

No.: 02/2026/CV-SGH

Ho Chi Minh City, January 19, 2026

To: - THE STATE SECURITIES COMMISSION
- HA NOI STOCK EXCHANGE

Pursuant to Circular No. 155/2015/TT-BTC, dated October 6, 2015, issued by the Ministry of Finance, providing guidance on information disclosure in the stock market.

Saigon Hotel Corporation would like to present the explanation for its Financial Statements for the Quarter IV Financial Report 2025 as follow:

TARGET	Q4 2025 Business Result	Q4 2023 Business Result	DIFFERENCE
1. Revenue from sales and provision of services	13.743.300.529	14.097.920.322	925.827.386
2. Revenue deductions			0
3. Net revenue from sales and provision of services (10 = 01 - 02)	13.743.300.529	14.097.920.322	925.827.386
4. Cost of goods sold	6.802.949.788	6.774.876.095	442.405.336
5. Gross profit from sales and provision of services (20 = 10 - 11)	6.940.350.741	7.323.044.227	483.422.050
6. Financial income	1.629.801.787	1.384.097.952	1.740.515.565
7. Financial expenses	81.885	95.264	43.925
8. Administrative expenses	2.741.625.141	6.616.016.767	369.867.528
9. Profit before tax from operating activities (30 = 20 + (21 - 22) + 24 - (25 + 26))	5.828.445.502	2.091.030.148	1.854.026.162
10. Other income	18.724.613	17.729.446	-5.949.665
11. Other expenses	2	3.500.000	1.002.041
12. Other profit/loss (40 = 31 - 32)	18.724.611	14.229.446	-6.951.706
13. Total accounting profit before tax (50 = 30 + 40)	5.847.170.113	2.105.259.594	1.847.074.456
14. Current corporate income tax expense	1.170.028.111	433.610.115	367.069.888
15. Deferred corporate income tax expense			0
16. Profit after corporate income tax (60 = 50 - 51 - 52)	4.677.142.002	1.671.649.479	1.480.004.568
17. Basic earnings per share (*)			
18. Diluted earnings per share			



- **Total revenue:** Net revenue in Quarter IV/2025 amounted to VND13,743,300,529 , decreasing by VND 354,619,793 (equivalent to 2.5%) compared to the same period in 2024. Revenue from financial activities increased to 1,629,801,787 VND, increasing by 245,703,835 VND, equivalent to 17.8% compared to the same period in quarter IV 2024, mainly from interest income on bank deposit.

- **Total expenses:** Administrative expenses in Quarter IV/2025 amounted to VND 2,741,625,141, decreasing by VND 3,874,391,626 (equivalent to 58.7%) compared to the same period in 2024 due to additional land rental expenses accrued in 2024 amounting to VND 4,013,904,164 (including VND 1,241,589,000 of expenses for 2024 and VND 2,772,315,164 of expenses for the period from 2021 to 2023). This reduction in expenses is reasonable and consistent with the revenue growth rate during the period.

- **Total profit:**

+ Net profit from operating activities in Quarter IV 2025 amounted to VND 5,847,170,113, decreasing by VND 3,741,910,519 (equivalent to an increase of 178.7%) compared to the same period in Quarter IV 2024.

+ Total accounting profit before tax amounted to VND 5,847,170,113, increasing by VND 3,741,910,519 (equivalent to an increase of 177.7%) compared to the same period in 2024.

+ Profit after tax amounted to VND 4,675,908,734, increasing by VND 3,004,259,255 (equivalent to an increase of 179.2%) compared to the same period in 2024. This growth resulted from the increase in revenue from sales and service provision and strong growth in revenue from financial activities, helping significantly improve profit.

The above is the explanatory note for business performance in quarter IV 2025 of Saigon Tourist Corporation.

Respectfully submitted.



Director

Phan Ngoc Bich