HANOI TOURIST SERVICE JOINT STOCK COMPANY	THE SOCIALIST REPUBLIC OF VIETNAM
	Independence - Freedom - Happiness
No: 169/TSC	Hanoi, *Month* 08 *Date* 13 2026

THE PERIODIC DISCLOURE OF INFORMATION ON FINANCIAL STATEMENTS

To: **Hanoi Stock Exchange**

In accordance with provisions of Clause 3 Article 14 Circular No 96/2020/TT-BTC on November 16, 2020 of Minister of Finance guiding the Disclosure of Information on Securities Market, Hanoi Tourist Service Joint Stock Company ("**Company**") disclose the Financial Statements for the six-month period of 2026 to Hanoi Stock Exchange, as follows:

1. **Name of Organization**: Hanoi Tourist Service Joint Stock Company

- Stock symbol: **TSJ**
- Address of Head Office: No. 273 Kim Ma Street, Giang Vo Ward, Hanoi, Vietnam.
- Telephone: (024) 3726 2626 Fax: (024) 3726 2571
- Email Address: tchc.toserco@gmail.com Website: www.hanoitoserco.com.vn

2. Information Disclosure Content:

- The Financial Statements for the six-month period of 2026

[x] Separate Financial Statements (The listed Company has no subsidiaries and superior accounting units owning affiliated units)

[ ] Consolidated Financial Statements (The listed Company has subsidiaries)

[ ] Combined Financial Statements (The listed Company has affiliated accounting units organizing separate accounting mechanism)

- The Cases requiring explanation:

+ The Audit Organization gives an opinion that is not a fully accepted opinion on the Financial Statements (for the Financial Statements that have been reviewed/audited ....):

[ ] Yes [ ] No

Written Explanation in case of choosing YES

[ ] Yes [ ] No

+ There is difference of Net profit after tax in the reporting period between before and after the audit is 5% or more, changing from loss to profit or vice versa (for Financial Statements audited in 2025):

[ ] Yes [ ] No

Written Explanation in case of choosing YES

[ ] Yes [ ] No

+ The Net profit after Corporate Income Tax (CIT) in Statement of Income Report of the reporting period changes by 10% or more in comparison with same period last year:

[x] Yes [ ] No

Written Explanation in case of choosing YES

[x] Yes [ ] No

+ The Net profit after CIT in the reporting period is a loss, changing from profit in the same period last year to loss in this period or vice versa.

☐ Yes ☐ No

Written Explanation in case of choosing YES

☐ Yes ☐ No

This information has been published on the Company's website at the link: **https://hanoitoserco.com.vn/quan-he-co-dong/**.

Attached documents:
- The Financial Statements for the six-month period of 2026;
- Written Explanation.

Legal Representatives
GENERAL DIRECTOR

CÔNG TY CỔ PHẦN DU LỊCH DỊCH VỤ HÀ NỘI

Nguyễn Kim Hà

KPMG

Hanoi Tourist Service Joint Stock Company

Interim Financial Statements
for the six-month period ended
30 June 2026

Hanoi Tourist Service Joint Stock Company
Corporate Information

Enterprise Registration Certificate No.	0100107155	15 March 2016

Hanoi Tourist Service Joint Stock Company ("the Company") is formerly known as Hanoi Tourist Service One-member Limited Company. Hanoi Tourist Service One-member Limited Company officially changed its type of enterprise to joint stock company under the name of Hanoi Tourist Service Joint Stock Company under the Enterprise Registration Certificate dated 15 March 2016. The Enterprise Registration Certificate has been amended nine times, and the most recent of which is by Enterprise Registration Certificate No. 0100107155 dated 29 April 2026. The Enterprise Registration Certificate and its amendments were issued by the Hanoi Department of Finance.

Board of Management	Mr. Nguyen Manh Hung	Chairman *(from 15/4/2026)*
	Mr. Nguyen Van Dung	Chairman *(until 15/4/2026)*
	Ms. Duong Thi Hue	Vice Chairwoman
	Mr. Nguyen Huu Tan	Member *(from 20/5/2026)*
	Mr. Nguyen Van Dung	Member *(from 15/4/2026)*
	Ms. Vu Thi Quynh Trang	Member
	Ms. Le Thanh Ha	Member *(until 20/5/2026)*
Board of General Directors	Mr. Nguyen Kim Ha	General Director
	Ms. Vu Hoai Chau	Deputy General Director
	Mr. Trinh Minh Tu	Deputy General Director
Supervisory Board	Mr. Tran Xuan Son	Head of Supervisory Board
	Mr. Nguyen Thanh Tuyen	Member
	Mr. Nguyen Tri Trung	Member
Registered Office	No. 273 Kim Ma Street, Giang Vo Ward Hanoi City, Vietnam	
Auditor	KPMG Limited Vietnam	

Hanoi Tourist Service Joint Stock Company
Statement of the Board of General Directors

The Board of General Directors of Hanoi Tourist Service Joint Stock Company ("the Company") presents this statement and the accompanying interim financial statements of the Company for the six-month period ended 30 June 2026.

The Board of General Directors is responsible for the preparation and true and fair presentation of the interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting. In the opinion of the Board of General Directors:

(a) the interim financial statements set out on pages 5 to 48 give a true and fair view of the financial position of the Company as at 30 June 2026 and of its results of operations and its 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; and

(b) at the date of this statement, there are no reasons to believe that the Company will not be able to pay its debts as and when they fall due.

The Board of General Directors has, on the date of this statement, authorised the accompanying interim financial statements for issue.

On behalf of the Board of General Directors

M.S.D.N: 0100107155 - C.T.C.P
CÔNG TY
CỔ PHẦN
DU LỊCH DỊCH VỤ
HÀ NỘI
THÀNH PHỐ HÀ NỘI

Nguyen Kim Ha
Legal representative

Hanoi, 12 August 2026

KPMG Limited
46th Floor, Keangnam Landmark 72,
Pham Hung Street, Yen Hoa Ward,
Hanoi, Vietnam
+84 (24) 3946 1600 | kpmg.com.vn

INTERIM FINANCIAL STATEMENTS REVIEW REPORT

To the Shareholders
Hanoi Tourist Service Joint Stock Company

We have reviewed the accompanying interim financial statements of Hanoi Tourist Service Joint Stock Company ("the Company"), which comprise the statement of financial position as at 30 June 2026, the statements of income and cash flows for the six-month period then ended and the explanatory notes thereto which were authorised for issue by the Company's Board of General Directors on 12 August 2026, as set out on pages 5 to 48.

Board of General Directors' Responsibility

The Company's Board of General Directors is responsible for the preparation and true and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting and for such internal control as the Board of General Directors determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review engagements 2410 – *Review of interim financial information performed by the independent auditor of 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.

Auditor's Conclusion

Based on 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, of the financial position of Hanoi Tourist Service Joint Stock Company as at 30 June 2026 and of its results of operations and its 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.

