

No: 594 /LSG-TCKT
Regarding the explanation of 10%
net profit after tax fluctuations of
compared to the same period

Ho Chi Minh City, August 13, 2025

To:

- State Securities Commission of Vietnam;
- Ha Noi Stock Exchange

Company name: Sai Gon Vi Na Land Joint Stock Company.

Address: 628-630 Võ Văn Kiệt Street, Quan market Ward, Hồ Chí Minh City

Stock code: LSG

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on guidelines for information disclosure on the stock market.

Based on the half-yearly financial report ending on June 30, 2025, Saigon Vi Na Land Joint Stock Company would like to explain the reason for the fluctuation of more than 10% in profit after tax (PAT) for the first 6 months of 2024 compared to the same period last year, as follows:

Unit: VNĐ

Content	6 month of 2025	6 month of 2024	Difference	Volatility rate %
Total revenue	52.758.979.557	51.398.277.033	1.360.702.524	2,65%
Total expense	83.899.405.794	52.449.499.160	31.449.906.634	59,96%
Net profit before tax	(31.140.426.237)	(1.051.222.127)	(30.089.204.110)	2862,31%
Net profit after tax	(31.161.426.237)	(1.076.222.127)	(30.085.204.110)	2795,45%

Profit after tax for the first 6 months of 2025 was a loss of 31.16 billion VND, which is a decrease of 30.09 billion VND compared to the loss of 1.08 billion VND in the first 6 months of 2024.


Main reasons:

- During the period, financial investment operating revenue decreased by 0.44 billion VND.
- Financial expenses increased by 30.43 billion VND, mainly due to loan interest costs related to the project, which the Company fully recorded as financial expenses during the period.
- General and administrative expenses increased by 0.20 billion VND. *nb*



Respectful.

Recipients:

- As above;
- Archive: VT , BP.TCKT (Tuan) 

GENERAL DIRECTOR



Trần Thị Minh Tâm



SAI GON VI NA LAND JOINT STOCK COMPANY

Address: 628-630 Võ Văn Kiệt, Quan market Ward, Hồ Chí Minh City

Tel: (028) 22418282 - 38382030 - Fax: (028) 38381626 - Website: www.landsaigon.vn

Ho Chi Minh City, 13 August 2025

No: 595 /LSG-TCKT

PERIODIC DISCLOSURE OF FINANCIAL STATEMENT

To: Ha Noi Stock Exchange

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the stock market, Sai Gon Vi Na Land Joint Stock Company hereby discloses its half-yearly financial report for 2025 to the Hanoi Stock Exchange as follows:

1. Organization name:

- *Stock code: LSG*
- *Address: 628-630 Võ Văn Kiệt Street, Quan market Ward, Ho Chi Minh City.*
- *Tel: 028 22418282 Fax: 028 38381626*
- *Email: info@landsaigon.vn Website: www.landsaigon.vn*

2. Contents of disclosed information:

- Half-yearly financial report for 2025

- ☒ *Separate Financial Statements (The listed company does not have subsidiaries and the parent accounting entity has no subordinate units)*
- ☐ *Consolidated financial statements (the listed company has subsidiaries);*
- ☐ *Group Financial Statements (The listed company has subordinate accounting units with independent accounting systems).*

- Circumstances requiring explanation:

+ The auditing organization provides a non-unqualified opinion on the financial statements (for audited):

Yes ☐ No ☐

Explanation document provided, tick yes:

Yes ☐ No ☐

+ The profit after tax in the reporting period shows a difference of 5% or more before and after the audit, there is a change from a loss to profit or vice versa (for the audited):

Yes ☐ No ☐

Explanation document provided, tick yes:



SAI GON VI NA LAND JOINT STOCK COMPANY

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Yes ☐

No ☐

+ The profit after tax in the income statement of reporting period changes by 10% or more compared to the same period of the previous year:

Yes ☒

No ☐

Explanation document provided, tick yes:

Yes ☒

No ☐

+ The profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa:

Yes ☐

No ☐

Explanation document provided, tick yes:

Yes ☐

No ☐

This information has been disclosed on the company website on 14/8/2025 at the following link: www.landsaigon.vn

Recipients:

- As above;

- Archive: VT, BP. TCKT (Tuan)

Enclosed documents:

- Half-yearly financial report for 2025

- Explanation of 10% net profit after tax fluctuations compared to the same period.

**REPRESENTATIVE OF
THE ORGANIZATION**

(Legal Representative)



Trần Thị Minh Tâm



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