

Ho Chi Minh City, August 14, 2026

To: Hanoi Stock Exchange

1. Organization Name: SaiGon Hotel Corporation

- Stock Code: SGH
- Address: 41-47 Dong Du, Sai Gon Ward, Ho Chi Minh City
- Tel: (028) 38 299 734
- Email: info@saigonhotel.com.vn Website: www.saigonhotel.com.vn

- Reviewed semi-annual 2026 financial statements

☒ Separate Financial Statements (Listed companies without subsidiaries or a higher-level accounting unit with subordinate units);

 Consolidated financial statements (Listed companies with subsidiaries);

☐ General Financial Statements (Listed companies with subordinate units maintaining separate accounting systems).

- Cases Requiring Explanations:

+ The audit firm issues an opinion other than an unqualified opinion on the financial statements (for the Reviewed semi-annual 2026 financial statements):

☒ Yes ☐ No

Explanatory document if "Yes":

☒ Yes ☐ No

+ The net profit after tax in the reporting period changes by 5% or more before and after the audit, or shifts from loss to profit (for the Reviewed semi-annual 2026 financial statements):

☐ Yes ☐ No

Explanatory document if "Yes":

☐ Yes ☐ No

+ Post-tax profit in the income statement of the reporting period changes by 10% or more compared to the same period last year:

☐ Yes

☐ No

Explanatory document if "Yes":

☐ Yes

☐ No

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

☐ Yes

☐ No

Explanatory document if "Yes":

☐ Yes

☐ No

This information has been published on the company's website on August 14, 2026 at the link: <https://saigonhotel.com.vn/shareholder-information>

3. Report on transactions with a value of 35% or more of total assets in 2026: None

In case the listed company has transactions, please fully report the following contents:

- Transaction content:

- Transaction value/total assets ratio (%) (based on the most recent annual financial report);

- Transaction completion date:

Our company hereby commits that the information published above is true and is fully responsible before the law for the content of the published information.

Attachments:

- Reviewed semi-annual 2026 financial statements;
- Explanation of Business Performance for the First Half of 2026.

Representative of the organization
Legal representative/Authorized person for
information disclosure
(Signature, full name, position, seal)



Phan Ngọc Bích
GIÁM ĐỐC

SAIGON HOTEL CORPORATION
REVIEWED INTERIM FINANCIAL STATEMENTS
For the period from 01/01/2026 to 30/06/2026



TABLES OF CONTENTS

CONTENTS	PAGE(S)
STATEMENT OF THE BOARD OF DIRECTORS	2 - 3
REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION	4 - 5
INTERIM STATEMENT OF FINANCIAL POSITION	6 - 7
INTERIM INCOME STATEMENT	8
INTERIM CASH FLOW STATEMENT	9 - 10
NOTES TO THE INTERIM FINANCIAL STATEMENTS	11 - 43

STATEMENT OF THE BOARD OF DIRECTORS

The Board of Directors of Saigon Hotel Corporation (hereinafter referred to as “the Company”) presents this report together with the Company’s reviewed interim financial statements for the period from 01 January 2026 to 30 June 2026.

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

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

Board of Management

Mr. Vo Thanh Binh	Chairman
Mr. Pham Thanh Binh	Member
Mrs. Le Thi Thuy Ha	Member
Mr. Tran Tien	Member
Ms. Phan Ngoc Bich	Member

Board of Supervisors

Ms. Ha Thi Mai Phuong	Head of the Board of Supervisors
Ms. Huynh Thi Thanh Truc	Member
Ms. Do Thi Quy Cong	Member

The Board of Directors

Ms. Phan Ngoc Bich	Director
--------------------	----------

Chief Accountant

Ms. Le Ngoc Thuy	Chief Accountant
------------------	------------------

The legal representative of the Company for the period from 01/01/2026 to 30/06/2026 and up to the date of this Report is Ms. Phan Ngoc Bich - Director.

THE AUDITOR

The accompanying interim financial statements for the period from 01 January 2026 to 30 June 2026 have been reviewed by UHY Auditing and Consulting Company Limited.

STATEMENT OF THE BOARD OF DIRECTORS (CONT'D)

RESPONSIBILITY OF THE BOARD OF DIRECTORS

The Board of Directors 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, its results of operation and its cash flows for the period. In preparing the interim financial statements, the Board of Directors is required to:

- Select suitable accounting policies and then 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;
- 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 Directors confirms that the Company has complied with the above requirements in preparing and presentation of the interim financial statements for the period from 01 January 2026 to 30 June 2026.

The Board of Directors 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 to ensure that accounting record of the Company comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and related legal regulations on the preparation and presentation of interim 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 Directors,



Ms. Phan Ngọc Bích
Director

Ho Chi Minh City, 14 August 2026

No. 140 /2026/UHYHCM- BCSX

REPORT ON REVIEW OF INFORMATION

*Regarding the interim financial statements of Saigon Hotel Corporation
For the period from 01 January 2026 to 30 June 2026*

**To: Shareholders, Board of Management and Board of Directors
Saigon Hotel Corporation**

We have reviewed the interim financial statements of Saigon Hotel Corporation (hereinafter referred to as the "Company"), which comprise the interim statement of financial position as at 30 June 2026, interim income statement, interim cash flow statement for the period from 01 January 2026 to 30 June 2026, and Notes to the interim financial statements. The Company's interim financial statements were prepared on 14 August 2026, from page 07 to page 43.

Responsibilities of the Board of Directors

As stated in the Statement of the Board of Directors on pages 2 and 3, The Board of Directors of the Company is responsible for preparing and presenting the interim financial statements in a true and fair view in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and related legal regulations on the preparation and presentation of the interim financial statements and for such internal control as the Board of Directors 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.

Auditors' Responsibilities

Our responsibility is to express a conclusion on these interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review engagements No. 2410 - Review of interim financial information performed by the independent auditor on the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently 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.

Auditors' Conclusion

Based on the results of our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, the interim financial position of Saigon Hotel Corporation as at 30 June 2026, and its interim financial performance and interim cash flows for the six-month accounting period ended on the same date, in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and and relevant legal regulations on the preparation and presentation of interim financial statements.

REPORT ON REVIEW OF INFORMATION (CONT'D)
Regarding the interim financial statements of Saigon Hotel Corporation
For the period from 01 January 2026 to 30 June 2026

Emphasis of Matter Paragraph

As presented in Note 20, "Short-term Accrued Expenses", in the Notes to the interim financial Statements: The Company is in the process of completing the procedures to transition to a one-time land rental payment for the remaining lease term of the land located at 41-47 Dong Du Street, Sai Gon Ward, Ho Chi Minh City. As of the date of this Report, the conversion has not yet been completed. For the period from 01 January 2026 to 30 June 2026, the Company estimated and recognised a provision for land rental expenses in profit or loss for the period, in accordance with applicable regulations. As of the date of this Report, the competent authority has not issued any further notifications regarding the land rental unit price applicable to the Company for the period from 08 October 2021 to 30 June 2026 and subsequent years. Therefore, the impact (if any) of changes in the land rental unit price will depend on the decision of the relevant Government authority.

Emphasis of matter paragraph does not change the audit conclusion expressed.