KPMG Limited
Vietnam
Review Report No. 26-02-00187-26-1

CÔNG TY TNHH KPMG

Doan Thanh Toan
Practicing Auditor Registration
Certificate No. 3073-2024-007-1
Deputy General Director

Nguyen Quoc Khanh
Practicing Auditor Registration
Certificate No. 5594-2025-007-1

Hanoi, 12 August 2026

Hanoi Tourist Service Joint Stock Company
Statement of financial position as at 30 June 2026

Form B 01a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

	Code	Note	30/6/2026 VND	1/1/2026 VND (Reclassified)
ASSETS				
Current assets (100 = 110 + 120 + 130 + 140 + 160)	**100**		**906,399,486,703**	**580,530,961,710**
Cash and cash equivalents	**110**	**10**	**299,503,685,332**	**11,870,606,807**
Cash	111		9,408,892,592	11,870,606,807
Cash equivalents	112		290,094,792,740	-
Short-term financial investments	**120**		**582,163,772,677**	**552,292,012,096**
Held-to-maturity investments	123	11(a)	582,163,772,677	552,292,012,096
Accounts receivable – short-term	**130**		**20,627,686,387**	**15,749,262,712**
Accounts receivable from customers	131	12	11,134,597,118	9,555,132,205
Prepayments to suppliers	132		2,132,268,959	19,771,385
Other receivables	135	13	7,454,936,332	6,268,475,144
Allowance for doubtful debts	136	14	(94,116,022)	(94,116,022)
Inventories	**140**		**710,922,502**	**321,382,344**
Inventories	141		710,922,502	321,382,344
Other current assets	**160**		**3,393,419,805**	**297,697,751**
Short-term deferred expenses	161		3,393,419,805	297,697,751

Form B 01a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

	Code	Note	30/6/2026 VND	1/1/2026 VND (Reclassified)
Long-term assets (200 = 210 + 220 + 240 + 250 + 260 + 270)	**200**		**315,213,319,229**	**332,016,953,607**
Accounts receivable – long-term	**210**		**1,500,500,000**	**1,500,500,000**
Other long-term receivables	215		1,500,500,000	1,500,500,000
Fixed assets	**220**		**3,079,005,475**	**3,298,599,577**
Tangible fixed assets	221	15	3,079,005,475	3,298,599,577
Cost	222		*24,468,652,290*	*24,468,652,290*
Accumulated depreciation	223		*(21,389,646,815)*	*(21,170,052,713)*
Investment property	**240**	**16**	**35,881,682,127**	**37,212,484,251**
Cost	241		*78,384,152,645*	*78,384,152,645*
Accumulated depreciation	242		*(42,502,470,518)*	*(41,171,668,394)*
Long-term work in progress	**250**		**271,111,111**	**271,111,111**
Construction in progress	252		271,111,111	271,111,111
Long-term financial investments	**260**		**272,910,593,079**	**287,646,705,597**
Investments in associates, joint-ventures	262	11(b)	271,037,992,349	285,774,104,867
Equity investments in other entities	263	11(b)	1,872,600,730	1,872,600,730
Other long-term assets	**270**		**1,570,427,437**	**2,087,553,071**
Long-term deferred expenses	271	17	1,570,427,437	2,087,553,071
TOTAL ASSETS (280 = 100 + 200)	**280**		**1,221,612,805,932**	**912,547,915,317**

Form B 01a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

	Code	Note	30/6/2026 VND	1/1/2026 VND (Reclassified)
RESOURCES				
LIABILITIES (300 = 310 + 330)	**300**		**179,728,773,050**	**32,780,444,176**
Current liabilities	**310**		**172,998,413,310**	**25,493,888,616**
Accounts payable to suppliers	311		1,200,399,477	843,198,079
Advances from customers	312		47,473,671	36,533,877
Dividends/Profits payable	313	18	91,764,884,305	153,317,401
Taxes and others payable to the State – short-term	314	19	52,836,194,696	5,704,150,375
Payable to employees	315		1,028,811,320	2,869,393,591
Accrued expenses	316		2,360,785,977	735,272,039
Deferred revenue – short-term	319	20	8,404,574,904	6,076,752,678
Other payables – short-term	320	21(a)	11,745,826,105	6,943,660,838
Bonus and welfare funds	323	22	3,609,462,855	2,131,609,738
Long-term liabilities	**330**		**6,730,359,740**	**7,286,555,560**
Other payables – long-term	338	21(b)	6,730,359,740	7,286,555,560
EQUITY	**400**	**23**	**1,041,884,032,882**	**879,767,471,141**
Share capital	411	24	748,000,000,000	748,000,000,000
- *Ordinary shares with voting rights*	*411a*		*748,000,000,000*	*748,000,000,000*
Share premium	412		1,231,896,222	1,231,896,222
Repurchased own shares	415		(34,320,000)	(34,320,000)
Investment and development fund	418	26	33,444,140,193	30,440,250,872
Retained profits	420		259,242,316,467	100,129,644,047
- *Retained profits for the current period/year*	*420b*		*259,242,316,467*	*100,129,644,047*
TOTAL RESOURCES (440 = 300 + 400)	**440**		**1,221,612,805,932**	**912,547,915,317**

Authorised, 12 August 2026

Preparer	Chief Accountant	Legal Representative
Duong Thi Nhu	Tran Thi Yen Ha	Nguyen Kim Ha
Deputy Head of Accounting Department	*Chief Accountant*	General Director

M.S.D.N: 0100107155 - C.T.C.P
CÔNG TY CỔ PHẦN DU LỊCH DỊCH VỤ HÀ NỘI
THÀNH PHỐ HÀ NỘI

The accompanying notes are a part of these interim financial statements

Hanoi Tourist Service Joint Stock Company
Statement of income for the six-month period ended 30 June 2026

Form B 02a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

	Code	Note	Six-month period ended 30/6/2026 VND	30/6/2025 VND
Revenue from sales of goods and provision of services	**01**	**28**	**60,971,172,565**	**62,770,045,675**
Cost of sales	**11**	**29**	**43,636,830,128**	**46,014,170,087**
Gross profit from sales of goods and provision of services (20 = 01 - 11)	**20**		**17,334,342,437**	**16,755,875,588**
Financial income	22	30	301,256,585,120	63,318,650,099
Financial expenses	23		177,109,720	232,260
Selling expenses	25	31	3,063,630,408	3,380,661,471
General and administration expenses	26	32	5,069,573,492	4,920,133,579
Net operating profit {30 = 20 + 22 - 23 - (25 + 26)}	**30**		**310,280,613,937**	**71,773,498,377**
Other income	31		105,522,475	111,409,694
Other expenses	32		6,588,794	26,663
Results of other activities (40 = 31 - 32)	**40**		**98,933,681**	**111,383,031**
Accounting profit before tax (50 = 30 + 40)	**50**		**310,379,547,618**	**71,884,881,408**
Income tax expense – current	**51**	**34**	**51,137,231,151**	**4,509,350,613**
Net profit after tax (60 = 50 - 51)	**60**		**259,242,316,467**	**67,375,530,795**
Earnings per share				
Basic earnings per share	70	35	3,466	901

Authorised, 12 August 2026

Preparer	Chief Accountant	Legal Representative
Duong Thi Nhu	Tran Thi Yen Ha	Nguyen Kim Ha
Deputy Head of Accounting Department	*Chief Accountant*	General Director

M.S.D.N: 0100108155 - C.T.C.P
CÔNG TY CỔ PHẦN DU LỊCH DỊCH VỤ HÀ NỘI
THÀNH PHỐ HÀ NỘI

The accompanying notes are a part of these interim financial statements

Hanoi Tourist Service Joint Stock Company
Statement of cash flows for the six-month period ended 30 June 2026 (Indirect method)

