

**SAIGON HOTEL
CORPORATION**

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

No.: 26 /CV-SGH

Ho Chi Minh City, October 17, 2025

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to 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 securities market, SaiGon Hotel Corporation hereby discloses the financial statements for the second quarter of 2025 to the Hanoi Stock Exchange as follows:

1. Organization Name: SaiGon Hotel Corporation

- Stock Code: SGH
- Address: 41-47 Dong Du, Ben Nghe Ward, District 1, Ho Chi Minh City
- Tel: (028) 38 299 734
- Email: info@saigonhotel.com.vn Website: www.saigonhotel.com.vn

2. Disclosure Content:

- Financial Statements for the third quarter of 2025

☒ 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:

+ 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 October 17, 2025 at the link: <https://saigonhotel.com.vn/shareholder-information>



3. Report on transactions with a value of 35% or more of total assets in the the third quarter of 2025: 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:

- Financial Statements for the third quarter of 2025.

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



Phan Ngọc Bích



SAIGON HOTEL CORPORATION

Address: 41-47 Dong Du, Ben Nghe Ward, District 1, HCMC

Financial report

THIRD QUARTER OF 2025

BALANCE SHEET AS AT SEPTEMBER 30, 2025

Target	Target code	Explanation	End of period number	Beginning of year number
ASSETS				
A- SHORT-TERM ASSETS	100		145.309.646.239	139.203.778.437
I. Cash and cash equivalents	110	VI.1	2.863.774.991	6.667.794.922
1. Cash	111		2.863.774.991	6.667.794.922
2. Cash equivalents	112		0	-
II. Short-term financial investments	120	VI.2	137.714.160.000	127.714.160.000
1. Trading securities	121		3.714.160.000	3.714.160.000
2. Provision for devaluation of trading securities	122		0	
3. Investments held to maturity	123		134.000.000.000	124.000.000.000
III. Short-term receivables	130	VI.3	3.449.900.745	3.737.619.597
1. Short-term receivables from customers	131		2.964.474.956	2.577.770.220
2. Short-term prepayments to suppliers	132		107.596.200	111.098.100
3. Short-term internal receivables	133		0	
4. Receivables according to construction contract progress schedule	134		0	
5. Short-term loan receivables	135		0	
6. Other short-term receivables	136		1.221.409.589	1.892.331.277
7. Provision for short-term doubtful receivables	137		(843.580.000)	-843.580.000
8. Shortage assets awaiting resolution	139		0	
IV. Inventories	140	VI.4	384.200.822	327.181.883
1. Inventories	141		384.200.822	327.181.883
2. Provision for inventory price reduction	149		0	
V. Other short-term assets	150	VI.5	897.609.681	757.022.035
1. Short-term prepaid expenses	151		190.845.015	60.020.208
2. Deductible VAT	152		0	
3. Taxes and other receivables from the State	153		706.764.666	697.001.827
4. Government bond repurchase transactions	154		0	
5. Other short-term assets	155		0	
B. LONG-TERM ASSETS	200		25.051.325.711	26.556.740.894
I. Long-term receivables	210	VI.8	750.000.000	750.000.000
1. Long-term receivables from customers	211		927.218.166	927.218.166
2. Long-term prepayments to suppliers	212		0	
3. Working capital at affiliated units	213		0	
4. Long-term internal receivables	214		0	
5. Long-term loan receivables	215		0	
6. Other long-term receivables	216		0	
7. Long-term bad debt provision	219		(177.218.166)	(177.218.166)
II. Fixed assets	220		23.515.988.427	25.009.637.501
1. Tangible fixed assets	221	VI.6	23.515.988.427	25.009.637.501
Original cost	222		83.638.518.357	83.600.522.397
Accumulated depreciation	223		(60.122.529.930)	(58.590.884.896)
2. Finance lease fixed assets	224		0	-
Original cost	225		0	
Accumulated depreciation	226		0	