Phan Thanh Dien

Deputy General Director

Auditor's Practicing Certificate

No. 1496-2023-112-1

For and on behalf of

UHY AUDITING AND CONSULTING COMPANY LIMITED

Ho Chi Minh City, 14 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Codes	Notes	Closing balance (VND)	Opening balance (VND)
CURRENT ASSETS	100		158,947,877,188	147,994,227,061
Cash and cash equivalents	110	5	5,895,167,331	5,940,364,930
Cash	111		2,889,311,167	3,434,269,040
Cash equivalents	112		3,005,856,164	2,506,095,890
Short-term financial investments	120	6	150,610,984,657	139,862,650,411
Trading securities	121	6a	3,714,160,000	3,714,160,000
Short-term held-to-maturity investments	123	6b	146,896,824,657	136,148,490,411
Current receivables	130	7	1,018,701,802	1,006,852,929
Short-term trade receivables	131	7a	1,101,472,602	1,787,827,129
Short-term advances to suppliers	132	8	112,309,200	29,763,300
Other short-term receivables	135	9	48,500,000	32,842,500
Provision for doubtful short-term receivables	136	7a	(243,580,000)	(843,580,000)
Inventories	140		412,961,696	374,854,246
Inventories	141	11	412,961,696	374,854,246
Other current assets	160		1,010,061,702	809,504,545
Short-term prepaid expenses	161	12a	257,117,277	112,502,718
Tax and other receivables from the State budget	163	18	752,944,425	697,001,827
NON-CURRENT ASSETS	200		23,792,184,828	24,641,514,756
Long-term receivables	210		750,000,000	750,000,000
Long-term trade receivables	211	7b	927,218,166	927,218,166
Provision for doubtful long-term receivables	216	7b	(177,218,166)	(177,218,166)
Fixed assets	220		22,050,031,921	23,008,201,651
Tangible fixed assets	221	13	22,050,031,921	23,008,201,651
- Cost	222		83,633,543,033	83,638,518,357
- Accumulated depreciation	223		(61,583,511,112)	(60,630,316,706)
Intangible fixed assets	227	14	-	-
- Cost	228		376,500,000	376,500,000
- Accumulated amortization	229		(376,500,000)	(376,500,000)
Long-term assets in progress	250		67,649,630	-
Construction in progress	252	15	67,649,630	-
Other non-current assets	270		924,503,277	883,313,105
Long-term prepaid expenses	271	12b	924,503,277	883,313,105
TOTAL ASSETS	280		182,740,062,016	172,635,741,817

INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

As at 30 June 2026

EQUITY AND LIABILITIES	Codes	Notes	Closing balance (VND)	Opening balance (VND)
LIABILITIES	300		44,622,629,421	27,932,116,484
Current liabilities	310		43,160,129,421	26,469,616,484
Short-term trade payables	311	16	227,601,939	411,084,672
Short-term advances from customers	312		423,667,779	319,629,896
Dividends and profits payable	313	17	13,657,729,000	57,219,000
Short-term tax and other payables to the State budget	314	18	1,192,896,939	988,316,170
Payables to employees	315	10	3,278,063,457	2,747,272,550
Short-term accrued expenses	316	20	22,130,856,976	20,408,197,164
Other short-term payables	320	21a	376,497,385	156,953,859
Bonus and welfare fund	323	22	1,872,815,946	1,380,943,173
Non-current liabilities	330		1,462,500,000	1,462,500,000
Other long-term payables	338	21b	1,462,500,000	1,462,500,000
EQUITY	400	23	138,117,432,595	144,703,625,333
Share capital	411		123,641,000,000	123,641,000,000
- Shares with voting rights	411a		123,641,000,000	123,641,000,000
Share premium	412		(302,784,117)	(302,784,117)
Other equity	414		1,868,174,955	1,868,174,955
Development investment fund	418		3,303,364,068	3,303,364,068
Retained earnings	420		9,607,677,689	16,193,870,427
- Retained earnings at the end of the prior year	420a		637,996,654	540,232,700
- Retained earnings for the current period	420b		8,969,681,035	15,653,637,727
TOTAL EQUITY AND	440		182,740,062,016	172,635,741,817

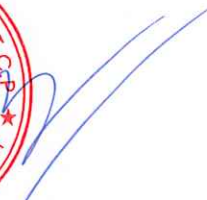
Approved, 14 August 2026



Vu Thi Canh
Preparer



Le Ngoc Thuy
Chief Accountant

Phan Ngoc Bich
Director

INTERIM INCOME STATEMENT
For the period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	Current period (VND)	Prior period (VND)
Revenue from sales of goods and rendering of services	01	25	25,620,791,701	24,543,887,756
Revenue deductions	02		-	-
Net revenue from sales of goods and rendering of services	10		25,620,791,701	24,543,887,756
Cost of goods sold and services rendered	11	26	13,301,426,959	12,645,234,673
Gross profit/(loss) from sales of goods and rendering of services	20		12,319,364,742	11,898,653,083
Financial income	22	27	4,033,458,148	2,981,606,213
Financial expenses	23	28	261,633	395,880
<i>In which: Interest expense</i>	24		-	-
Selling expenses	25		-	-
General and administrative expenses	26	29	5,131,560,509	5,471,854,009
Net profit/(loss) from operating activities	30		11,221,000,748	9,408,009,407
Other income	31	31	14,612,259	14,833,754
Other expenses	32	32	19,359,408	60,183,435
Other profit/(loss)	40		(4,747,149)	(45,349,681)
Profit/(loss) before tax	50		11,216,253,599	9,362,659,726
Current corporate income tax expense	51	33	2,246,572,564	1,905,766,192
Deferred corporate income tax expense	52		-	-
Profit/(loss) after tax	60		8,969,681,035	7,456,893,534
Basic earnings per share	70	34a	637	527
Diluted earnings per share	71	34b	637	527

Approved, 14 August 2026



Vu Thi Canh
Preparer



Le Ngoc Thuy
Chief Accountant



Phan Ngoc Bich
Director

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)
Cash flows from operating activities			
<i>Profit before tax</i>	01	11,216,253,599	9,362,659,726
<i>Adjustments for</i>			
Depreciation and amortization	02	1,002,377,406	1,022,540,077
Provisions/(reversal of provisions)	03	(600,000,000)	-
Foreign exchange (gains)/losses arising from revaluation of monetary items denominated in foreign currencies	04	(2,750,190)	(5,897,097)
Gain/(loss) from investing activities	05	(4,033,652,415)	(2,975,686,747)
<i>Operating profit before changes in working capital</i>	08	7,582,228,400	7,403,615,959
Increase, decrease in receivables	09	531,968,803	(895,445,722)
Increase, decrease in inventories	10	(38,107,450)	(58,380,851)
Increase, decrease in payables (excluding interest and corporate income tax)	11	15,886,231,934	2,742,965,378
Increase, decrease in prepaid expenses	12	(185,804,731)	(319,086,768)
Corporate income tax paid	15	(1,982,188,334)	(700,000,000)
Other operating cash outflows	17	(1,415,467,000)	(1,267,967,000)
<i>Net cash flows from operating activities</i>	20	20,378,861,622	6,905,700,996
Cash flows from investing activities			
Cash payments for acquisition of fixed assets and other long-term assets	21	(111,857,306)	(37,995,960)
Cash proceeds from disposals of fixed assets and other long-term assets	22	3,200,000	-
Cash outflows for loans granted and purchase of debt instruments of other entities	23	(13,000,000,000)	(12,000,000,000)
Cash inflows from collection of loans and disposal of debt instruments of other entities	24	3,000,000,000	7,000,000,000
Interest, dividends and profit distributions received	27	3,282,357,895	2,808,308,664
<i>Net cash flows from investing activities</i>	30	(6,826,299,411)	(2,229,687,296)

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

Items	Codes	Notes	Current period (VND)	Prior period (VND)
Cash flows from financing activities				
Dividends and profits paid to owners	36		(13,600,510,000)	-
Net cash flows from financing activities	40		(13,600,510,000)	-
Net cash flows during the period	50		(47,947,789)	4,676,013,700
Opening balance of cash and cash equivalents	60	5	5,940,364,930	6,667,794,922
Effects of exchange rate changes	61		2,750,190	5,897,097
Closing balance of cash and cash equivalents	70	5	5,895,167,331	11,349,705,719

Approved, 14 August 2026


Vu Thi Canh
Preparer



Le Ngoc Thuy
Chief Accountant



Phan Ngoc Bich
Director

1. COMPANY OVERVIEW**Ownership structure**

Saigon Hotel Corporation (“the Company”) is a joint stock company operating under Enterprise Registration Certificate No. 0300850255 issued by the Department of Planning and Investment of Ho Chi Minh City on 12 April 1994, as amended for the 15th time on 29 August 2022.