Form B 03a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

	Code	Note	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND
CASH FLOWS FROM OPERATING ACTIVITIES				
Profits before tax	**01**		**310,379,547,618**	**71,884,881,408**
Depreciation and amortisation	02		1,550,396,226	1,550,396,226
Allowances and provisions	03		-	46,200,000
Exchange gains arising from revaluation of monetary items denominated in foreign currencies	04		(720,568,726)	(2,266,865,975)
Profits from investing activities	05		(300,328,780,807)	(61,010,898,715)
Operating profit before changes in working capital	**08**		**10,880,594,311**	**10,203,712,944**
Increase in receivables	09		(4,867,035,675)	(2,511,527,756)
Increase in inventories	10		(389,540,158)	(142,187,370)
Increase in payables	11		9,974,050,592	11,415,999,181
Increase in deferred expenses	12		(2,578,596,420)	(2,952,865,045)
			13,019,472,650	**16,013,131,954**
Income tax paid	15		(7,252,372,890)	(3,689,691,179)
Other payment of operating activities	17		(4,029,277,305)	(3,912,835,601)
Net cash flows from operating activities	**20**		**1,737,822,455**	**8,410,605,174**

The accompanying notes are a part of these interim financial statements

Hanoi Tourist Service Joint Stock Company
Statement of cash flows for the six-month period ended 30 June 2026 (Indirect method – continued)

Form B 03a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

	Code	Note	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for granting loans, purchase of debt instruments of other entities	23		(533,241,506,849)	(423,147,000,000)
Receipts from collecting loans, sales of debt instruments of other entities	24		500,818,515,000	380,141,000,000
Collections on investments in other entities	26		244,250,000,000	-
Receipts of interests and dividends	27		73,524,639,593	64,177,804,359
Net cash flows from investing activities	**30**		**285,351,647,744**	**21,171,804,359**
CASH FLOWS FROM FINANCING ACTIVITIES				
Payments of dividends, profits	36		(7,057,400)	(5,103,000)
Net cash flows from financing activities	**40**		**(7,057,400)**	**(5,103,000)**
Net cash flows during the period (50 = 20 + 30 + 40)	**50**		**287,082,412,799**	**29,577,306,533**
Cash and cash equivalents at the beginning of the period	**60**	**10**	**11,870,606,807**	**22,499,631,213**
Effect of exchange rate fluctuations on cash and cash equivalents	**61**		**550,665,726**	**194,557,975**
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	**70**	**10**	**299,503,685,332**	**52,271,495,721**

Authorised, 12 August 2026

Preparer	Chief Accountant	Legal Representative
Duong Thi Nhu	Tran Thi Yen Ha	Nguyen Kim Ha
Deputy Head of Accounting Department	*Chief Accountant*	*General Director*

M.S.D.N: 0100107155-C.T.C.P
CÔNG TY CỔ PHẦN DU LỊCH DỊCH VỤ HÀ NỘI
THÀNH PHỐ HÀ NỘI

The accompanying notes are a part of these interim financial statements

Form B 09a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

These notes form an integral part of and should be read in conjunction with the accompanying interim financial statements.

1. Reporting entity

(a) Ownership structure

Hanoi Tourist Service Joint Stock Company ("Company") is a joint stock company incorporated in Vietnam.

(b) Principal activities

The Company's principal activities comprise:

- Provision of inbound and outbound travel tours;
- Operation of hotels, restaurants (excluding bars, karaoke and dance halls);
- Tourism and goods transportation;
- Provision of food and beverage services, including high-end and popular specialities (excluding bars);
- Provision of tour guides, interpreters, information services (except for those prohibited by the Government);
- Provision of amusement, entertainment, sauna, massage (excluding acupuncture, acupressure and sauna with traditional medicine);
- Leases of offices, residential houses to locals and foreigners;
- General import-export trading;
- Project planning, construction investment and management of tourist resorts, hotels, urban areas, trade and service centers;
- Provision of other services: operating leases (cooking, interpreter, driver);
- Organisation of conferences, seminars, trading of souvenirs, art pictures, high-end cosmetics; and
- Provision of tailoring, laundry, hair care, beauty care, makeup services (excluding services that may cause bleeding).

(c) Normal operating cycle

The normal operating cycle of the Company is generally within 12 months.

(d) The Company's structure

As at 30 June 2026, the Company had 2 dependent units (1/1/2026: 2 dependent units) as follows:

No.	Entity name	Address	Principal business activities
1	Travel Center	273 Kim Ma, Giang Vo Ward, Hanoi	Travel services
2	Service Center, Airline Ticket Agent	273 Kim Ma, Giang Vo Ward, Hanoi	Airline ticket agent

As at 30 June 2026, the Company had 2 joint ventures (1/1/2026: 2 joint ventures and 1 associate) as listed in Note 11(b).

As at 30 June 2026, the Company had 64 employees (1/1/2026: 66 employees).

2. Basis of preparation

(a) Statement of compliance

The interim financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting.

(b) Basis of measurement

The interim financial statements, except for the statement of cash flows, are prepared on the accrual basis using the historical cost concept. The statement of cash flows is prepared using the indirect method.

(c) Accounting period

The annual accounting period of the Company is from 1 January to 31 December. The interim financial statements have been prepared for the six-month period ended 30 June 2026.

(d) Accounting and presentation currency

The Company's accounting currency is Vietnam Dong ("VND"), which is also the currency used for interim financial statement presentation purposes.

3. Adoption of new guidance on Accounting System for Enterprises

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Accounting System for Enterprises ("Circular 99"). Circular 99 replaces the previous guidance on Accounting System for Enterprises under Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200") and other circulars amending and supplementing Circular 200. Circular 99 is effective from 1 January 2026 and applicable for annual accounting periods beginning on or after 1 January 2026.

The Company has adopted the applicable requirements of Circular 99 effective from 1 January 2026 on a prospective basis, with reclassification of certain corresponding items, unless Circular 99 specifically stipulates otherwise. The significant change to the Company's accounting policies and its effects on the interim financial statements, if any, is disclosed in the following note to the interim financial statements:

- Held-to-maturity investments (Note 4(c)(i)).

4. Summary of significant accounting policies

The following significant accounting policies have been adopted by the Company in the preparation of these interim financial statements.

Except for significant changes to the Company's accounting policies as disclosed in Note 3, the accounting policies that have been adopted by the Company in the preparation of these interim financial statements are consistent with those adopted in the preparation of the latest annual financial statements.

(a) Foreign currency transactions

Transactions in currencies other than VND during the period have been translated into VND at rates approximating actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND are translated into VND at the average of the account transfer buying rates and selling rates at the end of the accounting period quoted by the commercial bank where the Company most frequently conducts transactions. Demand deposits denominated in currencies other than VND are translated into VND at the average of the account transfer buying rates and selling rates at the end of the accounting period quoted by the commercial bank where the Company maintains the demand deposit accounts.

All foreign exchange differences are recorded in the statement of income.

(b) Cash and cash equivalents

Cash comprises cash balances and demand deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

(c) Investments

(i) Held-to-maturity investments

Held-to-maturity investments are those that the Company's Board of General Directors has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at bank. These investments are initially recognised at cost. Subsequent to initial recognition, the investments are stated at amortised costs less allowance for held-to-maturity investments.

(ii) Investments in joint ventures and associates

For the purpose of these interim financial statements, investments in joint ventures and associates are initially recognised at cost which includes purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for impairment.

An allowance is made for impairment of investment if the investee has suffered a loss which may cause the Company to lose its invested capital, unless there is evidence that the value of the investment has not been diminished. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no allowance had been recognised.

(iii) Investments in other entities

Investments in other entities comprise investments in equity instruments of other entities that the Company does not have control, joint control or significant influence over the investees. These investments are initially recognised at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for impairment.

An allowance is made for impairment of investment if the investee has suffered a loss which may cause the Company to lose its invested capital, unless there is evidence that the value of the investment has not been diminished. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no allowance had been recognised.

(d) Accounts receivable

Trade and other receivables are stated at cost less allowance for doubtful debts. An allowance for doubtful debts is made for receivables that are overdue or deemed likely to be uncollectible.

