

CÔNG TY CP ĐẦU TƯ PHÁT TRIỂN  
SÀI GÒN CO.OP  
SAIGON CO.OP  
INVESTMENT DEVELOPMENT  
JOINT STOCK COMPANY

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc  
THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness

Số/No.: **19** /2026/CV-SCID  
V/v/Ref Công bố thông tin định kỳ/  
*Periodic information disclosure*

Thành phố Hồ Chí Minh, ngày **30** tháng 01 năm 2026  
Ho Chi Minh City, January **30**, 2026

**CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA  
ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC VÀ SỞ GDCK HÀ NỘI  
*DISCLOSURE OF INFORMATION ON THE STATE SECURITIES  
COMMISSION'S PORTAL AND HANOI STOCK EXCHANGE'S PORTAL***

Kính gửi/To:

- Ủy ban Chứng khoán Nhà nước/*The State Securities Commission*;
- Sở Giao dịch Chứng khoán Hà Nội/*Hanoi Stock Exchange*.

Tên Công ty/*Name of company*: Công ty Cổ phần Đầu tư Phát triển Sài Gòn Co.op/*SaiGon Co.op Investment Development Joint Stock Company*

Mã chứng khoán/*Stock symbol*: SID

Trụ sở chính/*Head office address*: 199-205 Nguyễn Thái Học, Phường Bến Thành, TP.HCM/  
*199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City*

Điện thoại/*Telephone*: (028) 38360143

Fax: (028) 38225457

Email: [info@scid-jsc.com](mailto:info@scid-jsc.com)

Người thực hiện công bố thông tin/*Submitted by*: Ông/Mr. Phạm Trung Kiên

Chức vụ/*Position*: Tổng Giám đốc, Người đại diện theo pháp luật của Công ty/*General Director, The legal representative of company*

Loại thông tin công bố/*Information disclosure type*: ☒ Định kỳ/*Periodic* ☐ Bất thường/*Extraordinary*  
☐ Theo yêu cầu/*On demand* ☐ Khác/*Other*

Nội dung thông tin công bố/*Content of information disclosure*: Báo cáo tài chính riêng và Báo cáo tài chính hợp nhất quý 4/2025/*The separate and consolidated financial statements in quarter 4/2025*.

Chúng tôi cũng đã công bố thông tin báo cáo này trên trang thông tin điện tử của Công ty:  
<https://scid.vn>/We published this information on the company's website: <https://scid.vn>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

**Nơi nhận/Recipients:**

- Như trên/*As above*;
- Website (để CBTT/*To publish information*);
- Lưu/*Archives*: VT, PLQHCD (02).

**TỔNG GIÁM ĐỐC/GENERAL DIRECTOR** 



**Phạm Trung Kiên**

**CÔNG TY CP ĐẦU TƯ PHÁT TRIỂN  
SÀI GÒN CO.OP  
SAIGON CO.OP  
INVESTMENT DEVELOPMENT  
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**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc  
THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness**

Số/No.: **18** /2026/CV-SCID  
V/v/Ref Công bố thông tin định kỳ BCTC/  
*Periodic information disclosure on  
financial statements*

Thành phố Hồ Chí Minh, ngày **30** tháng 01 năm 2026  
*Ho Chi Minh City, January 30, 2026*

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH**  
***PERIODIC INFORMATION DISCLOSURE ON  
FINANCIAL STATEMENTS***

Kính gửi/To: Sở Giao dịch Chứng khoán Hà Nội/*Hanoi Stock Exchange*

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần Đầu tư Phát triển Sài Gòn Co.op thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 4/2025 với Sở Giao dịch Chứng khoán Hà Nội như sau/*Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16<sup>th</sup>, 2020 of the Ministry of Finance guiding information disclosure on the stock market, SaiGon Co.op Investment Development Joint Stock Company would like to disclose the financial statements in quarter 4/2025 with Hanoi Stock Exchange as follows:*

1. Tên tổ chức/*Name of organization*: Công ty Cổ phần Đầu tư Phát triển Sài Gòn Co.op/*SaiGon Co.op Investment Development Joint Stock Company*
  - Mã chứng khoán/*Stock symbol*: SID
  - Địa chỉ/*Address*: 199-205 Nguyễn Thái Học, Phường Bến Thành, TP.HCM/*199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City*
  - Điện thoại/*Telephone*: (028) 38360143 Fax: (028) 38225457
  - Email: info@scid-jsc.com Website: https://scid.vn
2. Nội dung thông tin công bố/*Content of information disclosure*:
  - BCTC quý 4/2025/*The financial statements in quarter 4/2025*:
    - ☒ BCTC riêng (tổ chức đăng ký giao dịch không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/*Separate financial statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units)*;
    - ☒ BCTC hợp nhất (tổ chức đăng ký giao dịch có công ty con)/*Consolidated financial statements (Listed organizations have subsidiaries)*;

☐ BCTC tổng hợp (tổ chức đăng ký giao dịch có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/*Combined financial statements (Listed organizations has an accounting units directly under its own accounting system).*

- Các trường hợp thuộc diện phải giải trình nguyên nhân/*Cases in which the cause must be explained:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC được soát xét/kiểm toán năm 2025)/*The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements (for audited financial statements in 2025):*

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory documents in case of integration:*

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được soát xét/kiểm toán năm 2025)/*Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (for audited financial statements in 2025):*

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory documents in case of integration:*

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/*The profit after tax in the business performance statement of the reporting period changes by 10% or more compared to the same period of the previous year:*

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory documents in case of integration:*

☒ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/*The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa:*

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory documents in case of integration:*

☒ Có/Yes

☐ Không/No



Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày: 30...../01/2026 tại đường dẫn: <https://scid.vn/quan-he-co-dong/> (mục: Báo cáo tài chính)/  
*This information was published on the company's website on January 30..., 2026 at the link: <https://scid.vn>.*

**Tài liệu đính kèm/Attachments:**

- BCTC riêng và BCTC hợp nhất quý 4/2025/*The separate and consolidated financial statements in quarter 4/2025;*
- Văn bản giải trình liên quan đến BCTC của kỳ báo cáo/*Explanatory documents related to financial statements of the reporting period.*

**Nơi nhận/Recipients:**

- Như trên/*As above;*
- Lưu/Archives: VT, PLQHCD (02).

**TỔNG GIÁM ĐỐC/GENERAL DIRECTOR** *ng*



**Phạm Trung Kiên**



**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT  
STOCK COMPANY**

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**THE CONSOLIDATED FINANCIAL  
STATEMENTS**

**FOR QUARTER 4/2025**

**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

**QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2025

**BALANCE SHEET****As of December 31, 2025**

ITEMS	Code	Note	Ending balance	Beginning balance
<b>A - CURRENT ASSETS</b>	<b>100</b>		<b>512,454,556,770</b>	<b>578,664,570,784</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.1</b>	<b>195,208,197,522</b>	<b>209,613,045,664</b>
1. Cash	111		70,395,375,193	37,775,920,662
2. Cash equivalents	112		124,812,822,329	171,837,125,002
<b>II. Short-term financial investments</b>	<b>120</b>		<b>9,525,800,000</b>	<b>311,978,037,810</b>
1. Trading securities	121	V.2a	13,859,293,545	13,859,293,545
2. Provisions for devaluation of trading securities	122		(6,333,493,545)	(5,011,393,545)
3. Held-to-maturity investments	123		2,000,000,000	303,130,137,810
<b>III. Short-term receivables</b>	<b>130</b>		<b>289,696,584,134</b>	<b>46,877,024,918</b>
1. Short-term trade receivables	131	V.3a	6,612,296,713	15,018,469,744
2. Short-term prepayments to suppliers	132	V.4	36,010,399,635	7,056,117,316
3. Short-term inter-company receivables	133		-	-
4. Receivables according to the progress of construction contract	134		-	-
5. Receivables for short-term loans	135	V.5	16,600,000,000	16,600,000,000
6. Other short-term receivables	136	V.6a	246,109,690,847	23,838,240,919
7. Allowance for short-term doubtful debts	137	V.7	(15,635,803,061)	(15,635,803,061)
8. Deficit assets for treatment	139		-	-
<b>IV. Inventories</b>	<b>140</b>		<b>1,827,881,705</b>	<b>1,717,481,614</b>
1. Inventories	141		1,827,881,705	1,717,481,614
2. Allowance for inventories	149		-	-
<b>V. Other current assets</b>	<b>150</b>		<b>16,196,093,409</b>	<b>8,478,980,778</b>
1. Short-term prepaid expenses	151	V.8a	3,147,591,683	2,994,378,943
2. Deductible VAT	152		9,505,902,598	2,436,202,485
3. Taxes and other receivables from the State	153	V.14	3,542,599,128	3,048,399,350
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-