Target	Target code	Explanation	End of period number	Beginning of year number
3. Intangible fixed assets	227	VI.7	0	-
Original cost	228		376.500.000	376.500.000
Accumulated depreciation	229		(376.500.000)	(376.500.000)
III. Investment property	230		-	-
Original cost	231			
Accumulated depreciation	232			
IV. Long-term unfinished assets	240		-	-
1. Long-term unfinished production and business costs	241			
2. Unfinished capital construction costs	242			
V. Long-term financial investments	250		-	-
1. Investments in subsidiaries	251			
2. Investments in associates and joint ventures	252			
3. Capital contributions to other entities	253			
4. Long-term financial investment provisions	254			
5. Investments held to maturity	255			
VI. Other long-term assets	260	VI.9	785.337.284	797.103.393
1. Long-term prepaid expenses	261		785.337.284	797.103.393
2. Deferred income tax assets	262		-	
3. Long-term equipment, supplies, spare parts	263		-	
4. Other long-term assets	268		-	
5. Goodwill	269			
TOTAL ASSETS	270		170.360.971.950	165.760.519.331
CAPITAL			-	
C. LIABILITIES	300		29.722.382.662	26.602.632.940
I. Short-term liabilities	310		28.259.882.662	24.118.132.940
1. Short-term payables to suppliers	311		375.062.703	552.732.519
2. Short-term prepayments from buyers	312		201.727.846	288.713.064
3. Taxes and other payables to the State	313	VI.11	3.131.369.548	806.745.339
4. Payables to employees	314		2.166.379.145	2.241.698.934
5. Short-term payables	315	VI.12	19.768.098.935	17.521.608.164
6. Short-term internal payables	316		-	
7. Payables according to construction contract progress	317		-	
8. Short-term unearned revenue	318		-	
9. Other short-term payables	319	VI.13	1.087.101.312	1.011.378.532
10. Short-term borrowings and financial leasing debts	320		-	
11. Short-term provisions for payables	321		-	
12. Welfare reward fund	322		1.530.143.173	1.695.256.388
13. Price stabilization fund	323		-	
14. Government bond repurchase transactions	324		-	
II. Long-term liabilities	330		1.462.500.000	2.484.500.000
1. Long-term trade payables	331		-	
2. Long-term advances from customers	332		-	
3. Long-term accrued expenses	333		-	
4. Internal payables for working capital	334		-	
5. Long-term internal payables	335		-	
6. Long-term unearned revenue	336		-	
7. Other long-term payables	337	VI.14	1.462.500.000	2.484.500.000
8. Long-term borrowings and finance leases	338		-	

Target	Target code	Explanation	End of period number	Beginning of year number
9. Convertible bonds	339		-	
10. Preferred shares	340		-	
11. Deferred income tax payable	341		-	
12. Long-term provisions	342		-	
13. Science and technology development fund	343		-	
D. OWNER'S EQUITY	400		140.638.589.288	139.157.886.391
I. Owner's equity	410		140.638.589.288	139.157.886.391
1. Owner's capital	411	VI.15	123.641.000.000	123.641.000.000
Common shares with voting rights	411a		123.641.000.000	123.641.000.000
Preferred shares	411b		0	
2. Share premium	412		(302.784.117)	(302.784.117)
3. Bond conversion options	413		0	
4. Other owners' capital	414		1.868.174.955	1.868.174.955
5. Treasury shares	415		0	
6. Asset revaluation differences	416		0	
7. Exchange rate differences	417		0	
8. Development investment fund development	418		3.303.364.068	3.303.364.068
9. Enterprise arrangement support fund	419		0	
10. Other funds under equity	420		0	
11. Undistributed profit after tax	421		12.128.834.382	10.648.131.485
Undistributed profit after tax accumulated to the end of the previous period	421a		540.232.700	17.843.640
Undistributed profit after tax this period	421b		11.588.601.682	10.630.287.845
12. Capital for capital construction investment	422		-	
13. Non-controlling shareholder interests	429		-	
II. Other funds and funds	430		-	-
1. Funds	431		-	
2. Funds for fixed assets	432			
TOTAL CAPITAL	440		170.360.971.950	165.760.519.331