(e) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined on a first-in-first-out and includes all costs incurred in bringing the inventories to their present location and condition. Net realisable value is the estimated selling price of inventory items, less the estimated costs of completion and estimated costs to sell.

(f) Tangible fixed assets

(i) Cost

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use. Expenditure incurred after tangible fixed assets have been put into operation, such as repair, maintenance, and overhaul costs, is charged to the statement of income in the period in which the cost is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalised as an additional cost of tangible fixed assets.

(ii) Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The estimated useful lives are as follows:

▪ buildings and structures	25 – 30 years
▪ machinery and equipment	5 – 25 years
▪ motor vehicles	10 years
▪ office equipment	10 years

(g) Investment property

Investment property held to earn rental

(i) Cost

Investment property held to earn rental is stated at cost less accumulated depreciation. The initial cost of an investment property held to earn rental comprises its purchase price, cost of land use rights and any directly attributable expenditures of bringing the property to the condition necessary for it to be capable of operating in the intended manner. Expenditure incurred after the investment property held to earn rental has been put into operation, such as repairs and maintenance, is charged to the statement of income in the period in which the expenditure is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in future economic benefits in excess of the originally assessed standard of performance of the existing investment property held to earn rental, the expenditure is capitalised as an additional cost of the investment property.

(ii) Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of investment property. The estimated useful lives are as follows:

▪ buildings, structures, and land use rights	4 – 35 years

(h) Construction in progress

Construction in progress represents the costs of tangible and investment properties which have not been fully completed. No depreciation is provided for construction in progress during the period of construction.

(i) Long-term deferred expenses

(i) Cadastral survey cost

Cadastral survey cost represents the carrying amount of prepaid expenses to Hanoi Cadastral Survey Joint Stock Company in relation to cadastral survey service at the building at No. 2 Nui Truc Street, Ngoc Ha Ward, Hanoi. This cost is recognised in the statement of income on a straight-line basis over 25 years.

(ii) Other deferred expenses

Other deferred expenses, which comprise the expenses for repair and maintenance of fixed assets and investment property and others, are recognised in the statement of income on a straight-line basis over a period ranging from 2 to 3 years.

(j) Trade payables, accruals and other payables

Trade payables, accruals and other payables are stated at their cost.

(k) Dividends/Profits payable

Dividends payables are recognised at the date when the General Meeting of Shareholders of the Company resolved to distribute dividends to shareholders.

(l) Share capital

(i) Ordinary shares

Ordinary shares are recognised at issuance price less incremental costs directly attributable to the issue of shares, net of tax effects. Such costs are recognised as a deduction from share premium.

(ii) Repurchase and reissue of ordinary shares (repurchased own shares)

Before 1 January 2021

When shares recognised as equity are repurchased, the amount of the consideration paid, which includes directly attributable costs, net of tax effects, is recognised as a reduction from equity. Repurchased own shares before 1 January 2021 are classified as repurchased own shares under equity. When repurchased own shares are sold or reissued subsequently, cost of the reissued shares is determined on a weighted average basis. Any difference between the amount received and the cost of the shares reissued is presented within share premium.

(m) Investment and development fund

The investment and development fund is appropriated from retained earnings based on resolutions approved by the General Meeting of Shareholders. This fund is intended to support the Company's future business.

(n) Taxation

Income tax on the profit or loss for the period comprises current and deferred tax. Income tax is recognised in the statement of income except to the extent that it relates to items recognised directly to equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted at the end of the annual accounting period, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided using the statement of financial statement position method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amounts of assets and liabilities using the tax rates enacted or substantively enacted at the end of the accounting period.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(o) Revenue and other income

(i) Services rendered

Revenue from services rendered is recognised in the statement of income in proportion to the stage of completion of the transaction. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

(ii) Operating rental income

Rental income from leased property as operating leases is recognised in the statement of income on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.

(iii) Interest income

Interest income is recognised on a time proportion basis with reference to the principal outstanding and the applicable interest rate. However, interest income is not recognised for held-to-maturity investments that have been provided allowance for impairment due to unlikeliness of recovery.

(iv) Dividend income

Dividend income from shares registered and centrally deposited with the Vietnam Securities Depository and Clearing Corporation ("VSDC") is recognised on the record date. Dividend income from shares not registered with VSDC is recognised when the right to receive the dividend is established. Dividends received which are attributable to the period before acquisition date are deducted from the carrying amount of the investment.

(p) Leases

Operating lease payments

Payments made under operating leases are recognised in the statement of income on a straight-line basis over the term of the lease. Lease incentives received are recognised in the statement of income as an integral part of the total lease expense, over the term of the lease.

(q) Production and business expenses

Expenses shall be recognised in the statement of income in the period in which they are incurred. Except where the expenses relate to the results of production and business activities of multiple accounting periods, they shall be allocated to the income statement on a systematic or proportional basis.

(r) Earnings per share

The Company presents basic earnings per share ("EPS") for its ordinary shares. Basic EPS is calculated by dividing the profit attributable to the ordinary shareholders of the Company by the weighted average number of outstanding ordinary shares during the period. As at 30 June 2026 and for the six-month period then ended, the Company had no potential ordinary shares and therefore did not present diluted EPS.

(s) Segment reporting

A segment is a distinguishable component of the Company that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. The Company's primary format for segment reporting is based on business segments.

(t) Related parties

Parties are considered to be related to the Company if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Company and the other party are subject to common control. Related parties may be individuals or corporate entities and include close family members of any individual considered to be a related party.

Related companies refer to corporate shareholders with significant influence over the Company and joint-ventures and associates of the Company.

(u) Comparative information

Comparative information in these financial statements is presented as corresponding figures. Under this method, comparative information for the prior period is included as an integral part of the current period's financial statements and is intended to be read only in relation to the amounts and other disclosures relating to the current period. Accordingly, the comparative information included in these financial statements is not intended to present the Company's financial position, results of operation or cash flows for the prior period.

5. Seasonality of operations

The Company does not have any seasonal business segments that may significantly affect its operating results for the six-month period ended 30 June 2026.

6. Changes in accounting estimates

In preparing these interim financial statements, the Board of General Directors has made several accounting estimates. Actual results may differ from these estimates.

There are no significant changes in the Company's basis of making accounting estimates in preparation and presentation of these interim financial statements compared to those in the most recent annual financial statements.

7. Unusual items

According to Resolution No. 89/2026/NQ-HĐQT dated 27 May 2026, the Company's Board of Management approved the transfer of its entire investment in 178,625 shares of Orient Star Trading and Tourism Joint Stock Company ("Sao Phuong Dong"), an associate of the Company.

During the period, the Company completed the transfer of the above-mentioned shares to Phu Loc Service Development Company Limited for a transfer consideration of VND 244,250,000,000.

The disposal of this investment in associate had the impact on the Company's interim financial statements as at the disposal date as follows:

	Carrying amount at the disposal date VND
Proceeds from disposal of investment in Sao Phuong Dong	244,250,000,000
Carrying amount of investment in Sao Phuong Dong (Note 11(b))	(14,736,112,518)
Gain on disposal of investment in associate (Note 30)	229,513,887,482

8. Changes in the structure of the Company

During the six-month period ended 30 June 2026, the Company disposed of its investment in Orient Star Trading and Tourism Joint Stock Company, an associate of the Company (Note 7).

9. Segment reporting

Business segments

The Company comprises the following main business segments:

- Office leasing (leasing offices, residential houses to organisations and individuals) and investments in joint-ventures and associates operating in hotel service sector (collectively referred to as "Office leasing and hotel investment");
- Travel tour operating: providing inbound and outbound travel tours and related services; and
- Airline ticket agent: selling airline tickets.