**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

**QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2025

Balance Sheet (continuing)

ITEMS	Code	Note	Ending balance	Beginning balance
<b>B - NON-CURRENT ASSETS</b>	<b>200</b>		<b>2,138,685,669,075</b>	<b>1,985,371,612,098</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>144,973,823,908</b>	<b>139,560,493,693</b>
1. Long-term trade receivables	211	V.3b	33,739,111,908	28,325,781,693
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216	V.6b	111,234,712,000	111,234,712,000
7. Allowance for long-term doubtful debts	219		-	-
<b>II. Fixed assets</b>	<b>220</b>		<b>73,176,339,987</b>	<b>78,787,164,522</b>
1. Tangible fixed assets	221	V.9	70,809,368,710	75,657,782,840
- Historical cost	222		163,314,245,035	165,799,920,753
- Accumulated depreciation	223		(92,504,876,325)	(90,142,137,913)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.10	2,366,971,277	3,129,381,682
- Initial cost	228		5,946,410,250	5,946,410,250
- Accumulated amortization	229		(3,579,438,973)	(2,817,028,568)
<b>III. Investment property</b>	<b>230</b>	<b>V.11</b>	<b>34,408,243,014</b>	<b>36,078,675,198</b>
- Historical costs	231		57,817,638,519	57,817,638,519
- Accumulated depreciation	232		(23,409,395,505)	(21,738,963,321)
<b>IV. Long-term assets in process</b>	<b>240</b>		<b>603,788,245,651</b>	<b>497,862,223,112</b>
1. Long-term work in process	241		-	-
2. Construction-in-progress	242	V.12	603,788,245,651	497,862,223,112
<b>V. Long-term financial investments</b>	<b>250</b>		<b>1,278,017,036,406</b>	<b>1,228,639,003,624</b>
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252	V.2b	1,278,017,036,406	1,228,639,003,624
3. Investments in other entities	253		-	-
4. Provisions for devaluation of long-term financial investments	254		-	-
5. Held-to-maturity investments	255		-	-
<b>VI. Other non-current assets</b>	<b>260</b>		<b>4,321,980,109</b>	<b>4,444,051,949</b>
1. Long-term prepaid expenses	261	V.8b	4,135,910,210	4,339,055,076
2. Deferred income tax assets	262		186,069,899	104,996,873
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
5.	269		-	-
<b>TOTAL ASSETS</b>	<b>270</b>		<b>2,651,140,225,845</b>	<b>2,564,036,182,882</b>



**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

**QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2025

Balance Sheet (continuing)

ITEMS	Code	Note	Ending balance	Beginning balance
<b>C - LIABILITIES</b>	<b>300</b>		<b>167,265,501,826</b>	<b>161,167,059,251</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>51,688,709,364</b>	<b>47,234,603,460</b>
1. Short-term trade payables	311	V.13	26,739,056,020	21,011,269,745
2. Short-term advances from customers	312	V.15a	473,129,550	499,243,250
3. Taxes and other obligations to the State Budget	313	V.14	2,034,370,645	1,763,706,833
4. Payables to employees	314	V.16	2,184,513,396	4,766,726,677
5. Short-term accrued expenses	315	V.17	711,849,079	555,699,743
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318	V.18	87,692,269	79,720,245
9. Other short-term payables	319	V.19a	4,071,230,772	5,669,709,434
10. Short-term borrowings and financial leases	320		-	-
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322	V.20	15,386,867,633	12,888,527,533
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
<b>II. Non-current liabilities</b>	<b>330</b>		<b>115,576,792,462</b>	<b>113,932,455,791</b>
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332	V.15b	-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other long-term payables	337	V.19b	112,189,674,683	111,322,903,336
8. Long-term borrowings and financial leases	338		-	-
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341		3,387,117,779	2,609,552,455
12. Provisions for long-term payables	342		-	-
13. Science and technology development fund	343		-	-

**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

**QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2025

Balance Sheet (continuing)

ITEMS	Code	Note	Ending balance	Beginning balance
<b>D - OWNER'S EQUITY</b>	<b>400</b>		<b>2,483,874,724,019</b>	<b>2,402,869,123,631</b>
<b>I. Owner's equity</b>	<b>410</b>		<b>2,483,874,724,019</b>	<b>2,402,869,123,631</b>
1. Capital	411	V.21	1,000,000,000,000	1,000,000,000,000
- Ordinary shares carrying voting rights	411a		1,000,000,000,000	1,000,000,000,000
- Preferred shares	411b		-	-
2. Share premiums	412		-	-
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.21	895,924,527,529	867,538,509,941
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.21	587,950,196,490	535,330,613,690
- Retained earnings accumulated to the end of the previous period	421a		567,934,953,441	468,475,894,786
- Retained earnings of the current period	421b		20,015,243,049	66,854,718,904
12. Construction investment fund	422		-	-
13. Benefits of non-controlling shareholders	429		-	-
<b>II. Other sources and funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
<b>TOTAL LIABILITIES AND OWNER'S EQUITY</b>	<b>440</b>		<b>2,651,140,225,845</b>	<b>2,564,036,182,882</b>

Ho Chi Minh City, January 30<sup>th</sup>, 2026



Ta Ngoc Thao  
Preparer



Pham Xuan Phong  
Chief Accountant

Pham Trung Kien  
General Director

**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

**QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2025

**INCOME STATEMENT**

(Full form)

For the fourth quarter of the fiscal year ending December 31, 2025

Unit: VND

ITEMS	Code	Note	Quarter IV		Accumulated from the beginning of the year	
			Current year	Previous year	Current year	Previous year
1. Revenue from sales of goods and provision of services	1	VI.1	30,713,586,697	33,103,123,222	100,610,252,626	99,050,317,216
2. Revenue deductions	2		-	-	-	-
3. Net revenue from sales of goods and provision of services	10	VI.1	30,713,586,697	33,103,123,222	100,610,252,626	99,050,317,216
4. Cost of goods sold	11	VI.2	7,835,126,817	14,352,278,085	35,520,031,298	37,139,570,321
5. Gross profit	20		22,878,459,880	18,750,845,137	65,090,221,328	61,910,746,895
6. Financial income	21	VI.3	2,880,499,945	5,442,038,565	18,945,888,585	20,378,049,788
7. Financial expenses	22	VI.4	305,100,000	1,817,364,338	1,322,100,000	305,100,000
In which: Interest expenses	23		-	-	-	-
8. Gain or loss in joint ventures, associates	24		19,909,507,569	9,804,449,620	117,332,796,143	66,256,162,217
9. Selling expenses	25	VI.5	6,760,992,926	7,071,094,399	20,853,715,902	20,868,359,232
10. General administration expenses	26	VI.6	17,374,719,618	18,553,196,144	58,086,898,552	54,302,471,532
11. Net operating profit	30		21,227,654,850	6,555,678,441	121,106,191,602	73,069,028,136
12. Other income	31	VI.7	1,024,159,988	1,313,618,850	1,434,688,523	1,598,013,899
13. Other expenses	32	VI.8	655,356,099	295,169,787	1,303,041,440	1,199,511,973
14. Other profit/(loss)	40		368,803,889	1,018,449,063	131,647,083	398,501,926
15. Total accounting profit before tax	50		21,596,458,739	7,574,127,504	121,237,838,685	73,467,530,062
16. Current income tax	51	V.14	1,387,262,892	1,452,593,063	6,123,932,783	5,590,804,054
17. Deferred income tax	52		193,952,798	572,686,745	696,492,298	1,022,007,104
18. Profit after tax	60		20,015,243,049	5,548,847,696	114,417,413,604	66,854,718,904
19. Profit after tax of the Parent Company			20,015,243,049	5,548,847,696	114,417,413,604	66,854,718,904
20. Profit/(loss) after tax of non-controlling shareholders			-	-	-	-
21. Basic earnings per share	70		200	55	1,144	669
22. Diluted earnings per share	71		200	55	1,144	669