Prepared by



Vu Thi Canh

Chief Accountant



Le Ngoc Thuy

October 17, 2025

Director



Phan Ngoc Bich



CASH FLOW STATEMENT (DIRECT METHOD) FOR THE THIRD QUARTER OF 2025

Target	Target code	Explanation	Cumulative from the beginning of the year to the end of this quarter (This year)	Cumulative from the beginning of the year to the end of this quarter (Previous year)
I. Cash flows from operating activities				
1. Cash receipts from sales, services and other revenues	01		38.266.430.628	33.316.232.386
2. Cash payments to suppliers of goods and services	02		(10.861.871.713)	(9.306.380.896)
3. Cash payments to employees	03		(10.453.517.955)	(9.685.672.519)
4. Interest paid	04		0	
5. Corporate income tax paid	05		(1.630.070.492)	(2.609.105.194)
6. Other cash receipts from operating activities	06		13.366.690.000	136.020.929.390
7. Other cash outlays for operating activities	07		(24.555.617.544)	(91.145.642.859)
Net cash flows from operating activities	20		4.132.042.924	56.590.360.308
II. Cash flows from investing activities				
1. Cash spent on purchasing and constructing fixed assets and other long-term assets	21		0	
2. Cash received from liquidation and sale of fixed assets and other long-term assets	22		0	
3. Cash spent on lending and purchasing debt instruments of other entities	23		0	
4. Cash recovered from lending and reselling debt instruments of other entities	24		0	
5. Cash spent on investing in other entities	25		0	
6. Cash recovered from investing in other entities	26		0	
7. Cash received from loan interest, dividends and profits distributed	27		499.692.743	597.466.772
Net cash flows from investing activities	30		499.692.743	597.466.772
III. Cash flows from financing activities				
1. Cash received from issuing shares, receiving capital contributions from owners	31		0	
2. Cash paid for capital contributions to owners, repurchasing shares of the enterprise already issued	32		0	
3. Cash received from borrowing	33		0	
4. Cash paid for principal repayment	34		0	
5. Cash paid for financial lease debt	35		0	
6. Dividends, profits paid to owners	36		-8.441.652.695	-57.287.309.466
Net cash flows from financing activities	40		-8.441.652.695	-57.287.309.466
Net cash flows during the period (50 = 20+30+40)	50		-3.809.917.028	-99.482.386
Cash and cash equivalents at the beginning of the period	60		6.667.794.922	4.093.773.093
Effect of changes in foreign exchange rates	61		5.897.097	5.912.293
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		2.863.774.991	4.000.203.000

Prepared by



Vu Thi Canh

Chief Accountant



Lê Ngọc Thuy



October 17, 2025

Director

Phan Ngọc Bích

NOTES TO FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2025

I. Business Characteristics of the Enterprise:

- Ownership Structure: Saigon Hotel Corporation, formerly a state-owned enterprise, is funded by multiple
1. shareholders and was established under the license number 213/QD-UB-KT issued by the People's Committee of Ho Chi Minh City on January 15, 1997
 2. Business Sector: hotels, restaurants, and tourism services

II. Accounting Period and Currency:

1. Accounting Period: The accounting period begins on January 1st and ends on December 31st
2. Currency Used in Accounting: Vietnamese Dong (VND)

III. Applicable accounting regime:

1. Applicable accounting regime: Vietnamese accounting standards and regimes (Issued under Decision No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance)
2. Applicable accounting form: Journal voucher.