The Company did not present geographical segment because the Board of General Directors determines that the Company operates primarily in a single geographical segment, which is Vietnamese territory.

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Segment revenue, expenses and results include transfer between business segments. Transfer prices of inter-segment transactions are set on an arm's length basis in a manner similar to transactions with third parties. Such transfers are eliminated on consolidation.

Form B 09a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

For the six-month period ended 30 June 2026

	Office leasing and hotel investment VND	Travel tour operating VND	Airline ticket agent VND	Total VND
Segment revenue	27,804,544,105	13,051,185,507	20,115,442,953	60,971,172,565
Dividends and profits received from joint-ventures and associates in hotel service sector	54,381,348,741	-	-	54,381,348,741
Total segment revenue	82,185,892,846	13,051,185,507	20,115,442,953	115,352,521,306
Segment results	69,405,107,353	873,737,554	1,436,846,271	71,715,691,178
In which, the business result of:				
- *Office leasing*	*15,023,758,612*			
- *Hotel investment*	*54,381,348,741*			
Financial income and other income				246,980,758,854
Financial expenses and other operating expenses				(8,316,902,414)
Profit before tax				310,379,547,618
Income tax expense – current				(51,137,231,151)
Net profit after tax				259,242,316,467

Form B 09a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

For the six-month period ended 30 June 2025

	Office leasing and hotel investment VND	Travel tour operating VND	Airline ticket agent VND	Total VND
Segment revenue	27,347,716,868	14,720,154,924	20,702,173,883	62,770,045,675
Dividends and profits received from joint-ventures and associates in hotel service sector	47,532,294,298	-	-	47,532,294,298
Total segment revenue	74,880,011,166	14,720,154,924	20,702,173,883	110,302,339,973
Segment results	62,123,846,898	665,556,119	1,498,766,869	64,288,169,886
In which, the business result of:				
- *Office leasing*	*14,591,552,600*			
- *Hotel investment*	*47,532,294,298*			
Financial income and other income				15,897,765,495
Financial expenses and other operating expenses				(8,301,053,973)
Profit before tax				71,884,881,408
Income tax expense – current				(4,509,350,613)
Net profit after tax				67,375,530,795

Form B 09a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

As at 30 June 2026

	Office leasing and hotel investment VND	Travel tour operating VND	Airline ticket agent VND	Total VND
Segment assets	935,830,233,272	3,612,086,168	9,259,893,413	948,702,212,853
Investment in joint-ventures and associates in hotel service sector	271,037,992,349	-	-	271,037,992,349
Other unallocated assets				1,872,600,730
Total assets				1,221,612,805,932
Segment liabilities	172,582,919,940	3,539,184,640	3,606,668,470	179,728,773,050

For the six-month period ended 30 June 2026

	Office leasing and hotel investment VND	Travel tour operating VND	Airline ticket agent VND	Total VND
Depreciation of tangible fixed assets	219,594,102	-	-	219,594,102
Depreciation of investment properties	1,330,802,124	-	-	1,330,802,124

Form B 09a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

As at 1 January 2026

	Office leasing and hotel investment VND	Travel tour operating VND	Airline ticket agent VND	Total VND
Segment assets	616,942,075,700	1,372,122,460	6,587,011,560	624,901,209,720
Investment in joint-ventures and associates in hotel service sector	285,774,104,867	-	-	285,774,104,867
Other unallocated assets				1,872,600,730
Total assets				912,547,915,317
Segment liabilities	30,961,714,655	1,061,907,139	756,822,382	32,780,444,176

For the six-month period ended 30 June 2025

	Office leasing and hotel investment VND	Travel tour operating VND	Airline ticket agent VND	Total VND
Depreciation of tangible fixed assets	219,594,102	-	-	219,594,102
Depreciation of investment properties	1,330,802,124	-	-	1,330,802,124

10. Cash and cash equivalents

	30/6/2026 VND	1/1/2026 VND
Cash on hand	25,631,423	24,622,799
Demand deposits at banks		
Southeast Asia Commercial Joint Stock Bank	8,947,367,290	11,458,324,210
Other banks	435,893,879	387,659,798
Cash equivalents at banks		
Southeast Asia Commercial Joint Stock Bank	233,903,300,000	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam	41,496,446,438	-
Other banks	14,695,046,302	-
Cash and cash equivalents	299,503,685,332	11,870,606,807

Cash equivalents represent term deposits with original terms from 1 month to 3 months at commercial banks, earning interest rates ranging from 0% to 4.75% per annum (1/1/2026: Nil).

11. Investments

(a) Held-to-maturity investments – short-term

Held-to-maturity investments – short-term represent deposits at commercial banks with original terms of more than 3 months and remaining terms to maturity of no more than 12 months.

	30/6/2026			1/1/2026		
	Cost VND	Recoverable amount VND	Allowance VND	Cost VND (Reclassified)	Recoverable amount VND	Allowance VND
Term deposits	582,163,772,677	582,163,772,677	-	552,292,012,096	552,292,012,096	-

Details of short-term held-to-maturity investments outstanding as at the reporting date are as follows:

		30/6/2026			1/1/2026		
	Currency	**Annual interest rate**	**Original currency**	**VND equivalent**	**Annual interest rate**	**Original currency (Reclassified)**	**VND equivalent (Reclassified)**
Southeast Asia Commercial Joint Stock Bank	USD				0%	3,000,000	78,231,000,000
Southeast Asia Commercial Joint Stock Bank	VND	5.2% - 8.5%	316,189,375,889	316,189,375,889	4.8% - 6.9%	234,790,720,001	234,790,720,001
Generation of Prosperity Sole Member Limited Commercial Bank	VND	6.3% - 8.9%	102,779,920,917	102,779,920,917	6.0% - 7.7%	162,698,881,784	162,698,881,784
An Binh Commercial Joint Stock Bank	VND	7.1% - 8.8%	109,205,255,571	109,205,255,571	6.5% - 7.4%	64,057,545,205	64,057,545,205
Other banks	VND		53,989,220,300	53,989,220,300		12,513,865,106	12,513,865,106
				582,163,772,677			552,292,012,096

Form B 09a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

(b) Equity investments in other entities – long-term

	Address	Quantity	30/6/2026 % of equity owned and voting rights	30/6/2026 Cost VND	30/6/2026 Recoverable amount VND	30/6/2026 Allowance VND	1/1/2026 % of equity owned and voting rights	1/1/2026 Cost VND	1/1/2026 Recoverable amount VND	1/1/2026 Allowance VND
Equity investments in: Associates, joint-ventures,										
• Global Toserco Co., Ltd.	Hanoi		35.00%	209,672,714,716	209,672,714,716	-	35.00%	209,672,714,716	209,672,714,716	-
• Hanoi Hotel Joint Venture Co., Ltd	Hanoi		29.58%	61,365,277,633	61,365,277,633	-	29.58%	61,365,277,633	61,365,277,633	-
• Orient Star Trading and Tourism Joint Stock Company	Hanoi		(*)	-	-	-	40.00%	14,736,112,518	14,736,112,518	-
				271,037,992,349	271,037,992,349	-		285,774,104,867	285,774,104,867	-
Other entity										
• Hanoitourist Taxi Joint Stock Company	Hanoi	13,000	5.20%	1,872,600,730	1,872,600,730	-	5.20%	1,872,600,730	1,872,600,730	-
				272,910,593,079	272,910,593,079	-		287,646,705,597	287,646,705,597	-

As at 30 June 2026, costs of the Company's investments in joint ventures, associates and other entity represent revaluated amounts approved under Decision No. 7189/QD-UBND dated 29 December 2014 of the Hanoi People's Committee on approval of the enterprise valuation and equitisation plan of Hanoi Tourist Service Joint Stock Company. These investments were revalued in accordance with guidance in the Government's Decree No. 59/2011/ND-CP dated 18 July 2011 on transformation of 100% state-owned enterprises into joint stock companies ("Decree 59"), the Government's Decree No. 116/2015/ND-CP dated 11 November 2015 amending, supplementing a number of articles of Decree 59, and Circular No. 127/2014/TT-BTC dated 5 September 2014 guiding financial settlement and enterprise valuation upon transformation of 100% state-owned enterprises into joint stock companies.