 Ta Ngoc Thao  
Preparer



 Pham Xuan Phong  
Chief Accountant

 Ho Chi Minh City, January 30<sup>th</sup>, 2026

 Pham Trung Kien  
General Director



**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

**QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2025

**CASH FLOW STATEMENT**

(Full form)

(Direct method)

For the fourth quarter of the fiscal year ending December 31, 2025

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
<b>I. Cash flows from operating activities</b>				
1. Proceeds from sales of goods and provision of services and other revenues	01		93,438,193,864	110,359,479,777
2. Expenditures paid to suppliers	02		(61,076,029,548)	(42,210,966,978)
3. Expenditures paid to employees	03		(39,673,644,091)	(42,197,523,373)
4. Interest paid	04		-	-
5. Corporate income tax paid	05		(5,630,568,924)	(5,100,954,582)
6. Other proceeds from operating activities	06		220,206,332,627	174,931,538,055
7. Other expenditures on operating activities	07		(442,652,820,633)	(199,731,257,227)
<b>Cash flows from operating activities</b>	<b>20</b>		<b>(235,388,536,705)</b>	<b>(3,949,684,328)</b>
<b>II. Cash flows from investing activities</b>				
1. Purchases and construction of fixed assets and other non-current assets	21		(139,827,058,988)	(39,466,569,357)
2. Proceeds from disposals of fixed assets and other non-current assets	22		283,000,000	-
3. Cash outflow for lending, buying debt instruments of other entities	23		(180,889,838,418)	(727,976,820,415)
4. Cash recovered from lending, selling debt instruments of other entities	24		482,019,976,228	767,756,203,559
5. Investments in other entities	25		-	-
6. Withdrawals of investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27		89,335,273,341	96,230,895,053
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>250,921,352,163</b>	<b>96,543,708,840</b>



**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

**QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2025

**Cash Flow Statement (Continuing)**

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	
3. Proceeds from borrowings	33		-	
4. Repayment for loan principal	34		-	
5. Payments for financial leased assets	35		-	
6. Dividends and profit paid to the owners	36		(29,937,663,600)	(12,635,580)
Net cash flows from financing activities	40		(29,937,663,600)	(12,635,580)
Net cash flows during the period	50		(14,404,848,142)	92,581,388,932
Beginning cash and cash equivalents	60	V.1	209,613,045,664	117,031,656,732
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	70	V.1	195,208,197,522	209,613,045,664

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CO.OP

PHỐ CHÍ MINH

Ho Chi Minh City, January 30<sup>th</sup>, 2026

Ta Ngoc Thao  
Preparer

Pham Xuan Phong  
Chief AccountantPham Trung Kien  
General Director

**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

**QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2025

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS****Quarter 4 for the fiscal year ending December 31, 2025****I. GENERAL INFORMATION****1. Ownership form**

SaiGon Co.op Investment Development Joint Stock Company (hereinafter referred to as “the Company” or “the Parent Company”) is a joint stock company.

**2. Operating field**

The Corporation's business line is services.

**3. Principal business activities**

Principal business activities of the Corporation are: investing in construction and trade of shopping malls and office buildings; leasing of premises and assets.

**4. Normal operating cycle**

The normal operating cycle of the Corporation is within 12 months.

**5. Structure of the Corporation**

The Corporation includes the Parent Company and three subsidiaries under the control of the Parent Company. All subsidiaries are consolidated in this consolidated financial statement.

***Subsidiaries***

Name of company	Head office address	Principal business activities	Capital	Benefit rate	Voting rate
			contribution rate		
Sai Gon - Ben Tre Trading One Member Company Limited	26A Tran Quoc Tuan, An Hoi Ward, Vinh Long Province	Retail of goods and leasing services	100,00%	100,00%	100,00%
Sai Gon - Pleiku Services Trading One Member Limited Company	29 Nguyen Van Cu, Dien Hong Ward, Gia Lai Province	Real estate business, ownership or leasehold land use rights	100,00%	100,00%	100,00%
Sense Cai Be Trading Service One Member Limited Company	Lot No. 1436, Map Sheet No. 35, Area 2, Cai Be Commune, Dong Thap Province, Viet Nam	Real estate business, ownership or leasehold land use rights	100,00%	100,00%	100,00%

**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

**QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2025

Notes to the Financial Statements (Cont.)

*Associates*

Name of company	Head office address	Principal business activities	Capital contribution rate	Benefit rate	Voting rate
Sai Gon - Ca Mau Trading Service Company Limited	09 Tran Hung Dao, Tan Thanh Ward, Ca Mau Province	Retail of goods and leasing services	36,75%	36,75%	36,75%
SaiGon CanTho Trading Company	No.1 Hoa Binh Avenue, Ninh Kieu Ward, Can Tho City	Retail of goods and leasing services	34,00%	34,00%	34,00%
SaiGon Co.op International Investment Company Limited	3rd Floor, 199-205 Nguyen Thai Hoc, Ben Thanh Ward, Ho Chi Minh City	Supermarket business through the Co.op Mart supermarket chain system	49,00%	49,00%	49,00%
Co.opmart Bien Hoa Supermarket and Trading Services Company Limited	Office Area, 2nd Floor, 121 Pham Van Thuan Building, Tam Hiep Ward, Dong Nai Province	Supermarket business through the Co.op Mart supermarket chain system	29,00%	29,00%	29,00%
VietSin Commercial Complex Development Joint Stock Company	1058 Nguyen Van Linh, Quarter 35, Tan Hung Ward, Ho Chi Minh City	Real estate business, ownership or leasehold land use rights	36,00%	36,00%	36,00%
Sai Gon - Xuan Oai Services Trading Limited Company	Lot T3-1.1, Ho Chi Minh City High-Tech Park, La Xuan Oai Road, Tang Nhon Phu Ward, Ho Chi Minh City	Real estate business, ownership or leasehold land use rights	49,00%	49,00%	49,00%
Northeast Trade Center Development Investment Limited Company	Lot No. 7, 25/4 Street, Hong Gai Ward, Quang Ninh Province, Viet Nam	Residential construction	40%	40%	40%



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Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

**QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2025

Notes to the Financial Statements (Cont.)

Name of company	Head office address	Principal business activities	Capital	Benefit rate	Voting rate
			contribution rate		
Sai Gon - Chau Doc Company Limited	Sub-quarter 21, Chau Quoi 3 Quarter, Chau Doc Ward, An Giang Province, Viet Nam	Other retail sales in general merchandise stores	25%	25%	25%

**6. Statement on the comparability of information in the Consolidated Financial Statements**

The corresponding figures for the fourth quarter of the previous year are comparable to those of the fourth quarter of this year.

**7. Employees**

As of the end of the fourth quarter, the Corporation has 132 employees (compared to 131 employees at the beginning of the year).

**II. FISCAL YEAR AND ACCOUNTING CURRENCY****1. Fiscal year**

The Corporation's fiscal year begins from January 1 to December 31 each year.

**2. Accounting currency unit**

The accounting currency unit is Vietnamese Dong (VND) because the receipts and payments are primarily made in VND.

**III. ACCOUNTING STANDARDS AND SYSTEM****1. Accounting System**

The Corporation applies the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 guiding the Vietnamese Accounting System, the Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding the preparation and presentation of the Consolidated Financial Statements as well as other Circulars guiding implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of Fourth quarter Consolidated Financial Statements.