The Company's head office is located at 41 - 47 Dong Du Street, Sai Gon Ward, Ho Chi Minh City.

The charter capital as per the Business Registration Certificate is VND 123,641,000,000, divided into 12,364,100 shares with a par value of VND 10,000 per share.

Business sectors

The Company's business sectors are services and trading.

Principal business activities

The Company's principal business include:

- Hotel accommodation services;
- Food and beverage services;
- Domestic and international travel and tourism services;
- Meeting room services for hotel guests;
- Laundry, ironing, and dry-cleaning services.

Normal business cycle

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

The company's operations during the period affecting the financial statements

The Company's primary business activities are hotel accommodation and restaurant services. Accordingly, the number of tourists visiting Ho Chi Minh City, government policies aimed at attracting tourists, and the Company's promotional pricing policies will have a significant impact on its revenue.

Company structure

The Company does not have subsidiaries, associate companies, and dependent accounting unit.

Number of employees

As at 30 June 2026, the Company had 75 employees (as at 31 December 2025: 76 employees).

1. COMPANY OVERVIEW**Statement on the comparability of information in the financial statements**

As presented in Note 3, with effect from 01 January 2026, the Company applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Minister of Finance providing guidance on the Enterprise Accounting System. The Company has restated the comparative figures for the prior period in accordance with Circular No. 99/2025/TT-BTC. Consequently, the figures presented in the interim financial statements for the accounting period from 01 January 2026 to 30 June 2026 are comparable with the corresponding figures in the interim financial statements for the accounting period from 01 January 2025 to 30 June 2025.

2. FINANCIAL YEAR AND ACCOUNTING CURRENCY**Financial year**

The Company's fiscal year begins on 01 January and ends on 31 December of the calendar year. This interim financial statement is prepared for the period from 01 January 2026 to 30 June 2026.

Accounting currency

The Company's accounting currency is Vietnamese Dong ("VND") as the majority of the Company's transactions are conducted in VND.

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

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

Statement of compliance with accounting standards and regulations

The Board of Directors ensures compliance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, the guidance circulars for 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. SIGNIFICANT ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS

The following are the significant accounting policies applied by the Company in the preparation of these interim financial statements:

Exchange rates

Foreign currency transactions are translated into the accounting currency using the exchange rates prevailing at the transaction dates. Monetary items denominated in foreign currencies outstanding at the end of the period are translated using the exchange rates prevailing at the reporting date.

Exchange differences arising during the period from foreign currency transactions are recognised in financial income or financial expenses. Exchange differences arising from the retranslation of monetary items denominated in foreign currencies at the end of the period, after offsetting exchange gains and exchange losses, are recognised in financial income or financial expenses.

The exchange rates used to translate foreign currency transactions are the actual exchange rates prevailing at the transaction dates. The actual exchange rates applicable to foreign currency transactions are determined as follows:

- For foreign currency purchase and sale transactions (spot contracts, forward contracts, futures contracts, option contracts and swap contracts): the exchange rate specified in the foreign currency purchase and sale contract entered into between the Company and the bank.
- Where the contract does not specify the settlement exchange rate: the actual exchange rate at the transaction date is the average transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly conducts transactions, or an exchange rate approximating such average transfer buying and selling exchange rate at the transaction date (hereinafter referred to as the “approximate rate”). The approximate rate must not differ by more than +/-1% from the average transfer buying and selling exchange rate at the transaction date. The approximate rate is determined on a daily, weekly or monthly basis as the arithmetic average of the daily transfer buying and selling rates quoted by the commercial bank. The use of the approximate rate must not result in a material impact on the Company’s financial position or results of operations for the accounting period.

The exchange rate used for the retranslation of monetary items denominated in foreign currencies at the reporting date is the average transfer buying and selling exchange rate of the commercial bank with which the Company regularly conducts transactions at the end of the accounting period. For balances of demand deposits denominated in foreign currencies, the Company retranslates all monetary items denominated in foreign currencies using the average transfer buying and selling exchange rate of the commercial bank where the foreign currency deposit accounts are maintained. The Company does not retranslate part or all of foreign currency denominated receivables for which a provision for doubtful debts has been recognised.

Cash and cash equivalents

Cash comprises cash on hand, demand deposits, cash in transit and monetary gold. Cash equivalents are short-term investments with original maturities of three months or less from the acquisition date, which are readily convertible into known amounts of cash and are subject to insignificant risk of changes in value.

4. SIGNIFICANT ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS (CONT'D)**Financial investments*****Trading securities***

An investment is classified as a trading security when it is held for trading.

Trading securities are initially recognised at cost. The cost of trading securities comprises the fair value of consideration paid at the transaction date and transaction costs directly attributable to the acquisition of the securities.

Trading securities are recognised when the Company obtains ownership rights, specifically as follows:

- For listed securities: at the trade date (T+0).
- For unlisted securities: when legal ownership is officially transferred in accordance with applicable regulations.

Interest, dividends, and profits attributable to the period before the acquisition of trading securities are deducted from the cost of the securities. Interest, dividends, and profits arising after the acquisition date are recognised as financial income. Stock dividends received are recorded only as an increase in the number of shares held, without recognising the value of the shares received.

Shares received in exchange are measured at fair value at the exchange date. Fair value is determined as follows:

- For shares of listed companies, fair value is determined based on the closing market price quoted on the relevant stock exchange at the exchange date. Where there is no trading on the exchange date, fair value is determined based on the closing market price on the most recent trading day immediately preceding the exchange date.
- For unlisted shares traded on the UPCoM market, fair value is determined based on the closing trading price on the UPCoM market at the exchange date. Where there is no trading on the exchange date, fair value is determined based on the closing trading price on the trading day immediately preceding the exchange date.
- For other unlisted shares, fair value is determined based on the price agreed between the parties under the relevant contract or the book value at the exchange date.

A provision for impairment of trading securities is made for each type of trading security traded on the market where its market value is lower than its cost.

The market price of securities is determined based on the closing market price on the most recent trading day for listed securities, and on the average reference price over the 30 most recent consecutive trading days preceding the date of the annual financial statements for shares registered for trading on the UPCoM market. Where securities have not been traded within the prescribed period, or have been delisted, suspended from trading, or ceased trading as at the date the provision is recognised, the Company determines the provision in accordance with the prevailing regulations applicable to other investments.

Any increase or decrease in the provision for impairment of trading securities required at the end of the financial year is recognised in financial expenses.

4. SIGNIFICANT ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS (CONT'D)**Financial investments (cont'd)*****Held-to-maturity investments***

An investment is classified as held-to-maturity when the Company has the positive intention and ability to hold it to maturity. Held-to-maturity investments include term deposits with banks, bonds and preference shares which the issuer is obliged to redeem at a specified future date, loans granted for the purpose of earning periodic interest income and other held-to-maturity investments.

Held-to-maturity investments are initially recognised at cost, including the purchase price and costs directly attributable to the acquisition of the investments. After initial recognition, these investments are recognised at recoverable amount. Interest income arising after the acquisition date is recognised as financial income on an accrual basis. Interest income attributable to the period before the Company acquired the investment is deducted from the cost of the investment 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 recognised in financial expenses during the period and deducted directly from the carrying amount of the investment.