The Company has not determined fair values of these investments for disclosure in the interim financial statements because information about their market prices is not available and there is currently no guidance on determination of fair value using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Accounting System for Enterprises. The fair values of these investments may differ from their carrying amounts.

(*) During the period, the Company disposed its investment in Orient Star Trading and Tourism Joint Stock Company (Note 7).

12. Accounts receivable from customers

Accounts receivable from customers detailed by significant customers

	30/6/2026		1/1/2026	
	Carrying amount VND	Allowance VND	Carrying amount VND	Allowance VND
Honda Vietnam Company Ltd	1,518,592,376	-	1,243,298,800	-
Vietnam International Commercial Joint Stock Bank (VIB)	1,586,292,000	-	1,616,058,246	-
Yamaha Motor Vietnam Company Ltd.	904,826,791	-	1,232,095,000	-
Others	7,124,885,951	(94,116,022)	5,463,680,159	(94,116,022)
	11,134,597,118	(94,116,022)	9,555,132,205	(94,116,022)

Form B 09a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

13. Other short-term receivables

	30/6/2026		1/1/2026	
	Carrying amount VND	Allowance VND	Carrying amount VND (Reclassified)	Allowance VND
Short-term deposits	6,658,269,432	-	5,485,124,000	-
Advance to employees	525,184,000	-	290,103,120	-
Others	271,482,900	-	493,248,024	-
	7,454,936,332	-	6,268,475,144	-

Form B 09a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

14. Bad and doubtful debts

	30/6/2026				1/1/2026			
	Overdue period	Carrying amount VND	Allowance VND	Recoverable amount VND	Overdue period	Carrying amount VND	Allowance VND	Recoverable amount VND
Overdue debts								
Xuan Huong Company Limited	Over 3 years	356,916,022	(47,916,022)	309,000,000	Over 3 years	356,916,022	(47,916,022)	309,000,000
Newcare Medical Development Company Limited	2 - 3 years	46,200,000	(46,200,000)	-	1 - 2 years	46,200,000	(46,200,000)	-
		403,116,022	(94,116,022)	309,000,000		403,116,022	(94,116,022)	309,000,000

15. Tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Total VND
Cost					
Opening and closing balance	4,957,830,531	17,096,963,577	2,371,258,182	42,600,000	24,468,652,290
Accumulated depreciation					
Opening balance	2,479,048,810	16,835,960,293	1,834,613,933	20,429,677	21,170,052,713
Charge for the period	86,502,210	10,268,982	118,562,910	4,260,000	219,594,102
Closing balance	2,565,551,020	16,846,229,275	1,953,176,843	24,689,677	21,389,646,815
Net book value					
Opening balance	2,478,781,721	261,003,284	536,644,249	22,170,323	3,298,599,577
Closing balance	2,392,279,511	250,734,302	418,081,339	17,910,323	3,079,005,475

Included in tangible fixed assets as at 30 June 2026 were assets costing VND16,584 million (1/1/2026: VND16,584 million) which were fully depreciated and are in active use.

Details of major tangible fixed assets currently in use, each having a net book value of greater than 10% of the total net book value of tangible fixed assets, are as follows:

	Net book value	
	30/6/2026 VND	**1/1/2026 VND**
Tangible fixed assets of the building at 273 Kim Ma	2,296,950,304	2,376,383,746
Other tangible fixed assets	782,055,171	922,215,831
	3,079,005,475	3,298,599,577

16. Investment property

Investment property held to earn rental

	Buildings, Structures, and land use rights VND
Cost	
Opening and closing balance	78,384,152,645
Accumulated depreciation	
Opening balance	41,171,668,394
Charge for the period	1,330,802,124
Closing balance	42,502,470,518
Net book value	
Opening balance	37,212,484,251
Closing balance	35,881,682,127

Included in investment property as at 30 June 2026 were investment property costing VND2,032 million (1/1/2026: VND2,032 million) which were fully depreciated and are in active use.

The Company has not determined fair values of its investment property held to earn rental for disclosure in the interim financial statements because there was no recent market transaction for similar property in the same location as the Company's investment property and there is currently no guidance on determination of fair value using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Accounting System for Enterprises.

Form B 09a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

Details of investment property held to earn rental currently in use, each having a net book value of greater than 10% of the total net book value of investment property held to earn rental, are as follows:

	Net book value	
	30/6/2026 VND	1/1/2026 VND
Building at 273 Kim Ma Street	22,664,880,502	23,448,680,398
Van Phuc Building	7,449,393,564	7,717,840,176
Other investment properties	5,767,408,061	6,045,963,677
	35,881,682,127	37,212,484,251

17. Long-term deferred expenses

	Cadastral survey cost VND	Others VND	Total VND
Opening balance	638,813,178	1,448,739,893	2,087,553,071
Amortisation for the period	(18,079,440)	(499,046,194)	(517,125,634)
Closing balance	620,733,738	949,693,699	1,570,427,437

18. Dividends/Profits payable

	Payment period	30/6/2026 VND	1/1/2026 VND (Reclassified)
Dividend payable in cash	28 September 2026	91,764,884,305	153,317,401

19. Taxes and others payable to the State – short-term

	1/1/2026 VND	Incurred VND	Paid/Deducted VND	30/6/2026 VND
Value added tax	405,201,183	2,424,410,678	(2,380,053,255)	449,558,606
Corporate income tax	5,272,372,890	51,137,231,151	(7,252,372,890)	49,157,231,151
Personal income tax	26,576,302	306,520,757	(271,754,944)	61,342,115
Land and housing taxes, land rental	-	6,279,724,722	(3,111,661,898)	3,168,062,824
	5,704,150,375	60,147,887,308	(13,015,842,987)	52,836,194,696

20. Deferred revenue – short-term

Deferred revenue – short-term represents office rentals paid from 2 months to 1 year in advance by tenants.

21. Other payables

(a) Other payables – short-term

	30/6/2026 VND	1/1/2026 VND (Reclassified)
Short-term deposits received	5,686,757,000	5,510,478,584
Bonus of Board of General Directors, remuneration of Board of Management and Supervisory Board	3,495,849,048	1,059,607,947
Others	2,563,220,057	373,574,307
	11,745,826,105	6,943,660,838

(b) Other payables – long-term

	30/6/2026 VND	1/1/2026 VND
Long-term deposits received	6,730,359,740	7,286,555,560

Other payables – long-term represent long-term deposits received from the Company's tenants.