**2. Statement of the compliance with the Accounting Standards and System**

The Board of Management of the Parent Company ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 202/2014/TT-BTC dated 22 December 2014 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Consolidated Financial Statements.

**IV. ACCOUNTING POLICIES****1. Accounting convention**

The Consolidated Financial Statements are prepared on the accrual basis (except for the information related to cash flows).



# SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

## QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Notes to the Financial Statements (Cont.)

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### 2. Consolidation bases

The Fourth quarter Consolidated Financial Statements include the Fourth quarter Financial Statements of the Parent Company and the Fourth quarter Financial Statements of its subsidiaries. A subsidiary is an enterprise that is controlled by the Parent Company. The control exists when the Parent Company has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from options or debt and capital instruments that can be converted into common shares as of the balance sheet date should also be taken into consideration.

The financial performance of subsidiaries, which are bought or sold during the period, is included in the Fourth quarter Consolidated Income Statement from the date of acquisition or until the date of selling investments in those subsidiaries.

The Fourth quarter Financial Statements of the Parent Company and those of subsidiaries used for consolidation are prepared in the same fiscal period and apply consistently accounting policies to the same types of transactions and events in similar circumstances. In the case that the accounting policy of a subsidiary is different from the accounting policy applied consistently in the Corporation, the Financial Statements of that subsidiary will be properly adjusted before being used for the preparation of the Fourth quarter Consolidated Financial Statements.

Intra-group balances in the Fourth quarter Consolidated Balance Sheet and intra-group transactions and unrealized profits resulting from these transactions must be completely eliminated. Unrealized losses resulting from intra-group transactions are also eliminated unless costs cannot be recovered.

Benefits of non-controlling shareholders reflect profit or loss and net assets of subsidiaries, which are not held by the Corporation and presented in a separate item of the Fourth quarter Consolidated Income Statement and Consolidated Balance Sheet (classified under owner's equity). Benefits of non-controlling shareholders include the values of their non-controlling benefits at the initial date of business combination and those arise within the ranges of changes in owner's equity from the date of business combination. The losses arising in the subsidiaries are attributed equally to the ownership rate of non-controlling shareholders, even if such losses are higher than the interest owned by these shareholders in net assets of the subsidiaries.

### 3. Cash and cash equivalents

Cash includes cash on hand and demand deposits in banks. Cash equivalents are short-term investments of which the due dates cannot exceed 3 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as of the balance sheet date.

### 4. Financial investments

#### *Trading Securities*

Investments are classified as trading securities when held for the purpose of trading for profit.

Trading securities are recorded at historical cost. The cost of trading securities is determined by the fair value of the consideration paid at the transaction date plus any costs directly attributable to the acquisition of the trading securities.

The recognition date of trading securities is the date the Company obtains ownership, specifically as follows:

- For listed securities: recognized at the order matching date (T+0).
- For unlisted securities: recognized at the date of official ownership as prescribed by law.



**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

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**QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2025

Notes to the Financial Statements (Cont.)

Interest, dividends and profits of the periods prior to the purchase of trading securities are recorded as a decrease in value of those securities. Interest, dividends and profits of the periods after the purchase of trading securities are recognized as revenue. The dividends paid in form of shares are not recorded as an increase in values, but the increasing quantity is followed up.

Provisions for devaluation of trading securities is made for each type of security bought and sold on the market and whose fair value is lower than its cost. The fair value of trading securities listed on the stock market or traded on UPCOM is the closing price at the end of balance sheet date. If the stock market or UPCOM is not trading at the end of balance sheet date, the fair value of the securities is the closing price of the last trading session immediately preceding the end of balance sheet date.

Increases or decreases in the provisions for devaluation of trading securities that need to be recorded at the end of balance sheet date are recognized in finance expenses.

Profit or loss from the transfer of trading securities is recognized in financial income or finance expenses. Cost is determined using the moving weighted-average method.

***Held-to-maturity investments***

Investments are classified as held-to-maturity investments that the Corporation intends and is able to hold to maturity. Held-to-maturity investments only include term deposits.

Held-to-maturity investments are initially recognized at historical cost. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in the Income Statement on the basis of the interest income to be received. Interests arising prior to the Corporation's acquisition of held-to-maturity investments are recorded as a decrease in the costs as at the acquisition time.

When there are reliable evidences proving that a part or the whole investment cannot be recovered and the loss is reliably determined, the loss is recognized as financial expenses during the period while the investment value is directly deducted.

***Loans***

Loans are measured at costs less allowance for doubtful debts. Allowance for doubtful debts of loans is made on the basis of estimated losses.

***Investments in associates***

An associate is an entity which the Corporation has significant influence but not the control to govern the financial and operating policies. Significant influence is the right to participate in making the associate's financial and operating policies but not control those policies.

Investments in associates are recorded as in the owner's equity method. Accordingly, the investment into associate is initially recorded at costs on the Fourth quarter Consolidated Financial Statements and then adjusted for the post acquisition change in the Corporation's share of net assets of the associate. If the Corporation's share of loss of an associate exceeds or equals the carrying amount of an investment, the investment is then reported at nil (0) value on the Fourth quarter Consolidated Financial Statements, except when the Corporation has obligations to pay on behalf of the associate to satisfy the obligations of the associate.

The Financial Statements of the associate are prepared for the fiscal period that is the same with the Fourth quarter Consolidated Financial Statements of the Corporation. In the case that the accounting





## SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

### QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Notes to the Financial Statements (Cont.)

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policy of an associate is different from the accounting policy applied consistently in the Corporation, the Financial Statements of that associate will be properly adjusted before being used for the preparation of the Fourth quarter Consolidated Financial Statements.

Unrealized profits/ (losses) arising from transactions with associates are eliminated in proportion to the amount under the Corporation's ownership in the preparation of the Fourth quarter Consolidated Financial Statements.

#### 5. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Corporation and customers who are independent to the Corporation.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of the estimated loss.

Increases/decreases in the obligatory allowance for doubtful debts as of the end of the quarter are recorded into general and administration expenses.

#### 6. Inventories

Inventories are recognized at the lower of cost and net realizable value.

The cost of inventories is the merchandise determined to comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.

The cost of goods issued are determined in accordance with the weighted average method and recorded in line with the perpetual method.

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

Allowance for inventories is recognized for each type of inventory when their costs are higher than their net realizable values. Increases/(decreases) in the obligatory allowance for inventories as of the balance sheet date are recorded into cost of goods sold.

#### 7. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several accounting periods. The prepaid expenses of the Corporation primarily include costs of tools and equipment, costs for the installation of information technology systems, and costs for the renovation and relocation of offices. These prepaid expenses are allocated over the prepaid period or the duration of the corresponding economic benefits generated from these costs.

##### *Expenses of tools*

Expenses of tools being put into use are allocated into expenses in accordance with the straight-line method for the maximum period of 03 years.

##### *Installation costs of information technology systems*

The installation costs of information technology systems are allocated to expenses using the straight-line method for the maximum period of 03 years.

**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

**QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2025

Notes to the Financial Statements (Cont.)

***Office renovation and relocation costs***

The costs for renovation and relocation of offices are also allocated to expenses using the straight-line method for the maximum period of 03 years.

**8. Operating leased assets**

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Company's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

**9. Tangible fixed assets**

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the period. When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and Structures	18 – 25
Machinery and equipment	03 – 08
Vehicles	10
Office equipment	03 – 08
Other fixed assets	03 – 08

**10. Intangible fixed assets**

Intangible fixed assets are determined by their initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all the costs paid by the Company to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operation costs during the period only if these costs are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of these assets.

When an intangible fixed asset is sold or disposed, its Initial costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

The Company's intangible fixed assets include:

***Computer software***

The Company's intangible fixed asset is Computer software. Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Company until the date the software is put into use. Computer software is amortized in accordance with the straight-line method within 3 years.