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, internal 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, including receivables arising from entrusted export sales through other entities.
- Internal receivables represent receivables between the Company and its dependent units, or between dependent units within the Company.
- Other receivables represent non-commercial receivables that are not related 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 period is recognised in administrative expenses.

4. SIGNIFICANT ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS (CONT'D)**Inventories**

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

The cost of inventories is determined on a weighted average basis and comprises all costs of purchase and other costs directly incurred in bringing the inventories to their present location and condition.

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

The cost of inventory issued is calculated on a weighted average method and is accounted for using the perpetual inventory system.

A provision for inventory devaluation is recognised for each inventory item where the cost exceeds its net realisable value. Increases and decreases in the provision for inventory devaluation at the end of the financial year are recognised in the cost of sales.

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.

For fixed assets that have been put into use but have not received official finalisation, their historical costs are temporarily recorded and depreciated accordingly. Once official finalisation is obtained, the historical costs and corresponding accumulated depreciation will be adjusted.

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 period.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The estimated useful life or depreciation rates of the various categories of tangible fixed assets are as follows:

<u>Categories</u>	<u>Estimated useful lives (years)</u>
Buildings and structures	10 - 50
Machinery and equipment	05 - 10
Means of transportation and transmission equipment	06 - 10

The intangible fixed asset of the Company is hotel management software, which is depreciated using the straight-line method and estimated useful life is 05 years.

4. SIGNIFICANT ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS (CONT'D)**Construction in progress**

Construction in progress reflects directly attributable costs (including interest expenses where applicable in accordance with the Company's accounting policy) incurred for assets under construction, machinery, and equipment being installed for production, leasing, and management purposes, as well as costs related to ongoing fixed asset repairs. These assets are recognised at cost and are not subject to depreciation until they are brought into use.

Prepaid expenses

Prepaid expenses include actual costs incurred in the current period but related to multiple accounting periods. The Company's prepaid expenses include the following:

Tools and equipment

Tools and equipment put into use are amortised on a straight-line basis over a maximum period of 3 years.

Other prepaid expenses

Other prepaid expenses include insurance expenses, store rental expenses, and other expenses recognised at cost and amortised to expenses in the income statement over a period not exceeding 3 years.

Payables and accrued expenses

Payables and accrued expenses are recognised at the value of the present obligations that the Company is required to settle in the future, arising from transactions for goods purchased or services received, or other financial obligations at the time of preparing the financial statements.

Accrued expenses are recognised based on reasonable and reliable estimates of the amounts payable, taking into account the information and conditions available at the end of the financial period.

Liabilities are monitored in detail by original repayment term, the remaining repayment term at the reporting date, original currency, and individual creditor. Liabilities are not recognised at an amount lower than the obligation to be settled.

The classification of payables into trade payables, accrued expenses, and other payables is based on the following 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.
- Dividends and profits payable: Represent the dividends and profits payable by the Company to its owners (shareholders, members of a limited liability company, etc.).
- Other payables: Represent non-commercial payables that are not related to transactions involving the purchase, sale, or supply of goods and services.

4. SIGNIFICANT ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS (CONT'D)**Owner's equity*****Share capital***

Share capital is recognised based on the actual capital contributions made by shareholders and approved by the competent authorities (if any).

Share premium

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

Other owners' equity

Other owners' equity is formed from appropriations of business results, asset revaluation, and the residual amount between the fair value of assets received as donations, gifted, or sponsorships and related taxes payable (if any).

Profit distribution

Profit after corporate income tax is distributed to the owners after appropriations to funds in accordance with the Company's Charter and applicable laws and regulations, and upon approval by the General Meeting of Shareholders.

The distribution of profits to the shareholders takes into consideration non-cash items included in undistributed post-tax profits that may affect cash flows and the Company's ability to pay profits, such as gains arising from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments, and other non-cash items.

Dividends are recognised as liabilities when they are approved by the General Meeting of Shareholders and the Company has no right to refuse the obligation to pay dividends.

Revenue and income recognition***Revenue from sale of goods***

Revenue from sale of goods is recognised when all of the following conditions are satisfied:

- The Company has transferred substantially all the risks and rewards of ownership of the goods or products to the buyer.
- The Company no longer retains managerial involvement to the degree usually associated with ownership, or effective control over the goods or products.
- The revenue can be measured reliably. Where contracts provide buyers with the right to return purchased goods or products subject to specified conditions, revenue is recognised only when such conditions no longer exist, and the buyer no longer has the right to return the goods or products (except where customers are entitled to return goods in exchange for other goods or services).
- The Company has received or will probably receive economic benefits from the sales transaction.
- The costs relating to the sales transaction can be measured reliably.

4. SIGNIFICANT ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS (CONT'D)**Revenue and income recognition (cont'd)***Revenue from rendering of services*

Revenue from rendering of services is recognised when the outcome of the transaction can be measured reliably. Where services are rendered over multiple accounting periods, revenue recognised in each period is determined based on the stage of completion of the transaction as at the reporting date. The outcome of a service transaction is considered to be reliably measurable when all of the following conditions are satisfied:

- The revenue can be measured reliably. Where contracts provide customers with the right to return purchased services subject to specified conditions, revenue is recognised 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 service 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 service transaction can be measured reliably.

*Financial income**Interest income*

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

Dividends

Dividends are recognised when the Company becomes entitled to receive dividends from its equity investments.

Expense recognition

Cost of sales is recognised when costs directly related to the generation of 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 the revenue recognised during the period are estimated and recognised based on reasonable and consistent assumptions. Costs in excess of normal consumption levels are recognised 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 recognised in the income statement during the period in which they are incurred, in accordance with the related revenue and regardless of the timing of payment. Such expenses are recognised when sufficient evidence exists that an obligation has arisen and the amount can be measured reliably.

Expenses that do not generate future economic benefits are recognised immediately as expenses in 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.

Corporate income tax

Corporate income tax expense only comprises current corporate income tax.

4. SIGNIFICANT ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS (CONT'D)**Corporate income tax (cont'd)**

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

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

A business segment is a distinguishable component that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

Accordingly, the Company's business activities include hotel room operations, food and beverage services, and other related services.

All of the Company's operations take place within the territory of Vietnam. Accordingly, there is no geographical distinction in the Company's business activities.

Segment reporting includes items directly attributable to a segment as well as those allocated on a reasonable basis. Unallocated items include assets, liabilities, financial income, financial expenses, selling expenses, general and administrative expenses, other gains or losses, and corporate income tax.

NOTES TO THE FINANCIAL STATEMENTS

For the period from 01 January to 30 June 2026

5. CASH AND CASH EQUIVALENTS

Unrestricted cash and cash equivalents	Closing balance (VND)	Opening balance (VND)
- Cash	78,358,500	28,780,000
- Demand deposits	2,763,894,537	3,397,855,506
+ <i>At Vietnam Joint Stock Commercial Bank for Industry and Trade</i>	2,327,609,392	2,091,717,389
+ <i>At Joint Stock Commercial Bank for Foreign Trade of Vietnam</i>	430,587,766	1,300,493,634
+ <i>At SSI Securities Corporation</i>	5,697,379	5,644,483
- Cash in transit	47,058,130	7,633,534
- Cash equivalents	3,005,856,164	2,506,095,890
+ <i>At Vietnam Joint Stock Commercial Bank for Industry and Trade</i>	-	2,506,095,890
+ <i>Vietnam Joint Stock Commercial Bank for Industry and Trade (*)</i>	3,005,856,164	-
Total	5,895,167,331	5,940,364,930

(*) These are 1-month original term deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade, with an interest rate of 4.75% per annum.