22. Bonus and welfare funds

These bonus and welfare funds are established by appropriating from profits after tax as approved by shareholders at the shareholders' meeting. These funds are used to pay bonus and welfare to the Company's employees in accordance with the Company's bonus and welfare policies. Movements of the bonus and welfare funds during the period were as follows:

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND
Opening balance	2,131,609,738	1,939,125,047
Appropriation	5,507,130,422	4,903,475,492
Utilisation	(4,029,277,305)	(3,912,835,601)
Closing balance	3,609,462,855	2,929,764,938

Form B 09a – DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

23. Changes in owners' equity

	Share capital VND	Share premium VND	Treasury shares VND	Investment and development fund VND	Retained profits VND	Total VND
Balance at 1 January 2025	748,000,000,000	1,231,896,222	(34,320,000)	27,989,155,271	81,703,186,693	858,889,918,186
Net profit for the period	-	-	-	-	67,375,530,795	67,375,530,795
Appropriation to Investment and development fund	-	-	-	2,451,095,601	(2,451,095,601)	-
Appropriation to Bonus and welfare funds	-	-	-	-	(2,452,379,891)	(2,452,379,891)
Appropriation to Bonus fund for Board of General Directors, remuneration for Board of Management and Supervisory Board	-	-	-	-	(2,451,095,601)	(2,451,095,601)
Dividends (Note 25)	-	-	-	-	(74,348,615,600)	(74,348,615,600)
Balance at 30 June 2025	748,000,000,000	1,231,896,222	(34,320,000)	30,440,250,872	67,375,530,795	847,013,357,889
Balance at 1 January 2026	748,000,000,000	1,231,896,222	(34,320,000)	30,440,250,872	100,129,644,047	879,767,471,141
Net profit for the period	-	-	-	-	259,242,316,467	259,242,316,467
Appropriation to Investment and development fund	-	-	-	3,003,889,321	(3,003,889,321)	-
Appropriation to Bonus and welfare funds	-	-	-	-	(3,003,889,321)	(3,003,889,321)
Appropriation to Bonus fund for Board of General Directors, remuneration for Board of Management and Supervisory Board	-	-	-	-	(2,503,241,101)	(2,503,241,101)
Dividends (Note 25)	-	-	-	-	(91,618,624,304)	(91,618,624,304)
Balance at 30 June 2026	748,000,000,000	1,231,896,222	(34,320,000)	33,444,140,193	259,242,316,467	1,041,884,032,882

24. Share capital

The Company's authorised and issued share capital are:

	30/6/2026 and 1/1/2026	
	Number of shares	**VND**
Authorised share capital	74,800,000	748,000,000,000
Issued share capital	74,800,000	748,000,000,000
Repurchased own shares		
Ordinary shares	(2,600)	(34,320,000)
Shares in circulation		
Ordinary shares	74,797,400	747,965,680,000

All ordinary shares have a par value of VND10,000. Each share is entitled to one vote at meetings of the Company. Shareholders are entitled to receive dividend as declared from time to time. All ordinary shares are ranked equally with regard to the Company's residual assets. In respect of shares repurchased by the Company, all rights are suspended until those shares are reissued.

25. Dividends

The General Meeting of Shareholders of the Company on 20 May 2026 resolved to distribute dividends in cash amounting to VND91,618,624,304 (six-month period ended 30/6/2025: VND74,348,615,600).

26. Investment and development fund

Investment and development fund was appropriated from retained profits in accordance with the Resolution of General Meeting of Shareholders. This fund was established for the purpose of future business expansion.

27. Off statement of financial position items

(a) Foreign currencies

	30/6/2026		1/1/2026	
	Original currency	VND equivalent	Original currency	VND equivalent
USD	3,290,539	86,528,009,074	3,290,540	85,807,409,755
EUR	209	6,313,527	215	6,529,919
		86,534,322,601		85,813,939,674

(b) Lease commitments

The Company has operating lease commitments in which the Company acts as a lessor. The Company is currently leasing premises under operating lease agreements. The future minimum lease payments under these agreements at the end of the accounting period are as follows:

	30/6/2026 VND	1/1/2026 VND
Within 1 year	23,177,068,698	28,421,061,017
Within 2 to 5 years	49,259,498,362	35,602,345,709
More than 5 years	1,236,136,364	-
	73,672,703,424	64,023,406,726

Details of future minimum lease payments by significant customers are as follows:

	Lease period	30/6/2026 VND	1/1/2026 VND
Vietnam International Commercial Joint Stock Bank	2 years	19,386,763,636	23,938,712,727
Generation of Prosperity Sole Member Limited Commercial Bank – Ba Dinh Branch	2 years	15,810,539,033	3,207,033,818
Duc Nhan Limited liability Company	2 years	6,534,000,000	8,154,000,000
Others		31,941,400,755	28,723,660,181
		73,672,703,424	64,023,406,726

28. Revenue from sales of goods and provision of services

Total revenue represents the gross value of services rendered exclusive of value added tax.

Net revenue from provision of services comprised:

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND
Revenue from office leasing	27,804,544,105	27,347,716,868
Revenue from travel tour operating	13,051,185,507	14,720,154,924
Revenue from airline ticket agent	20,115,442,953	20,702,173,883
	60,971,172,565	62,770,045,675

29. Cost of sales

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND
Cost of sales of office leasing	12,780,785,493	12,756,164,268
Cost of sales of travel tour operating	12,177,447,953	14,054,598,805
Cost of sales of airline ticket agent	18,678,596,682	19,203,407,014
	43,636,830,128	46,014,170,087

30. Financial income

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND
Interest income from deposits (*)	16,640,777,324	13,382,814,943
Gain on disposal of investment in associate (Note 7)	229,513,887,482	-
Dividends and profits being shared	54,381,348,741	47,628,083,772
Realised foreign exchange gains	2,847	40,885,409
Unrealised foreign exchange gains	720,568,726	2,266,865,975
	301,256,585,120	63,318,650,099

(*) In which, details of interest income from deposits by banks are as follows:

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND
Southeast Asia Commercial Joint Stock Bank	7,113,626,545	6,095,561,304
Generation of Prosperity Sole Member Limited Commercial Bank	4,021,094,264	7,063,182,057
An Binh Commercial Joint Stock Bank	3,983,101,073	10,671,304
Other banks	1,522,955,442	213,400,278
	16,640,777,324	13,382,814,943

31. Selling expenses

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND
Staff cost	2,873,640,877	2,966,343,983
Depreciation and amortisation	18,951,125	18,951,126
Outside services	68,051,771	78,701,781
Other cash expenses	102,986,635	316,664,581
	3,063,630,408	3,380,661,471

32. General and administration expenses

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND
Staff cost	3,950,725,866	3,880,021,366
Depreciation and amortisation	186,119,280	186,119,280
Outside services	323,066,287	389,932,604
Financial statement review fee	130,000,000	126,000,000
Other expenses	479,662,059	338,060,329
	5,069,573,492	4,920,133,579

33. Production and business costs by element

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND
Raw material costs	560,863,074	447,287,517
Staff costs	8,799,798,364	8,776,836,070
Depreciation and amortisation	1,550,396,226	1,550,396,226
Outside services	40,260,593,000	43,003,547,177
Other expenses	962,301,476	710,425,661
	52,133,952,140	54,488,492,651

34. Income tax

(a) Recognised in the statement of income

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND
Income tax expense – current		
Current period	51,137,231,151	4,509,350,613

(b) Reconciliation of effective tax rate

	Six-month period ended 30/6/2026 VND	Six-month period ended 30/6/2025 VND
Accounting profit before tax	310,379,547,618	71,884,881,408
Tax at the Company's tax rate	62,075,909,524	14,376,976,282
Tax on tax exempt income	(10,876,269,748)	(9,525,616,754)
Tax on non-deductible expenses	81,705,120	80,400,000
Tax on changes in unrecognised temporary differences	(144,113,745)	(422,408,915)
	51,137,231,151	4,509,350,613

(c) Applicable tax rate

Under the terms of the current Law on Corporate Income Tax, the Company has obligations to pay the government income tax at the rate of 20% of taxable profits.