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Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

## QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Notes to the Financial Statements (Cont.)

### *Company Website*

The initial cost of the Company website includes all the costs paid by the Corporation to bring the website to its working condition for its intended use. The Company website is amortized in accordance with the straight-line method within 3 years.

### **11. Investment properties**

Investment property refers to land use rights, buildings, parts of buildings, or infrastructure owned by the Corporation, which are held for the purpose of earning rental income. Investment properties for lease are measured at their historical costs less accumulated depreciation. Historical cost includes all the expenses paid by the Corporation or the fair value of other considerations given to acquire the assets up to the date of its acquisition or construction.

Expenses related to investment property arising subsequent to initial recognition should be added to the historical cost of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

When the investment property is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposals is included in the income or the expenses during the period.

The transfer from owner-occupied property or inventories into investment property shall be made when, and only when, there is a change in use evidenced by the end of owner-occupation and the commencement of an operating lease to another party or the end of construction. The transfer from investment property to owner-occupied property or inventories shall be made when, and only when, there is a change in use evidenced by the commencement of owner-occupation or the commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the historical cost or net book value of investment property at the date of transfer.

Investment property for lease is depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation year for investment property is as follows:

<u>Fixed assets</u>	<u>Years</u>
Land use right	39
Building	25 - 30

### **12. Construction-in-progress**

Construction-in-progress reflects the expenses (including relevant interest expenses following the accounting policies of the Corporation) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

### **13. Business combination and goodwill**

The business combination is accounted by applying acquisition method. The costs of business combination include the fair values as at the acquisition date of the exchanged assets, the incurred or assumed liabilities as well as the equity instruments issued by the Corporation in exchange for control of the acquiree, plus any cost directly attributable to the business combination. The acquired assets, the identifiable and contingent liabilities assumed from the business combination are recognized at their fair values as at the acquisition date.

If the business combination covers some accounting periods, the cost of business combination equals the total investment made at the date of obtaining the control of subsidiaries plus the amount of



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**QUARTER IV CONSOLIDATED FINANCIAL STATEMENTS**

For the fiscal year ending December 31, 2025

Notes to the Financial Statements (Cont.)

previous investments which are re-evaluated at fair value as at the date of obtaining the control of subsidiaries. The difference between the re-evaluated amount and the cost of investment shall be recorded in the financial performance provided that the Corporation does not have any significant influence on subsidiaries prior the date of obtaining the control and the investment in subsidiaries is presented in line with the cost method. In case where the Corporation has significant influence on the subsidiaries prior the date of obtaining the control the investment in subsidiaries is presented in line with the equity method, the difference between the re-evaluated amount and the cost of investment determined in line with the equity method shall be recorded in the financial performance; and the difference between the investment determined in line with the equity method and the cost of investment shall be directly recorded in "Retained earnings" of the Fourth quarter Consolidated Balance Sheet.

The excess of the cost of business combination over the ownership share of the Corporation in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date obtaining the control of subsidiaries is recognized as goodwill. If the ownership share of the Corporation is in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date of obtaining the control of subsidiaries exceeds the cost of business combination, the difference will be included in the financial performance.

The benefit of non-controlling shareholders as at the date of business combination is initially measured on the basis of the ownership share of non-controlling shareholders in the fair values of the assets, the liabilities and the inherent liabilities recognized.

**14. Payables and accrued expenses**

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets and the seller, of which the seller is an independent entity with the Corporation.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Fourth quarter Consolidated Balance Sheet on the basis of their remaining term as of the end of the Fourth quarter.

**15. Owner's equity**

Capital is recorded according to the actual amounts invested by shareholders of the Parent Company.

**16. Profit distribution**

Profit after tax is distributed to the shareholders after appropriation for funds under the Parent Company's Charter as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of profit such as profit due to revaluation of



assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders.

**17. Recognition of revenue and income**

***Revenue from sales of merchandise***

Revenue from merchandises shall be recognized when all of the following conditions are satisfied:

- The Corporation transfers most of risks and benefits incident to the ownership of goods or products to customers.
- The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise, products sold.
- The amount of revenue can be measured reliably. When the contracts stipulate that buyers have the right to return goods, products purchased under specific conditions, revenue is recorded only when those specific conditions are no longer exist and buyers retain no right to return goods, products (except for the case that such returns are in exchange for other merchandise or services).
- The Corporation received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.

***Revenue from service provision***

Revenue from service provision shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, revenue is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.
- The Company received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are provided in several accounting periods, the determination of sales is done on the basis of the volume of work done as of the balance sheet date.

***Revenue from leasing operating assets***

Revenue from leasing operating assets is recognized in accordance with the straight-line method during the lease term. Rentals received in advance for several periods are allocated to revenue in consistence with the lease term.

***Interest***

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

***Dividends and profit shared***

Dividends and profit shared are recognized when the Company has the right to receive dividends or profit from the capital contribution. The dividends paid in form of shares are not recorded as an increase in values, but the increasing quantity is followed up.





**18. Expenses**

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

**19. Corporate income tax**

Corporate income tax includes current income tax and deferred income tax.

***Current income tax***

Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

***Deferred income tax***

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough taxable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated tax rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates at the end of the fiscal year. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Company shall offset deferred tax assets and deferred tax liabilities if:

- The Corporation has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
  - Of the same subject to corporate income tax; or
  - The Corporation has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

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**20. Related parties**

A party is considered a related party of the Company in case that party is able to control the other party or to cause material effects on the financial decisions as well as the operations of the other party. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.

**21. Segment reporting**

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Fourth quarter Consolidated Financial Statements of the Corporation.

**V. ADDITIONAL INFORMATION ON THE ITEMS OF THE BALANCE SHEET****1. Cash and cash equivalents**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	441.464.312	553.221.296
Demand deposits in banks	69.953.910.881	37.222.699.366
Cash equivalents (*)	124.812.822.329	171.837.125.002
<b>Total</b>	<b><u>195.208.197.522</u></b>	<b><u>209.613.045.664</u></b>

(\*) Deposits of which the term is within 3 months

**2. Financial investments****2a. Trading Securities**

	<u>Ending balance</u>	<u>Beginning balance</u>
Trading securities	13.859.293.545	13.859.293.545
Provisions for devaluation of trading securities	(6.333.493.545)	(5.011.393.545)
Deposits with a term of more than 03 months	2.000.000.000	303.130.137.810
<b>Total</b>	<b><u>9.525.800.000</u></b>	<b><u>311.978.037.810</u></b>



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**2b. Investments in other entities**

	Ending balance			Beginning balance		
	Original amount	Accumulated profit/loss incurred after the investment date	Total	Original amount	Accumulated profit/loss incurred after the investment date	Total
Sai Gon - Ca Mau Trading Service Company Limited <sup>(i)</sup>	74,970,000,000	(3,722,061,770)	71,247,938,230	74,970,000,000	(6,981,404,013)	67,988,595,987
SaiGon CanTho Trading Company <sup>(ii)</sup>	74,800,000,000	24,006,269,585	98,806,269,585	74,800,000,000	18,398,350,224	93,198,350,224
SaiGon Co.op International Investment Company Limited <sup>(iii)</sup>	24,500,000,000	106,521,858	24,606,521,858	24,500,000,000	261,665,963	24,761,665,963
	7,440,520,518	10,674,289,441	18,114,809,959	7,440,520,518	9,006,053,075	16,446,573,593
Co.opmart Bien Hoa Supermarket and Trading Services Company Limited <sup>(iv)</sup>	754,099,056,000	201,553,051,913	955,652,107,913	754,099,056,000	158,374,591,079	912,473,647,079
VietSin Commercial Complex Development Joint Stock Company <sup>(v)</sup>	53,900,000,000	2,050,089,754	55,950,089,754	53,900,000,000	3,578,614,524	57,478,614,524
Sai Gon - Xuan Oai Services Trading Limited Company <sup>(vi)</sup>	32,000,000,000	(319,045,707)	31,680,954,293	32,000,000,000	(194,375,719)	31,805,624,281
Northeast Trade Center Development Investment Limited Company <sup>(vii)</sup>	18,750,000,000	3,208,344,814	21,958,344,814	18,750,000,000	5,735,931,973	24,485,931,973
Sai Gon - Chau Doc Company Limited <sup>(viii)</sup>						
<b>Total</b>	<b>1,040,459,576,518</b>	<b>237,557,459,888</b>	<b>1,278,017,036,406</b>	<b>1,040,459,576,518</b>	<b>188,179,427,106</b>	<b>1,228,639,003,624</b>