6. FINANCIAL INVESTMENTS

The Company's financial investments include trading securities, held-to-maturity investments. Information regarding the Company's financial investments is as follows:

6a. Trading securities

	Closing balance (VND)			Opening balance (VND)		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Shares						
Orient Commercial Joint Stock	3,714,160,000	24,218,348,000	-	3,714,160,000	26,309,932,600	-
Bank (OCB) shares (i)	3,714,160,000	24,218,348,000	-	3,714,160,000	26,309,932,600	-
Total	3,714,160,000	24,218,348,000	-	3,714,160,000	26,309,932,600	-

- (i) As at 30 June 2026, the Company held a total of 2,201,668 shares, representing an ownership interest of 0.08267%. The Company determined the fair value of this investment based on the closing price of the shares traded on the Ho Chi Minh Stock Exchange (HOSE) as at 30 June 2026.

6. FINANCIAL INVESTMENTS (CONT'D)

6b. Held-to-maturity investments

	Closing balance (VND)			Opening balance (VND)		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Short-term	146,896,824,657	146,896,824,657	-	136,148,490,411	136,148,490,411	-
Time deposits	146,896,824,657	146,896,824,657	-	136,148,490,411	136,148,490,411	-
At Joint Stock Commercial Bank for Foreign Trade of Vietnam (i)	1,000,000,000	1,000,000,000	-	-	-	-
At Vietnam Joint Stock Commercial Bank for Industry and Trade (ii)	143,000,000,000	143,000,000,000	-	134,000,000,000	134,000,000,000	-
Accrued interest income	2,896,824,657	2,896,824,657	-	2,148,490,411	2,148,490,411	-
Long-term	-	-	-	-	-	-
Total	146,896,824,657	146,896,824,657	-	136,148,490,411	136,148,490,411	-

(i) These represent term deposits with an original maturity of six months at commercial banks, bearing an interest rate of 7.5% per annum.

(ii) These represent term deposits with an original maturity of six months at commercial banks, bearing interest rates ranging from 4.75% to 7.8% per annum.

7. TRADE RECEIVABLES

7a. Short-term trade receivables

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Trade receivables from related parties	-	-	37,840,000	-
+ Saigontourist Travel Service Co., Ltd.	-	-	37,840,000	-
- Trade receivables from other customers	1,101,472,602	243,580,000	1,749,987,129	843,580,000
+ Da Niem Tin Co., Ltd. (*)	240,000,000	240,000,000	840,000,000	840,000,000
+ Schlumberger Seaco INC	215,402,868	-	166,836,000	-
+ Others	646,069,734	3,580,000	743,151,129	3,580,000
Total	1,101,472,602	243,580,000	1,787,827,129	843,580,000

(*) As at 01 January 2026, the doubtful receivable balance from Da Niem Tin Co., Ltd. in relation to premises rental was VND 840,000,000, which had been fully provided for with a provision of VND 840,000,000. In 2024, the Company initiated a lawsuit against Da Niem Tin Co., Ltd. regarding the dispute over the recovery of the aforementioned premises rental. According to Appellate Judgment No. 98/2025/KDTM-PT dated 25 April 2025, the People's Court of Ho Chi Minh City ruled that Da Niem Tin Co., Ltd. must pay Saigon Hotel Corporation the outstanding premises rental of VND 840,000,000 and late payment interest of VND 254,554,521, amounting to a total of VND 1,094,554,521. As of the date of these financial statements, Da Niem Tin Co., Ltd. had made a payment of VND 600,000,000, leaving an outstanding balance of VND 240,000,000 as at 30 June 2026. Due to the uncertainty of recovering this debt, the Company has not made any adjustments for the effects of the aforementioned judgment on the financial statement figures for the period from 01 January 2026 to 30 June 2026.

7. TRADE RECEIVABLES (CONT'D)**7b. Long-term trade receivables**

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Trade receivables from related parties	-	-	-	-
- Trade receivables from other customers	927,218,166	177,218,166	927,218,166	177,218,166
+ MCK Entertainment Commercial Services Joint Stock Company (*)	927,218,166	177,218,166	927,218,166	177,218,166
Total	927,218,166	177,218,166	927,218,166	177,218,166

(*) As at 01 January 2026, the doubtful receivable balance from Mot Con Kien Entertainment Commercial Service Joint Stock Company (currently renamed MCK Entertainment Commercial Services Joint Stock Company, hereinafter referred to as "MCK Company") in relation to premises rental was VND 927,218,166, with a provision of VND 177,218,166 having been made (the provision was determined after offsetting the principal receivable against a deposit received of VND 750,000,000). In 2015, the Company initiated a lawsuit against MCK Company regarding the dispute over the recovery of the aforementioned premises rental. On 01 April 2021, the Civil Judgment Enforcement Department of Ho Chi Minh City - Sub-department of Civil Judgment Enforcement of District 7 issued Enforcement Decision No. 1011/QĐ-CCTHADS requiring MCK Company to pay Saigon Hotel Corporation the amount of VND 1,559,611,543. As of the date of these financial statements, MCK Company has not made any reimbursement of the aforementioned amount to the Company. Due to the uncertainty of recovering this debt, the Company has not made any adjustments for the effects of the aforementioned judgment on the financial statement figures for the period from 01 January 2026 to 30 June 2026.

8. ADVANCES TO SUPPLIERS

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Advances to related parties	-	-	-	-
- Advances to other suppliers	112,309,200	-	29,763,300	-
+ Nha Be Trading Joint Stock Company	89,629,200	-	-	-
+ Thanh Thuy Production Trading Company Limited	22,680,000	-	-	-
+ Other	-	-	29,763,300	-
Total	112,309,200	-	29,763,300	-

9. OTHER RECEIVABLES

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Receivables from related parties	-	-	-	-
- Receivables from other organisations and individuals	48,500,000	-	32,842,500	-
+ Advances	17,500,000	-	-	-
+ Deposits and collateral	31,000,000	-	31,000,000	-
+ Other short-term receivables	-	-	1,842,500	-
Total	48,500,000	-	32,842,500	-

10. DOUBTFUL DEBTS

	Closing balance (VND)		Opening balance (VND)			
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Trade receivables	1,170,798,166	750,000,000	420,798,166	1,770,798,166	750,000,000	1,020,798,166
MCK Entertainment Commercial Services Joint Stock Company	927,218,166	750,000,000	177,218,166	927,218,166	750,000,000	177,218,166
Da Niem Tin Co., Ltd.	240,000,000	-	240,000,000	840,000,000	-	840,000,000
Fiditour Joint Stock Company	3,580,000	-	3,580,000	3,580,000	-	3,580,000
Total	1,170,798,166	750,000,000	420,798,166	1,770,798,166	750,000,000	1,020,798,166

11. INVENTORIES

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Raw materials and supplies	409,251,151	-	357,262,246	-
- Tools and equipment	3,710,545	-	17,592,000	-
Total	412,961,696	-	374,854,246	-

12. PREPAID EXPENSES**12a. Short-term prepaid expenses**

	Closing balance (VND)	Opening balance (VND)
- Tools and supplies expenses	32,913,428	40,234,340
- Insurance expenses	26,493,808	6,654,096
- Others	197,710,041	65,614,282
Total	257,117,277	112,502,718

12b. Long-term prepaid expenses

	Closing balance (VND)	Opening balance (VND)
- Tools and supplies expenses	564,407,361	595,027,352
- Repair and maintenance expenses	268,266,610	180,806,139
- Others	91,829,306	107,479,614
Total	924,503,277	883,313,105