IV. Declaration on compliance with Vietnamese accounting standards and regimes:

Financial statements are prepared and presented in accordance with Vietnamese accounting standards and regimes

V. Applicable accounting policies:

1. Principles and methods of converting other currencies: economic transactions arising in foreign currency are converted into Vietnamese Dong at the actual interbank exchange rate announced by the State Bank of Vietnam at that time
The actual exchange rate difference arising during the period and due to revaluation of the Balance of currency items at the end of the year is transferred to Revenue or Financial Expenses
2. Inventories: are recorded at original cost, using the regular inventory method.
3. Accounts receivable: are presented at book value with provisions made for doubtful debts
4. Fixed assets and depreciation of fixed assets: Fixed assets are recorded at original cost. During the use of assets are recorded at original cost, accumulated depreciation and residual value. Depreciation is made the straight-line method
5. Payable expenses: due to pre-accrual of monthly land rent, uniforms, vacations, electricity, etc
6. Prepaid expenses, provisions:
Tools issued with large value and used for a long time are recorded as long-term prepaid expenses to allocate to business results.
Provision for doubtful debts: for the expected loss of the receivables not paid by customers
7. Profit distribution: profit after corporate income tax after being approved by the Board of Directors, is to funds according to the company's charter and current legal regulations, and dividends are distributed to parties based on the capital contribution ratio.
8. Revenue recognition principle: revenue is determined according to the fair value of the amounts received be received. Sales revenue, service provision, and financial revenue are recorded when it has been determined with relative certainty, ensuring that the enterprise receives economic benefits from transaction, confirming the completion of the work on the balance sheet date and determining the related cc



VI. Additional information for items presented in the Balance Sheet:

1. Cash and cash equivalents	<u>End of period</u>	<u>Beginning of the year</u>
* Cash	24.065.500	181.480.000
* Bank deposits	2.830.238.239	6.425.377.795
* Cash in transit	9.471.252	60.937.127
* Cash equivalents (time deposits with maturity of 03 months or less)		
Total	2.863.774.991	6.667.794.922
 2. Short-term financial investments	 <u>End of period</u>	 <u>Beginning of the year</u>
* Trading securities	3.714.160.000	3.714.160.000
Oriental Commercial Joint Stock Bank shares	3.714.160.000	3.714.160.000
* Held-to-maturity investments	134.000.000.000	168.000.000.000
Term deposits	134.000.000.000	168.000.000.000
Total	137.714.160.000	171.714.160.000
 3. Short-term receivables	 <u>End of period</u>	 <u>Beginning of the year</u>
* Receivables from customers	2.964.474.956	2.577.770.220
* Advance payments to vendors	107.596.200	111.098.100
* Receivables according to construction contract progress		
* Other short-term receivables	1.221.409.589	1.892.331.277
Interest accrued from bank deposits	1.172.909.589	1.822.147.943
Advance payments	17.500.000	-
Deficit assets awaiting resolution		
Pledges, mortgages, deposits, short-term deposits	31.000.000	31.000.000
Other short-term receivables		39.183.334
* Provision for doubtful debts	(843.580.000)	(843.580.000)
* Net value of trade receivables and other receivables		
Total	3.449.900.745	3.737.619.597
 4. Inventory	 <u>End of period</u>	 <u>Beginning of the year</u>
* Goods in transit		
* Raw materials	366.608.822	308.639.883
* Tools and supplies	17.592.000	18.542.000
* Work in progress	-	-
* Finished goods		
* Goods	-	-
* Goods sent for sale		
Inventory cost added	384.200.822	327.181.883
 5. Other current assets	 <u>End of period</u>	 <u>Beginning of the year</u>
* Short-term prepaid expenses	190.845.015	60.020.208
In which: Tools and supplies costs	29.283.555	32.862.751
Other pending allocation costs	161.561.460	27.157.457
* Deductible VAT	-	-
* Taxes and receivables from the State	706.764.666	697.001.827
Total	897.609.681	757.022.035