- (i) According to Business Registration Certificate No. 2000969020 dated May 20, 2010, certified for the 14th change on October 10, 2025, issued by the Department of Planning and Investment of Ca Mau Province, the Company invested in Saigon - Ca Mau Trading Service Company Limited with VND 74.970.000.000, equivalent to 36,75% of its charter capital.
- (ii) According to Business Registration Certificate No. 1800502219 dated November 8, 2012, certified for the 21st change on September 12, 2025, issued by the Department of Finance of Can Tho City, the Company invested in Saigon Can Tho Trading Company with VND 74.800.000.000, equivalent to 34,00% of its charter capital.
- (iii) According to Business Registration Certificate No. 0310384927 dated October 15, 2010, certified for the 2nd change on December 12, 2015, issued by the Department of Planning and Investment of Ho Chi Minh City, the Company invested in SaiGon Co.op International Investment Company Limited with VND 24.500.000.000, equivalent to 49% of its charter capital.
- (iv) According to Business Registration Certificate No. 4702001225, certified for the 19th change on September 30, 2025, issued by the Department of Finance of Dong Nai Province, the Company invested in Co.opmart Bien Hoa Supermarket and Trading Services Company Limited with VND 7.440.520.518, equivalent to 29% of its charter capital.



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- (v) According to Investment Certificate No. 411032000083, certified for the 7th change on December 2, 2020, issued by the Department of Planning and Investment of Ho Chi Minh City, the Company invested in VietSin Commercial Complex Development Joint Stock Company with VND 754.099.056.000, equivalent to 36,00% of its charter capital.
- (vi) According to Investment Certificate No. 0315949585 dated October 8, 2019, certified for the 2nd change on September 24, 2025, issued by the Department of Finance of Ho Chi Minh City, the Company invested in Sai Gon - Xuan Oai Services Trading Limited Company with VND 53.900.000.000, equivalent to 49,00% of its charter capital.
- (vii) According to Investment Certificate No. 5702088237, first registered on June 16, 2021, issued by the Department of Planning and Investment of Quang Ninh Province, the Company invested in Northeast Trade Center Development Investment Limited Company with VND 32.000.000.000, equivalent to 40% of its charter capital.
- (viii) According to the Enterprise Registration Certificate No. 1601972058, initially issued on May 13, 2015, and amended for the fourth time on June 28, 2024, by the Department of Planning and Investment of An Giang Province, the Company invested VND 18.750.000.000 in Saigon - Chau Doc Company Limited, equivalent to 25,00% of its charter capital.

**3. Trade receivables****3a. Short-term trade receivables**

	<b>Ending balance</b>	<b>Beginning balance</b>
<b>Receivables from related parties</b>	<b>5,003,823,025</b>	<b>13,750,290,606</b>
Ho Chi Minh City Union of Trading Cooperative	1,637,985,142	3,849,534,947
Ho Chi Minh City Union of Trading Cooperative - Co.opmart Cai Be Branch	235,504,583	2,931,219,061
Sai Gon - Ca Mau Trading Service Company Limited	3,022,797,300	6,042,638,965
Sai Gon - Van Dong Trading One Member Company Limited	53,768,000	503,448,817
Sai Gon Can Tho Trading Company	53,768,000	423,448,816
<b>Receivables from other customers</b>	<b>1,608,473,688</b>	<b>1,378,596,320</b>
Galaxy Studio Joint Stock Company - Ben Tre Branch	211,819,557	159,149,892
Jolibee Viet Nam Company Limited - My Tho Branch	107,568,795	100,771,209
Yellowpot - Peperesto and MinhNgan Foods Business	219,129,835	260,313,679
34 Thien Phuc Trading and Service Limited Liability Company	177,421,226	110,417,182
Others	892,534,275	747,944,358
<b>Total</b>	<b>6,612,296,713</b>	<b>15,018,469,744</b>

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**3b. Long-term trade receivables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Sai Gon - Ca Mau Trading Service Company Limited	11,623,830,831	10,142,390,186
Sai Gon - Van Dong Trading One Member Company Limited	22,115,281,077	18,183,391,507
<b>Total</b>	<b><u>33,739,111,908</u></b>	<b><u>28,325,781,693</u></b>

**4. Short-term prepayments to suppliers**

	<u>Ending balance</u>	<u>Beginning balance</u>
Phuoc Thanh Construction Joint Stock Company	2,275,389,812	5,670,043,872
General Construction Consultancy Company	502,127,500	1,330,804,444
Thanh Phu Investment Construction Joint Stock Company	3,662,163,895	-
Vietcotek Technical Construction Corporation	705,778,215	-
Gia Bao Consulting-Trading-Services Co.,Ltd	456,271,913	-
Zenith Management Services Limited Liability Company	448,200,000	-
Thanh Do Group Construction Corporation - Thanh Phu	27,784,000,000	-
Investment Construction Joint Stock Company Joint Venture		
Others	176,468,300	55,269,000
<b>Total</b>	<b><u>36,010,399,635</u></b>	<b><u>7,056,117,316</u></b>

**5. Receivables from short-term loans**

	<u>Ending balance</u>	<u>Beginning balance</u>
Sai Gon - Ca Mau Trading Service Company Limited	16,600,000,000	16,600,000,000
<b>Total</b>	<b><u>16,600,000,000</u></b>	<b><u>16,600,000,000</u></b>

**6. Other receivables****6a. Other short-term receivables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Thanh Do Group Construction Corporation - Deposits	123,324,261,480	-
T.N.T Trung Thuy Real Estate Investment Company Limited	100,000,000,000	-
Other short-term deposits	60,000,000	60,000,000
Advance	4,898,376,870	3,677,596,800
Interests to be received	764,036,311	2,633,215,549
Building Materials and Construction Company Limited BMC	15,635,803,061	15,635,803,061
Accrued revenue	1,232,653,461	1,665,412,321
Others	194,559,664	166,213,188
<b>Total</b>	<b><u>246,109,690,847</u></b>	<b><u>23,838,240,919</u></b>





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**6b. Other long-term receivables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Deposit with the Department of Planning and Investment of Ho Chi Minh City to ensure project implementation in An Phu Ward, District 2	85,183,000,000	85,183,000,000
Thanh Do Group Construction Corporation - Contract performance deposit	25,000,000,000	25,000,000,000
Deposit for long-term lease of premises	1,051,712,000	1,051,712,000
<b>Total</b>	<b><u>111,234,712,000</u></b>	<b><u>111,234,712,000</u></b>

**7. Allowance for short-term doubtful debts**

	<u>Ending balance</u>	<u>Beginning balance</u>
Building Materials and Construction Company Limited BMC	15,635,803,061	15,635,803,061
<b>Total</b>	<b><u>15,635,803,061</u></b>	<b><u>15,635,803,061</u></b>

**8. Short-term/long-term prepaid expenses****8a. Short-term prepaid expenses**

	<u>Ending balance</u>	<u>Beginning</u>
Expenses of tools	160.095.967	131.569.769
Software license expenses	341.612.816	894.051.237
Consultancy expenses	491.609.091	985.700.000
Others	2.154.273.809	983.057.937
<b>Total</b>	<b><u>3.147.591.683</u></b>	<b><u>2.994.378.943</u></b>

**8b. Long-term prepaid expenses**

	<u>Ending balance</u>	<u>Beginning</u>
Expenses of tools	538,990,643	1,002,403,450
Asset repair expenses	1,569,280,975	1,410,223,701
Relocation and office renovation expenses	388,291,026	834,721,465
Research, development, and brand positioning expenses	262,960,150	682,793,491
Others	1,376,387,416	408,912,969
<b>Total</b>	<b><u>4,135,910,210</u></b>	<b><u>4,339,055,076</u></b>