13. TANGIBLE FIXED ASSETS

Unit: VND

	Buildings, structures	Machinery and equipment	Transportation and transmission equipment	Total
Cost				
Opening balance	70,790,425,839	11,460,288,709	1,387,803,809	83,638,518,357
Acquisition during the period	-	44,207,676	-	44,207,676
Disposal	-	(49,183,000)	-	(49,183,000)
Closing balance	70,790,425,839	11,455,313,385	1,387,803,809	83,633,543,033
<i>In which:</i>				
Fully depreciated but still in use	70,790,425,839	-	1,387,803,809	72,178,229,648
Accumulated depreciation				
Opening balance	(48,250,748,151)	(10,991,764,746)	(1,387,803,809)	(60,630,316,706)
Depreciation for the period	(834,958,476)	(167,418,930)	-	(1,002,377,406)
Disposal	-	49,183,000	-	49,183,000
Closing balance	(49,085,706,627)	(11,110,000,676)	(1,387,803,809)	(61,583,511,112)
Carrying amount				
Opening balance	22,539,677,688	468,523,963	-	23,008,201,651
Closing balance	21,704,719,212	345,312,709	-	22,050,031,921

Detailed listing of existing tangible fixed assets and those disposed of/transferred during the period with a cost of 10% or more of the total value of tangible fixed assets:

No.	Items	Depreciation commencement date	Cost VND	Accumulated depreciation VND	Carrying amount VND
1	Renovation and upgrading project of Saigon Hotel	01/01/2014	41,747,923,906	20,043,204,694	21,704,719,212
Total			41,747,923,906	20,043,204,694	21,704,719,212

14. INTANGIBLE FIXED ASSETS

Intangible fixed assets represent hotel management software, which is amortised on a straight-line basis over an estimated useful life of 5 years.

The cost of fully amortised intangible fixed assets still in use as at 30 June 2026 was VND 376,500,000 (as at 01 January 2026: VND 376,500,000)

15. CONSTRUCTION IN PROGRESS

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Upgrades and renovations of fixed assets	67,649,630	67,649,630	-	-
Total	67,649,630	67,649,630	-	-

16. SHORT-TERM TRADE PAYABLES

	Closing balance (VND)	Opening balance (VND)
- Trade payables to related parties	-	-
- Trade payables to other suppliers	227,601,939	411,084,672
+ Viet Laundry Corporation	55,500,003	69,128,852
+ Two Four Seven Joint Stock Company	35,613,608	-
+ Vietnam Liquefied Gas Co., Ltd - VT Gas	23,105,851	7,770,492
+ Ms. Nguyen Thi Thu	22,459,500	36,971,000
+ Other suppliers	90,922,977	297,214,328
Total	227,601,939	411,084,672

17. DIVIDENDS AND PROFITS PAYABLE

	Closing balance (VND)	Opening balance (VND)
- Dividends payable	13,657,729,000	57,219,000
Total	13,657,729,000	57,219,000

18. TAXES AND OTHER PAYABLES TO THE STATE BUDGET

	Opening balance (VND)		Incurred during the period (VND)		Closing balance (VND)	
	Payables	Receivables	Payable	Paid	Payables	Receivables
- Output value added tax payable	282,260,270	-	1,641,184,600	1,657,066,229	266,378,641	-
- Corporate income tax	662,134,068	-	2,246,572,564	1,982,188,334	926,518,298	-
- Personal income tax	34,900,651	-	212,554,566	303,397,815	-	55,942,598
- Land rental fees	-	564,000,000	12,418,560	12,418,560	-	564,000,000
- Special consumption tax	-	3,407,308	-	-	-	3,407,308
- Other taxes	9,021,181	-	34,771,512	43,792,693	-	-
- Fees, charges and other payables	-	129,594,519	-	-	-	129,594,519
Total	988,316,170	697,001,827	4,147,501,802	3,998,863,631	1,192,896,939	752,944,425

19. PAYABLES TO EMPLOYEES

	Closing balance (VND)	Opening balance (VND)
- Salaries payable	3,278,063,457	2,747,272,550
Total	3,278,063,457	2,747,272,550

20. SHORT-TERM ACCRUED EXPENSES

	Closing balance (VND)	Opening balance (VND)
- Accrued land rental fee (i)	21,828,991,664	20,368,197,164
- Other short-term accrued expenses	301,865,312	40,000,000
Total	22,130,856,976	20,408,197,164

- (i) On 27 December 2016, the People's Committee of Ho Chi Minh City issued Decision No. 6790/QĐ-UBND permitting Saigon Hotel Joint Stock Company to convert to land lease with one-off rental payment for the entire lease term for the land plot at 41-47 Dong Du, Ben Nghe Ward, District 1, Ho Chi Minh City (currently 41-47 Dong Du, Saigon Ward, Ho Chi Minh City). At the date of this report, the aforementioned conversion has not yet been completed.

During the first 6 months of 2026, the Company estimated and accrued land rental expenses into business results based on current regulations. At the date of this report, the competent authorities have not issued any other notifications regarding the Company's land rental unit price applicable to the period from 8 October 2021 to 30 June 2026 and subsequent years. Therefore, the impact (if any) of changes in the land rental unit price depends on the decisions of competent State authorities.

21. OTHER PAYABLES**21a. Other short-term payables**

	Closing balance (VND)	Opening balance (VND)
- Payables to related parties	-	-
- Payables to other entities and individuals	376,497,385	156,953,859
+ Operating expenses of the Board of Management and Supervisory Board	279,000,000	84,000,000
+ Brokerage commission payables	27,737,385	53,193,859
+ Short-term deposits and collateral received	50,000,000	-
+ Other short-term payables	19,760,000	19,760,000
Total	376,497,385	156,953,859

NOTES TO THE FINANCIAL STATEMENTS

For the period from 01 January to 30 June 2026

21. OTHER PAYABLES (CONT'D)

21b. Other long-term payables

	Closing balance (VND)	Opening balance (VND)
- Payables to related parties	-	-
- Payables to other entities and individuals	1,462,500,000	1,462,500,000
+ Long-term deposits and collateral received	1,462,500,000	1,462,500,000
Total	1,462,500,000	1,462,500,000

22. BONUS AND WELFARE FUND

	Opening balance	Appropriations from profit	Utilisation of the fund	Closing balance
				Unit: VND
- Bonus fund	1,380,943,173	1,565,363,773	1,073,491,000	1,872,815,946
Total	1,380,943,173	1,565,363,773	1,073,491,000	1,872,815,946

23. EQUITY

23a. Reconciliation of movements in equity

	Components of equity				Unit: VND Total
	Share capital	Share premium	Other equity	Development investment fund	
Opening balance of the prior year	123,641,000,000	(302,784,117)	1,868,174,955	3,303,364,068	139,157,886,391
- Profit for the year	-	-	-	-	15,653,637,727
- Profit distribution	-	-	-	-	(10,107,898,785)
+ Appropriation to bonus and welfare fund from 2024 profit	-	-	-	-	(1,063,028,785)
+ Appropriation for remuneration of the Board of Directors and the Supervisory Board	-	-	-	-	(390,000,000)
+ 2024 dividend distribution	-	-	-	-	(8,654,870,000)
Opening balance of the current year	123,641,000,000	(302,784,117)	1,868,174,955	3,303,364,068	144,703,625,333
- Increase in capital	-	-	-	-	8,969,681,035
- Profit distribution	-	-	-	-	(15,555,873,773)
+ Appropriation to bonus and welfare fund from 2025 profit (*)	-	-	-	-	(1,565,363,773)
+ Appropriation for remuneration of the Board of Directors and the Supervisory Board	-	-	-	-	(390,000,000)
+ 2025 dividend distribution (*)	-	-	-	-	(13,600,510,000)
Closing balance	123,641,000,000	(302,784,117)	1,868,174,955	3,303,364,068	138,117,432,595

23. EQUITY (CONT'D)**23a. Reconciliation of movements in equity (cont'd)**

The Company distributed 2025 profit in accordance with the 2026 Annual General Meeting of Shareholders Resolution No. 01/2026/NQ-DHDCD2026 dated 30 June 2026.