35. Earnings per share

The calculation of basic earnings per share for the six-month period ended 30 June 2026 was based on the profit attributable to ordinary shareholders of VND259,242,316,467 (six-month period ended 30/6/2025: VND67,375,530,795 and a weighted average number of ordinary shares outstanding of 74,797,400 (six-month period ended 30/6/2025: 74,797,400 shares).

As at 30 June 2026, the Company has not yet estimated reliably the amount to be appropriated to the bonus and welfare funds, the bonus fund for Board of General Directors, and remuneration for Board of Management and Supervisory Board for the six-month period ended 30 June 2026 as the General Meeting of Shareholders has not approved the appropriation rate to these funds for 2026.

Had the Company made appropriation to the bonus and welfare funds, the bonus fund for Board of General Directors, and remuneration for Board of Management and Supervisory Board for the six-month period ended 30 June 2026 at the same rates as those applied for the year ended 31 December 2025, being 3% and 2.5% of the retained profits for the year respectively, basic earnings per share would have decreased from VND3,466 per share to VND3,275 per share.

As at 30 June 2026 and for the six-month period then ended, the Company had no potential ordinary shares and therefore did not present diluted EPS.

36. Significant transactions with related parties

In addition to related party balances disclosed in other notes to the interim financial statements, the Company had the following significant transactions with related parties during the period:

	Transaction value Six-month period ended	
	30/6/2026	**30/6/2025**
	VND	**VND**
Joint-venture company		
Hanoi Hotel Limited Joint Venture Company		
Dividends received	54,381,348,741	47,532,294,298
Provision of services	575,058,851	461,169,333
Purchase of services	14,654,850	18,127,740
Other related parties		
Hanoitourist Taxi Joint Stock Company		
Dividend received	-	95,789,474
Vietnam Intimex Joint Stock Company		
Provision of services	35,631,260	64,234,152
S.E.M Thong Nhat Metropole Hotel Company Limited		
Provision of services	4,485,928	1,018,519
Victory Hotel Joint Stock Company		
Provision of services	-	55,556
Purchase of services	28,518,518	26,759,259

Key management personnel compensation

	Transaction value Six-month period ended 30/6/2026 VND	30/6/2025 VND
Members of Board of Management		
Mr. Nguyen Manh Hung – Chairman *(from 15/4/2026)*		
Remuneration and bonus	280,887,715	273,346,657
Mr. Nguyen Van Dung – Chairman *(until 15/4/2026)*		
Remuneration and bonus	510,968,978	456,612,932
Ms. Duong Thi Hue – Vice Chairwoman		
Remuneration and bonus	392,928,346	346,959,700
Ms. Le Thanh Ha – Member *(until 20/5/2026)*		
Remuneration and bonus	260,081,263	273,346,657
Ms. Vu Thi Quynh Trang – Member		
Remuneration and bonus	273,952,231	273,346,657
Mr. Nguyen Huu Tan - Member *(from 20/5/2026)*		
Remuneration	13,870,968	-
Board of General Directors		
Mr. Nguyen Kim Ha – General Director		
Salary and bonus	657,352,231	599,146,657
Mr. Trinh Minh Tu – Deputy General Director		
Salary and bonus	384,761,785	357,877,326
Ms. Vu Hoai Chau – Deputy General Director		
Salary and bonus	448,961,785	384,277,326
Members of Supervisory Board		
Mr. Tran Xuan Son – Head of Supervisory Board		
Remuneration, salary and bonus	323,766,562	323,342,660
Mr. Nguyen Tri Trung – Member		
Remuneration and bonus	115,580,892	115,338,663
Mr. Nguyen Thanh Tuyen – Member		
Remuneration and bonus	115,580,892	115,338,663
Chief Accountant		
Ms. Nguyen Thi Bich *(until 28/2/2026)*		
Salary and bonus	218,445,468	151,650,000
Ms. Tran Thi Yen Ha *(from 1/3/2026)*		
Salary and bonus	134,800,000	-

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(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

37. Assumptions and estimation uncertainties

In preparing these interim financial statements, the Board of General Directors has made estimates that affect the reported amounts of assets and expenses. Actual results may differ from these estimates. Revisions to estimates are recognised prospectively.

Information about assumptions and estimation uncertainties at the reporting date that have a significant risk of resulting in a material adjustment to the carrying amounts of assets within the next period are included in Note 4(f)(ii) – estimation of useful lives of tangible fixed assets and Note 4(g)(ii) – estimation of useful lives of investment property held to earn rental.

38. Comparative information

Unless otherwise stated, comparative information as at 1 January 2026 was derived from the financial statements of the Company for the year ended 31 December 2025; comparative information for the six-month period ended 30 June 2025 was derived from the interim financial statements of the Company for the six-month period ended 30 June 2025.

As described in Note 3, effective from 1 January 2026, the Company adopted Circular 99 and changed its accounting policies for certain items which have been applied prospectively. As a result of the changes in accounting policies, certain comparative information as at 1 January 2026 have been reclassified. A comparison of the amounts previously reported and reclassified is as follows:

Statement of financial position

	Code	1/1/2026 (Reclassified) VND	Code	1/1/2026 (As previously reported) VND
Held-to-maturity investments – short-term	123	552,292,012,096	123	536,959,000,000
Other short-term receivables	135	6,268,475,144	136	21,601,487,240
Dividends/Profits payable	313	153,317,401		-
Other payables – short-term	320	6,943,660,838	319	7,096,978,239

Authorised, 12 August 2026

Preparer	Chief Accountant	Legal Representative
Duong Thi Nhu	Tran Thi Yen Ha	Nguyen Kim Ha
Deputy Head of Accounting Department	*Chief Accountant*	General Director

CÔNG TY CỔ PHẦN DU LỊCH DỊCH VỤ HÀ NỘI

HANOI TOURIST SERVICE JOINT STOCK COMPANY

No: 170/TSC

Ref: Account for fluctuation of Net profit after Corporate Income Tax in the six-month period of 2026

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Noi, 13... August 2026

To: **The Hanoi Stock Exchange.**

In accordance with the Circular No 96/2020/TTTT-BTC on 16 November 2020 of the Minister of Finance that providing guidelines on Disclosure of Information on Securities Market, Ha Noi Tourisrt Service Joint Stock Company ("**Company**") whose Net profit after Corporate Income Tax (CIT) encreases in excess of 10% in The six-month period of 2026 in comparision with The six-month period of 2025. It is possible explanation for this is that:

Unit: VND

Content	The six-month period of 2025	The six-month period of 2026	Variation	Rate (%)
(1)	(2)	(3)	(4= 3 – 2)	(5 = 4/2)
Net Profit after CIT	67,375,530,795	259,242,316,467	191,866,785,672	284.77%

The net profit after CIT encreases by VND 191,866,785,672 in the six-month period of 2026 in Comparision with the six-month period of 2025:

- The six-month period of 2026, Net operating profit increased by VND 238.51 billion primarily due to gains from the transfer of equity investment in Orient Star Trading and Tourism Joint Stock Company of VND 229.51 billion and profit sharing from the joint venture in The six-month period of 2026 was VND 54.38 billion, while The six-month period of 2025 only VND 47.53 billion was received.

This is the main significant reason leading variation.

Sincerely,

Recipients:
- As above;
- Archive: Clerical Office.

GENERAL DIRECTOR

M.S.D.N: 0100107155 - C.T.C.P
CÔNG TY CỔ PHẦN DU LỊCH DỊCH VỤ HÀ NỘI
THÀNH PHỐ HÀ NỘI

Nguyen Kim Ha