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**9. Tangible fixed assets**

Historical costs	Buildings and Structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Total
Beginning balance	113,650,529,907	26,988,000,666	2,348,249,159	7,773,793,204	10,402,126,348	161,162,699,284
Purchase during the period	-	2,022,482,751	-	129,063,000	-	2,151,545,751
Ending balance	<u>113,650,529,907</u>	<u>29,010,483,417</u>	<u>2,348,249,159</u>	<u>7,902,856,204</u>	<u>10,402,126,348</u>	<u>163,314,245,035</u>
Assets fully depreciated but still in use	-	17,858,427,768	180,250,000	6,367,927,309	6,748,874,068	31,155,479,145
<b>Depreciation</b>						
Beginning balance	55,863,875,414	19,471,787,326	774,070,929	6,636,610,289	7,676,171,673	90,422,515,631
Depreciation during the period	1,294,156,863	362,406,422	54,199,980	187,865,747	183,731,682	2,082,360,694
Ending balance	<u>57,158,032,277</u>	<u>19,834,193,748</u>	<u>828,270,909</u>	<u>6,824,476,036</u>	<u>7,859,903,355</u>	<u>92,504,876,325</u>
<b>Net book values</b>						
Beginning balances	57,786,654,493	7,516,213,340	1,574,178,230	1,137,182,915	2,725,954,675	70,740,183,653
Ending balance	<u>56,492,497,630</u>	<u>9,176,289,669</u>	<u>1,519,978,250</u>	<u>1,078,380,168</u>	<u>2,542,222,993</u>	<u>70,809,368,710</u>

**10. Intangible fixed assets**

	Other intangible fixed assets	Computer software	Total
<b>Initial costs</b>			
Beginning balance	213,000,000	5,733,410,250	5,946,410,250
Ending balance	<u>213,000,000</u>	<u>5,733,410,250</u>	<u>5,946,410,250</u>
Assets fully amortized but still in use	-	2,425,580,458	2,425,580,458
<b>Amortization</b>			
Beginning balance	126,540,325	3,269,118,256	3,395,658,581
Amortization during the period	17,750,001	166,030,391	183,780,392
Ending balance	<u>144,290,326</u>	<u>3,435,148,647</u>	<u>3,579,438,973</u>
<b>Net book values</b>			
Beginning balance	86,459,675	2,464,291,994	2,550,751,669
Ending balance	<u>68,709,674</u>	<u>2,298,261,603</u>	<u>2,366,971,277</u>

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**11. Investment property****11a. Investment property for lease**

	Land use right	Building	Total
<b>Historical costs</b>			
Beginning balance	28,058,582,064	29,759,056,455	57,817,638,519
Ending balance	<u>28,058,582,064</u>	<u>29,759,056,455</u>	<u>57,817,638,519</u>
<b>Depreciation</b>			
Beginning balance	5,762,551,194	17,229,236,265	22,991,787,459
Depreciation during the period	156,570,126	261,037,920	417,608,046
Ending balance	<u>5,919,121,320</u>	<u>17,490,274,185</u>	<u>23,409,395,505</u>
<b>Net book values</b>			
Beginning balance	22,296,030,870	12,529,820,190	34,825,851,060
Ending balance	<u>22,139,460,744</u>	<u>12,268,782,270</u>	<u>34,408,243,014</u>

**11b. The list of investment properties as of the end of the accounting period is as follows:**

	Historical costs	Depreciation	Net book values
Land use right - 253 Dien Bien Phu, Ward 07, District 3, Ho Chi Minh City	5,530,000,000	1,760,619,611	3,769,380,389
Building and structure - 253 Dien Bien Phu, Ward 07, District 3, Ho Chi Minh City	29,759,056,455	17,490,274,185	12,268,782,270
Land use right - 102 Nam Ky Khoi Nghia, District 1, Ho Chi Minh City	22,528,582,064	4,158,501,709	18,370,080,355
<b>Total</b>	<u>57,817,638,519</u>	<u>23,409,395,505</u>	<u>34,408,243,014</u>

**12. Construction-in-progress**

	Beginning balance	Increase during the period	Kết chuyển vào chi phí trả trước dài hạn	Ending balance
Technical infrastructure of the urban development area in District 2, Ho Chi Minh City	476,395,533,099	-	-	476,395,533,099
102 Nam Ky Khoi Nghia Project	54,714,572,477	22,850,418,671	-	77,564,991,148
Vinh Long Shopping Mall Project	-	3,395,370,371	-	3,395,370,371
Acquisition of fixed assets - SCID	28,792,055,850	17,434,798,376	-	46,226,854,226
Fixed asset repair – Ben Tre	733,676,169	667,214,942	1,399,363,465	1,527,646
Acquisition of fixed assets - Ben Tre	18,223,492	2,138,888,889	2,157,112,381	-
Pleiku Project	199,870,909	-	-	199,870,909
Acquisition of fixed assets - Cai Be	2,013,268	2,084,984	-	4,098,252
<b>Total</b>	<u>560,855,945,264</u>	<u>46,488,776,233</u>	<u>3,556,475,846</u>	<u>603,788,245,651</u>



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**13. Short-term trade payables****13a. Short-term trade payables:**

	<u>Ending balance</u>	<u>Beginning balance</u>
<b>Payables to related parties</b>		
Ho Chi Minh City Union of Trading Cooperative	8,566,000,006	10,254,789,221
<b>Payables to other suppliers</b>		
Cho Lon Construction and Installation Joint Stock Company	-	784,742,565
Thuong Phat Loc Company Limited	22,258,975	402,340,700
Phuoc Thanh Construction Joint Stock Company	6,554,249,602	2,560,538,944
TTC Energy Joint Stock Company	166,747,191	144,474,327
Thanh Phu Construction Joint Stock Company	6,583,979,811	5,427,465,969
Port Cities Vietnam Limited Company	-	159,584,300
Vietcotek Technical Construction Corporation	753,892,067	-
Gia Bao Consulting-Trading-Services Co.,Ltd	784,786,998	-
FPT Smart Cloud Company Limited	1,755,846,400	-
Other suppliers	1,551,294,970	1,277,333,719
<b>Total</b>	<b><u>26,739,056,020</u></b>	<b><u>21,011,269,745</u></b>

**13b. Overdue debts: (Warranty 5%, 10%)**

	<u>Ending balance</u>	<u>Beginning balance</u>
Minh Manh Company Limited	4,068,735	4,068,735
An Phong Mechanical and Electrical Development Joint Stock Company	19,196,138	19,196,138
<b>Total</b>	<b><u>23,264,873</u></b>	<b><u>23,264,873</u></b>

**14. Taxes and other obligations to the State Budget**

	<u>Beginning balance</u>		<u>Increase during the period</u>		<u>Ending balance</u>	
	<u>Payables</u>	<u>Receivables</u>	<u>Payable</u>	<u>Paid</u>	<u>Payables</u>	<u>Receivables</u>
VAT on domestic sales	382,766,172	-	715,928,061	1,010,295,846	88,398,387	-
Corporate income tax	1,642,973,318	3,048,399,350	1,387,262,892	1,642,973,318	1,387,262,892	3,048,399,350
Personal income tax	174,907,834	76,347,569	780,394,213	456,312,706	558,709,366	63,567,594
Land rental, land tax	414,210,872	-	(231,737,412)	613,105,644	-	430,632,184
<b>Total</b>	<b><u>2,614,858,196</u></b>	<b><u>3,124,746,919</u></b>	<b><u>2,651,847,754</u></b>	<b><u>3,722,687,514</u></b>	<b><u>2,034,370,645</u></b>	<b><u>3,542,599,128</u></b>

**15. Advances from customers**

	<u>Ending balance</u>	<u>Beginning balance</u>
Funds in meal cards	295,281,035	295,281,035
Voucher sense city	177,150,000	177,150,000
Other customers	698,515	26,812,215
<b>Total</b>	<b><u>473,129,550</u></b>	<b><u>499,243,250</u></b>



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Notes to the Financial Statements (Cont.)