23b. Details of equity

	Closing balance (VND)	Opening balance (VND)
- Saigontourist Holding Company	48,041,000,000	48,041,000,000
- Bong Sen Corporation	11,040,400,000	11,040,400,000
- Other shareholders	64,559,600,000	64,559,600,000
Total	123,641,000,000	123,641,000,000

23c. Shares

	Closing balance (VND)	Opening balance (VND)
- Number of registered shares	12,364,100	12,364,100
- Number of shares	12,364,100	12,364,100
<i>Ordinary shares</i>	<i>12,364,100</i>	<i>12,364,100</i>
- Number of outstanding shares	12,364,100	12,364,100
<i>Ordinary shares</i>	<i>12,364,100</i>	<i>12,364,100</i>

* *Par value of outstanding shares (VND/share): 10,000*

23d. Capital transactions with owners and distribution of dividends and profits

	Current period (VND)	Prior period (VND)
- Contributed capital		
<i>Opening balance</i>	<i>123,641,000,000</i>	<i>123,641,000,000</i>
<i>Increases</i>	-	-
<i>Decreases</i>	-	-
<i>Closing balance</i>	<i>123,641,000,000</i>	<i>123,641,000,000</i>
- Dividends and profits distributed (i)	13,600,510,000	8,654,870,000

(i) The Company distributed 2025 profit in accordance with the 2026 Annual General Meeting of Shareholders Resolution No. 01/2026/NQ-DHDCD2026 dated 30 June 2026.

24. OFF-BALANCE SHEET ITEMS**24a. Off-balance sheet leased assets**

The Company leases land from the People's Committee of Ho Chi Minh City for hotel operations under Contract No. 4789/HD-TNMT-QLSDD dated 16 August 2012, with a lease term of 50 years starting from 15 January 1997. According to Decision No. 6790/QD-UBND dated 27 December 2016, Saigon Hotel Joint Stock Company was permitted to convert the lease form from annual land rental payments to a one-off land rental payment for the remaining lease term (from 27 December 2016 to 14 January 2047). The Company is currently carrying out the procedures to transition to the one-off land rental payment.

24b. Foreign currencies

	Opening balance		Closing balance	
	VND equivalent	Original currency	VND equivalent	Original currency
USD Dollar (USD)	210,933,516	8,048.44	306,494,526	11,812.99

25. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	Current period (VND)	Prior period (VND)
- Accommodation revenue	17,297,130,469	15,233,046,265
- Food and beverage revenue	4,223,837,408	3,799,635,204
- Other service revenue	2,968,263,796	4,504,346,635
- Service charge revenue	1,131,560,028	1,006,859,652
Total	25,620,791,701	24,543,887,756

Details of related party revenue are presented in Note 36b

26. COST OF GOODS SOLD AND SERVICES RENDERED

	Current period (VND)	Prior period (VND)
- Cost of accommodation services	8,016,913,955	7,587,572,991
- Cost of food and beverage services	4,376,467,429	3,980,370,667
- Cost of other services	908,045,575	1,077,291,015
Total	13,301,426,959	12,645,234,673

Details of related party purchases are presented in Note 36b

27. FINANCIAL INCOME

	Current period (VND)	Prior period (VND)
- Interest income from term deposits	4,026,874,658	2,971,048,650
- Interest income from demand deposits	3,527,757	4,618,097
- Dividends and profit distributions	50,000	20,000
- Foreign exchange gains	255,543	22,369
- Foreign exchange gains arising from revaluation of monetary items denominated in foreign currencies	2,750,190	5,897,097
Total	4,033,458,148	2,981,606,213

NOTES TO THE FINANCIAL STATEMENTS

For the period from 01 January to 30 June 2026

28. FINANCIAL EXPENSES

	Current period (VND)	Prior period (VND)
- Foreign exchange gains	261,633	395,880
Total	261,633	395,880

29. GENERAL AND ADMINISTRATIVE EXPENSES

	Current period (VND)	Prior period (VND)
- Employee expenses	2,679,041,801	2,475,617,456
- Office supplies expenses	4,023,484	19,390,560
- Depreciation of fixed assets	-	6,795,000
- Taxes, fees and charges	1,473,213,060	1,476,213,060
- Provision/(reversal of provision) for doubtful receivables	(600,000,000)	-
- Service fee	1,131,560,028	1,006,859,652
- Purchased services	154,545,690	269,066,834
- Other expenses	289,176,446	217,911,447
Total	5,131,560,509	5,471,854,009

30. COSTS OF PRODUCTION AND BUSINESS BY NATURE OF EXPENSE

	Current period (VND)	Prior period (VND)
- Materials expenses	2,038,768,971	1,908,117,031
- Labour costs	8,732,354,148	8,385,855,273
- Depreciation of fixed assets	1,002,377,406	1,022,540,077
- Provision/(reversal of provision) for doubtful receivables	(600,000,000)	-
- Purchased services	3,539,875,453	3,432,296,189
- Other cash expenses	3,719,611,490	3,368,280,112
Total	18,432,987,468	18,117,088,682

31. OTHER INCOME

	Current period (VND)	Prior period (VND)
- Gain on disposal of fixed assets	3,200,000	-
- Compensation income	9,194,443	6,842,590
- Other income	2,217,816	7,991,164
Total	14,612,259	14,833,754

NOTES TO THE FINANCIAL STATEMENTS

For the period from 01 January to 30 June 2026

32. OTHER EXPENSES

	Current period (VND)	Prior period (VND)
- First-instance and appellate court fees for debt recovery	14,359,408	39,183,334
- Other expenses	5,000,000	21,000,101
Total	19,359,408	60,183,435

33. CORPORATE INCOME TAX EXPENSES

	Current period (VND)	Prior period (VND)
Accounting profit before tax	11,216,253,599	9,362,659,726
Adjustments to accounting profit before tax	16,609,218	166,171,237
- Adjustments:	19,359,408	172,068,334
+ Non-deductible expenses	19,359,408	172,068,334
- Deductions from taxable profit	(2,750,190)	(5,897,097)
+ Unrealised foreign exchange gain at the end of the period	(2,750,190)	(5,897,097)
Total taxable income for the period	11,232,862,817	9,528,830,963
Corporate income tax rate	20%	20%
Current corporate income tax expense	2,246,572,563	1,905,766,192

34. EARNINGS PER SHARE

34a. Basic earnings per share

	Current period (VND)	Prior period (VND)
- Profit after corporate income tax	8,969,681,035	7,456,893,534
- Adjustments to accounting profit to determine profit attributable to ordinary	(1,091,968,104)	(940,689,353)
+ Remuneration of the Board of Directors	(195,000,000)	(195,000,000)
+ Appropriation to bonus and welfare	(896,968,104)	(745,689,353)
- Profit attributable to ordinary	7,877,712,932	6,516,204,181
- Weighted average number of ordinary shares outstanding during the period/year	12,364,100	12,364,100
Basic earnings per shares	637	527

34b. Diluted earnings per share

The Company has no dilutive potential ordinary shares, and therefore, diluted earnings per share is equal to basic earnings per share

35. SEGMENT REPORTING

The segment reporting by business area:

