties are determined upon the issuance of the appellate judgment by the People's Court of Ho Chi Minh City.

29.5 TAX DEBT NOTIFICATION

According to Notification No. 197536/TB-CTTPHCM-KĐT dated 10 July 2024 regarding outstanding tax liabilities payable to the State Budget as at 30 June 2024, the Ho Chi Minh City Tax Department notified the Company that the total amount of taxes outstanding as at 30 June 2024 was VND 1,747,861,053, of which late payment interest amounted to VND 1,747,861,053. The Company has not accepted the liability stated in the notification issued by the Ho Chi Minh City Tax Department, as there are discrepancies between the tax authority's records and the Company's records.

The Company has conducted a review of its tax data for previous years and is currently making a preliminary determination that the above outstanding tax amount arose from errors in tax declarations in 2014. Previously, on 28 October 2020, the Company submitted Official Letter No. 167/CV-2020 to the Ho Chi Minh City Tax Department explaining the duplicate tax declarations and requesting the Tax Department to adjust the Company's tax records accordingly.

On 25 July 2024, the Company submitted Official Letter No. 99/CV-2024 to the Ho Chi Minh City Tax Department requesting a reconciliation of tax payment records. On 13 March 2025, the Company further submitted Official Letter No. 24/CV-2025 to Tax Sub-Department Region II reiterating the contents of Official Letter No. 167/CV-2020 and requesting a reconciliation of tax payment records.

As at the date of these financial statements, the tax authorities have not yet provided an official written response.

30. EVENTS AFTER THE REPORTING PERIOD

There have been no material events occurring after the end of the accounting period that require adjustment to or disclosure in these financial statements.

31. COMPARATIVE FIGURES

The comparative figures are derived from the Company's audited financial statements for the financial year ended 31 December 2025 and the reviewed interim financial statements for the period from 1 January 2025 to 30 June 2025.

The Company has re-presented and reclassified the comparative figures to conform with the new presentation requirements under Circular No. 99/2025/TT-BTC issued by the Ministry of Finance on 27 October 2025 (effective from 1 January 2026) for certain items in the Statement of Financial Position. Details of the reclassification of the comparative figures are presented below:

Items as reported in the Financial Statements for the fiscal year ended December 31, 2025			Items adjusted in accordance with Circular No. 99/2025/TT-BTC			
Items	Codes	Amount	Items	Codes	Amount	Change
A. BALANCE SHEET			A. STATEMENT OF FINANCIAL POSITION			
Short-term held-to-maturity investments	123	267,000,000,000	Short-term held-to-maturity investments	123	281,148,743,808	(14,148,743,808)
Short-term trade receivables	131	15,432,785,257	Short-term trade receivables	131	3,174,955,340	12,257,829,917
Other short-term receivables	136	195,271,542,729	Other short-term receivables	135	1,178,720,161	194,092,822,568
Allowance for doubtful short-term receivables	137	(11,624,648,099)	Allowance for doubtful short-term receivables	136	(136,818,182)	(11,487,829,917)
Long-term trade receivables	211	240,000,000	Long-term trade receivables	211	12,497,829,917	(12,257,829,917)
Other long-term receivables	216	19,420,452,999	Other long-term receivables	215	199,364,531,759	(179,944,078,760)
Allowance for doubtful long-term receivables	219	(7,040,000,000)	Allowance for doubtful long-term receivables	216	(18,527,829,917)	11,487,829,917
			Dividends and profit payable	313	177,558,610	(177,558,610)
Other short-term payables	319	31,583,518,994	Other short-term payables	320	2,287,572,471	29,295,946,523
Other long-term payables	337	2,998,000,000	Other long-term payables	338	32,116,387,913	(29,118,387,913)

Approved, 14 August 2026

Preparer

Chief Accountant

General Director

Tran Thi Thu Huong

Huynh Ngoc Cach

Hoang Van Ba