6. Tangible Fixed Assets	<u>End of period</u>	<u>Beginning of the year</u>
* Buildings, Structures	22.957.156.926	24.209.594.640
Original cost	70.790.425.839	70.790.425.839
Accumulated depreciation	(47.833.268.913)	(46.580.831.199)
* Machinery and equipment	558.831.501	800.042.861
Original cost	11.460.288.709	11.422.292.749
Accumulated depreciation	(10.901.457.208)	(10.622.249.888)
* Means of transport and transmission	-	-
Original cost	1.387.803.809	1.387.803.809
Accumulated depreciation	(1.387.803.809)	(1.387.803.809)
Total	23.515.988.427	25.009.637.501
7. Intangible Fixed Assets	<u>End of period</u>	<u>Beginning of the year</u>
* Hotel Management Software	-	-
Original Cost	376.500.000	376.500.000
Accumulated Depreciation	(376.500.000)	(376.500.000)
Total	-	-
8. Long-term receivables	<u>End of period</u>	<u>Beginning of the year</u>
* Long-term receivables from customers	927.218.166	927.218.166
* Other long-term receivables are mandatory deposits at Vietnam Joint Stock Commercial Bank for the provision of travel services as prescribed by the Law on Tourism		
* Provision for long-term receivables from warehouses	(177.218.166)	(177.218.166)
Total	750.000.000	750.000.000
9. Other Long-Term Assets	<u>End of period</u>	<u>Beginning of the year</u>
* Long-Term Prepaid Expenses	785.337.284	797.103.393
<i>In which: Tools and Equipment Expenses</i>	<i>597.419.043</i>	<i>659.140.144</i>
<i>Repair Expenses</i>	<i>72.576.806</i>	<i>60.433.056</i>
<i>Other Unallocated Expenses</i>	<i>115.341.435</i>	<i>77.530.193</i>
Total	785.337.284	797.103.393
10. Payables to Sellers and Advances from Buyers	<u>End of period</u>	<u>Beginning of the year</u>
* Payables to Sellers	375.062.703	552.732.519
* Advances from Buyers	201.727.846	288.713.064
Total	576.790.549	841.445.583
11. Taxes and other amounts payable to the State	<u>End of period</u>	<u>Beginning of the year</u>
* Value added tax	1.373.419.261	324.035.493
* Special consumption tax		
* Corporate income tax	1.753.439.098	433.610.115
* Personal income tax		38.236.793
* Real estate tax, land rent		

* Other taxes	4.511.189	10.862.938
* Fees, charges and other amounts payable		
Total	3.131.369.548	806.745.339
12. Payables	<u>End of period</u>	<u>Beginning of the year</u>
* Land Rent Advance	19.637.799.914	17.446.608.164
* Clothing Advance	110.299.021	-
* Vacation Advance		-
* Other Expenses Advance	20.000.000	75.000.000
Total	19.768.098.935	17.521.608.164
13. Other short-term payables	<u>End of period</u>	<u>Beginning of the year</u>
* Amounts awaiting disposal		
* Union funds		
* Social insurance		
* Health insurance		
* Unemployment insurance		
* Receipt of short-term deposits and bets	800.000.000	800.000.000
* Other payables	287.101.312	211.378.532
<i>Operating expenses of the Board of Directors and the Supervisory Board</i>	<i>181.500.000</i>	<i>84.000.000</i>
<i>Dividends payable</i>	<i>57.219.000</i>	<i>52.564.000</i>
<i>Payable for brokerage commissions</i>	<i>28.622.312</i>	<i>54.940.232</i>
<i>Other payables</i>	<i>19.760.000</i>	<i>19.874.300</i>
Total	1.087.101.312	1.011.378.532
14. Other long-term payables	<u>End of period</u>	<u>Beginning of the year</u>
Deposit for premises rental under Contract		
* No. 124/2014/HDKT-KSSG between the Company and MCK Entertainment Corp	750.000.000	750.000.000
* Deposit of Circo Service JSC		1.000.000.000
* Deposit of Thien Than Hoa Company Limited		22.000.000
* Deposit of ROYAL SOJITZ VIETNAM COMPANY LIMITED	712.500.000	712.500.000
Total	1.462.500.000	2.484.500.000
15. Owners' Equity		
15.1. Capital transactions with owners and distribution of dividends and profits	<u>End of period</u>	<u>Beginning of the year</u>
* Owner's capital		
Starting capital contribution	123.641.000.000	123.641.000.000
Increased capital contribution during the year	-	-
Decreased capital contribution during the year	-	-
Ending capital contribution	123.641.000.000	123.641.000.000
* Dividends distributed	-	-
15.2. Shares	<u>End of period</u>	<u>Beginning of the year</u>