Current period	Room VND	Food & Beverage VND	Other services VND	Service charge VND	Total VND
Revenue from sale of goods and rendering of services	17,297,130,469	4,223,837,408	2,968,263,796	1,131,560,028	25,620,791,701
Cost of Goods Sold for Segments	8,016,913,955	4,376,467,429	908,045,575	-	13,301,426,959
Net Revenue of goods for segments	9,280,216,514	(152,630,021)	2,060,218,221	1,131,560,028	12,319,364,742
Non-allocated expenses	-	-	-	1,131,560,028	5,131,560,509
Operating profit	-	-	-	-	7,187,804,233
Financial incomes	-	-	-	-	4,033,458,148
Financial expenses	-	-	-	-	261,633
Other income	-	-	-	-	14,612,259
Other expenses	-	-	-	-	19,359,408
Current Corporate income tax expenses	-	-	-	-	2,246,572,564
Net profit after CIT					8,969,681,035
Total Asset					182,740,062,016
Total Liabilities					44,622,629,421

35. SEGMENT REPORTING (CONT'D)

The segment reporting by business area:

Prior period	Room VND	Food & Beverage VND	Other services VND	Service charge VND	Total VND
Revenue from sale of goods and rendering of services	15,233,046,265	3,799,635,204	4,504,346,635	1,006,859,652	24,543,887,756
Cost of Goods Sold for Segments	7,587,572,991	3,980,370,667	1,077,291,015	-	12,645,234,673
Net Revenue of goods for segments	7,645,473,274	(180,735,463)	3,427,055,620	1,006,859,652	11,898,653,083
Non-allocated expenses	-	-	-	1,006,859,652	5,471,854,009
Operating profit	-	-	-	-	6,426,799,074
Financial incomes	-	-	-	-	2,981,606,213
Financial expenses	-	-	-	-	395,880
Other income	-	-	-	-	14,833,754
Other expenses	-	-	-	-	60,183,435
Current Corporate income tax expenses	-	-	-	-	1,905,766,192
Net profit after CIT					7,456,893,534
Total Asset					175,730,799,352
Total Liabilities					39,223,918,212

36. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

The Company's related parties include subsidiaries, associates, key management personnel, individuals related to key management personnel, and other related parties. The list of the Company's related parties from 1 January 2026 to 30 June 2026 is as follows:

No.	Related parties	Relationship
1	Saigontourist Holding Company	Major shareholder
2	Bong Sen Corporation	Major shareholder
3	Branch of Saigontourist Holding Company - Binh Quoi Tourist Village	Company within the same Group
4	Branch of Saigontourist Holding Company - Dong Khanh Hotel	Company within the same Group
5	Branch of Bong Sen Corporation - Palace Hotel	Company within the same Group
6	Saigontourist Travel Service One Member Limited Company	Company within the same Group
7	Branch 1 - Saigontourist Cable Television One Member Limited Company	Company within the same Group

36a. Transactions and balances with key management personnel and their related parties

Transactions with key management personnel and individuals related to key management personnel

The Company did not have any sales of goods and provision of services or other transactions with key management personnel and individuals related to key management personnel.

36. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (CONT'D)**36a. Transactions and balances with key management personnel and their related parties (cont'd)**

Remuneration of key management personnel

<i>Remuneration and income of the Board of Management, Supervisory Board and Directorate</i>	Current period (VND)	Prior period (VND)
Remuneration of the Board of Management and Supervisory Board	195,000,000	195,000,000
<i>Chairman of the Board of Management</i>	<i>30,000,000</i>	<i>30,000,000</i>
- Mr. Vo Thanh Binh	30,000,000	30,000,000
<i>Members of the Board of Management</i>	<i>111,000,000</i>	<i>111,000,000</i>
- Mr. Pham Thanh Binh	24,000,000	24,000,000
- Ms. Ta Thi Tuyet Mai (Dismissed on 19/06/2025)	-	22,400,000
- Ms. Le Thi Thuy Ha (Appointed on 19/06/2025)	24,000,000	1,600,000
- Ms. Phan Ngoc Bich	24,000,000	24,000,000
- Mr. Tran Tien	39,000,000	39,000,000
+ <i>Remuneration of the Board of Management</i>	<i>24,000,000</i>	<i>24,000,000</i>
+ <i>Remuneration of the Secretary of the Board of Management</i>	<i>15,000,000</i>	<i>15,000,000</i>
<i>Head of the Supervisory Board</i>	<i>24,000,000</i>	<i>24,000,000</i>
- Ms. Ha Thi Mai Phuong	24,000,000	24,000,000
<i>Members of the Supervisory Board</i>	<i>30,000,000</i>	<i>30,000,000</i>
- Ms. Huynh Thi Thanh Truc	15,000,000	15,000,000
- Mr. Nguyen Tran Gia Huy (Dismissed on 19/06/2025)	-	14,000,000
- Ms. Do Thi Quy Cong (Appointed on 19/06/2025)	15,000,000	1,000,000
Total income of the Board of Director	538,961,421	506,662,769
- Ms. Phan Ngoc Bich - Director	538,961,421	506,662,769
Total	733,961,421	701,662,769

36. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (CONT'D)**36b. Transactions and balances with other related parties**Transactions with related party

	Current period (VND)	Prior period (VND)
Revenue from sales of goods and rendering of services	477,000,275	371,413,362
- Saigontourist Travel Service One Member Limited Company	391,287,900	263,500,002
- Branch of Saigontourist Holding Company - Binh Quoi Tourist Village	73,214,416	96,243,967
- Saigontourist Holding Company	5,259,259	9,342,593
- Branch 1 - Saigontourist Cable Television One	6,230,700	2,326,800
- Saigontourist Travel Service One Member Limited Company - Nghe An Branch	1,008,000	-
Purchase of goods and services	112,505,621	114,154,430
- Branch 1 - Saigontourist Cable Television One Member Limited Company	100,070,436	100,774,800
- Branch of Saigontourist Holding Company - Binh Quoi Tourist Village	12,435,185	13,379,630

Balances with related parties

	Closing balance (VND)	Opening balance (VND)
Trade receivables	-	37,840,000
- Saigontourist Travel Service One Member Limited Company	-	37,840,000

37. CORRESPONDING FIGURES**37a. Application of new accounting standards/regimes/regulations**

The Company has applied Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance guiding the corporate accounting system, circulars guiding the implementation of accounting standards of the Ministry of Finance, and other legal regulations relevant to the preparation and presentation of Financial Statements.

37b. Changes in accounting policies

From January 1, 2026, the Company has applied Circular No. 99/2025/TT-BTC of the Minister of Finance guiding the corporate accounting system in replacement of Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Minister of Finance.

37. CORRESPONDING FIGURES (CONT'D)**37c. Impact of the application of new accounting standards/regulations, changes in accounting policies, and correction of errors**

The effect of the application of new accounting standards, changes in accounting policies and correction of errors on comparative figures in the Financial Statements is as follows:

	Codes	Previously reported amounts (VND)	Restated (VND)	Difference (VND)
<i>Statement of financial position</i>				
Cash equivalents	112	2,500,000,000	2,506,095,890	6,095,890
Short-term held-to-maturity investments	123	134,000,000,000	136,148,490,411	2,148,490,411
Other short-term receivables	135	2,187,428,801	32,842,500	(2,154,586,301)
Dividends and profits payable	313	-	57,219,000	57,219,000
Other short-term payables	320	214,172,859	156,953,859	(57,219,000)

38. COLLATERAL ASSETS

The Company did not pledge any financial assets as collateral to other entities, nor did it receive any collateral assets from other entities as at 01 January 2026 and 30 June 2026.

39. GOING CONCERN

There are no events causing significant doubt about the going concern assumption, and the Company has neither the intention nor the compulsion to cease operations or substantially curtail the scale of its operations.

40. EVENTS AFTER THE END OF THE FINANCIAL YEAR

There are no events occurring after the end of the accounting period that require adjustments to the figures or disclosures in the Financial Statements.

Approved, 14 August 2026



Vu Thi Canh
Preparer



Le Ngoc Thuy
Chief Accountant



Phan Ngoc Bich
Director