* Number of shares registered for issuance	12.364.100	12.364.100
* Number of shares sold to the public and fully paid up	12.364.100	12.364.100
<i>Common shares</i>	<i>12.364.100</i>	<i>12.364.100</i>
<i>Preferred shares</i>	-	-
* Number of shares repurchased	-	-
<i>Common shares</i>	-	-
<i>Preferred shares</i>	-	-
* Number of shares outstanding	12.364.100	12.364.100
<i>Common shares</i>	<i>12.364.100</i>	<i>12.364.100</i>
<i>Preferred stock</i>	-	-
* Share price (VND/Share)	10.000	10.000

VII. Additional information for items presented in the Income Statement:

1. Sales and Service Revenue	<u>This quarter this year</u>	<u>This quarter last year</u>
* Room Revenue	7.449.476.932	6.483.899.818
* Food and Beverage Revenue	1.845.076.536	1.693.617.413
* Other Service Revenue	1.482.135.855	1.724.443.140
* Service Fee Revenue	496.915.048	445.816.614
Total	11.273.604.371	10.347.776.985
2. Cost of Goods Sold	<u>This quarter this year</u>	<u>This quarter last year</u>
* Cost of Rooms	3.842.221.779	3.694.479.625
* Cost of Food and Beverage	1.932.573.512	1.717.551.015
* Cost of Other Services	569.867.050	490.226.365
Total	6.344.662.341	5.902.257.005
3. Financial income	<u>This quarter this year</u>	<u>This quarter last year</u>
* Interest on deposits, loans	1.566.752.022	1.253.243.858
* Interest on investments in bonds, promissory notes, treasury bills		-
* Dividends, distributed profits	1.427.007.400	
* Exchange rate differences arising during the period		-
* Other financial income	-	-
Total	2.993.759.422	1.253.243.858
4. Financial Expenses	<u>This quarter this year</u>	<u>This quarter last year</u>
* Financial Operating Expenses	-	-
* Provisions for Short-Term Securities Diminution	-	-
* Losses from Liquidation of Short-Term Investments	-	-
* Interest on Bank Loans	-	-
* Foreign Exchange Losses	46.171	2.246
Total	46.171	2.246
5. Other income	<u>This quarter this year</u>	<u>This quarter last year</u>
* Income from liquidation and sale of fixed assets	-	-
* Income from compensation	6.898.143	4.555.993
* Refund of court fees	-	-
* Income from support	-	-

* Other income	551.772	8.843.587
Total	7.449.915	13.399.580
6. Other expenses	<u>This quarter this year</u>	<u>This quarter last year</u>
* Depreciation of fixed assets awaiting liquidation		
* Cost of sponsoring school supplies for shelters		
* Late payment penalties	1.852.041	
* Other expenses	10.000.000	10.850.000
Total	11.852.041	10.850.000
7. Corporate income tax payable and profit after tax	<u>This quarter this year</u>	<u>This quarter last year</u>
7.1. Total accounting profit before tax	5.175.841.431	3.328.766.975
* Adjustments to increase or decrease accounting profit to determine taxable profit		
Adjustments to increase		
Adjustments to decrease (Dividends distributed)		
* Total taxable income		
* Corporate income tax payable	1.044.133.283	677.063.395
* Deferred corporate income tax		
7.2. Profit after corporate income tax	4.131.708.148	2.651.703.580

Prepared by



Vu Thi Canh

Chief Accountant



Le Ngoc Thuy

October 17, 2025

Director



Phan Ngoc Bich