**16. Payables to employees**

The salary, bonus to be paid to employees.

**17. Short-term accrued expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Telephone, fax, brandname, and internet expenses	13,959,493	27,611,589
Server location lease expenses	22,720,000	22,720,000
Electricity, water expenses	337,315,259	283,147,185
Cloud server services expense	-	208,398,522
Warranty and maintenance expenses	226,609,706	-
Others	111,244,621	13,822,447
<b>Total</b>	<b><u>711,849,079</u></b>	<b><u>555,699,743</u></b>

**18. Short-term unearned revenue**

	<u>Ending balance</u>	<u>Beginning balance</u>
Bizman Invesment Joint Stock Company	87,692,269	79,720,245
<b>Total</b>	<b><u>87,692,269</u></b>	<b><u>79,720,245</u></b>

**19. Other payables****19a. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Receipt of short-term deposits	1,865,890,985	2,351,760,249
Dividends payable	426,612,690	364,276,290
Payables for sales collection on behalf of rental booths	1,487,134,525	2,561,836,002
Others	291,592,572	391,836,893
<b>Total</b>	<b><u>4,071,230,772</u></b>	<b><u>5,669,709,434</u></b>

**19b. Other long-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Co.op Mart VinhPhuc Company Limited - Receipt of long-term deposits	2.170.000.000	2.170.000.000
Nova An Phu Company Limited - deposit	102.500.000.000	102.500.000.000
Receipt of long-term deposits	7.519.674.683	6.652.903.336
<b>Total</b>	<b><u>112.189.674.683</u></b>	<b><u>111.322.903.336</u></b>



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**20. Bonus and welfare funds**

	<b>Beginning balance</b>	<b>Other increases</b>	<b>Disbursement</b>	<b>Ending balance</b>
Bonus and welfare funds	5,994,260,279	18,720,000	414,432,011	5,598,548,268
Bonus fund of the Executive Officers	9,788,319,365	-	-	9,788,319,365
<b>Total</b>	<b>15,782,579,644</b>	<b>18,720,000</b>	<b>414,432,011</b>	<b>15,386,867,633</b>

**21. Capital****21a. Statement of fluctuations in owner's equity**

	<b>Contributed capital</b>	<b>Investment and development fund</b>	<b>Undistributed profit after tax</b>	<b>Total</b>
Beginning balance of the previous period	1,000,000,000,000	895,924,527,529	513,952,896,966	2,409,877,424,495
Profit in the previous period	-	-	53,982,056,475	53,982,056,475
<b>Ending balance of the previous period</b>	<b>1,000,000,000,000</b>	<b>895,924,527,529</b>	<b>567,934,953,441</b>	<b>2,463,859,480,970</b>
Beginning balance of the current period	1,000,000,000,000	895,924,527,529	567,934,953,441	2,463,859,480,970
Profit in the current period	-	-	20,015,243,049	20,015,243,049
<b>Ending balance of the current period</b>	<b>1,000,000,000,000</b>	<b>895,924,527,529</b>	<b>587,950,196,490</b>	<b>2,483,874,724,019</b>

**21b. Details of capital contribution of the owners**

	<b>Ending balance</b>	<b>Beginning balance</b>
Ho Chi Minh City Union of Trading Cooperative	960,927,960,000	960,927,960,000
Other shareholders	39,072,040,000	39,072,040,000
<b>Total</b>	<b>1,000,000,000,000</b>	<b>1,000,000,000,000</b>

**21c. Shares**

	<b>Ending balance</b>	<b>Beginning balance</b>
Number of shares registered to be issued	100.000.000	100.000.000
Number of shares sold to the public	100.000.000	100.000.000
- Common shares	100.000.000	100.000.000
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	100.000.000	100.000.000
- Common shares	100.000.000	100.000.000
- Preferred shares	-	-

Face value of outstanding shares: VND 10,000.



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**VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT****1. Revenue from sales of goods and provision of services**

	Quarter 4		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Revenue from consulting management services	10,169,571,400	11,748,123,838	18,669,871,950	19,634,724,101
Revenue from leasing premises	17,685,848,541	19,014,729,236	70,819,814,501	69,227,668,862
Revenue from real estate investment business	1,486,762,159	1,439,101,590	5,804,066,929	5,756,406,360
Revenue from providing good	1,180,495,505	901,168,558	4,449,291,511	4,112,010,534
Revenue from other services	190,909,092	-	867,207,735	319,507,359
<b>Total</b>	<b>30,713,586,697</b>	<b>33,103,123,222</b>	<b>100,610,252,626</b>	<b>99,050,317,216</b>

**2. Cost of sales**

	Quarter 4		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Cost of services for leasing premises	6,291,460,014	11,855,621,112	28,687,614,685	30,114,633,720
Cost of sales	812,331,150	669,028,683	3,017,996,063	2,876,833,299
Real estate business operating expenses	731,335,653	987,628,290	3,634,420,550	3,308,103,302
Consulting project management services expenses	-	840,000,000	180,000,000	840,000,000
<b>Total</b>	<b>7,835,126,817</b>	<b>14,352,278,085</b>	<b>35,520,031,298</b>	<b>37,139,570,321</b>

**3. Financial income**

	Quarter 4		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Dividends, distributed profits	-	-	508,500,000	610,200,000
Bank deposit interests	2,604,348,712	5,232,833,085	17,341,788,584	18,935,575,814
Interests on loans	276,151,233	209,205,480	1,095,600,001	832,273,974
<b>Total</b>	<b>2,880,499,945</b>	<b>5,442,038,565</b>	<b>18,945,888,585</b>	<b>20,378,049,788</b>

**4. Financial expenses**

Provision for/reversal of provisions for investments.

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**5. Selling expenses**

	Quarter 4		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Expenses for employees	1,768,594,893	2,448,764,069	6,108,685,377	6,653,630,868
Expenses of tools, supplies	76,324,704	51,642,577	233,420,811	217,362,612
Depreciation/(amortization) of fixed assets	355,584,217	356,043,944	1,383,125,472	1,451,621,389
External services rendered	2,399,190,480	2,228,447,120	8,326,817,342	7,980,596,470
Others	2,161,298,632	1,986,196,689	4,801,666,900	4,565,147,893
<b>Total</b>	<b>6,760,992,926</b>	<b>7,071,094,399</b>	<b>20,853,715,902</b>	<b>20,868,359,232</b>

**6. General administration expenses**

	Quarter 4		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Expenses for employees	10,778,725,108	12,619,043,707	33,370,003,562	33,699,596,361
Expenses of tools, supplies	125,408,589	174,654,798	643,036,836	650,588,734
Depreciation/(amortization) of	370,853,156	460,794,180	1,586,851,843	1,582,826,603
Taxes, fees and legal fees	(14,851,257)	29,702,510	99,648,976	170,507,009
External services rendered	1,406,330,715	1,605,435,885	6,332,845,371	4,747,876,307
Allowance expenses	-	-	-	(297,436,939)
Other expenses	4,708,253,307	3,663,565,064	16,054,511,964	13,748,513,457
<b>Total</b>	<b>17,374,719,618</b>	<b>18,553,196,144</b>	<b>58,086,898,552</b>	<b>54,302,471,532</b>

**7. Other income**

	Quarter 4		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Disposal assets	40,404,040	144,098,233	221,139,344	144,098,233
Other income	983,755,948	1,169,520,617	1,213,549,179	1,453,915,666
<b>Total</b>	<b>1,024,159,988</b>	<b>1,313,618,850</b>	<b>1,434,688,523</b>	<b>1,598,013,899</b>

**8. Other expense**

	Quarter 4		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Other expenses	655,356,099	295,169,787	1,303,041,440	1,199,511,973
<b>Total</b>	<b>655,356,099</b>	<b>295,169,787</b>	<b>1,303,041,440</b>	<b>1,199,511,973</b>



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**9. Operating costs**

	Quarter 4		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Labor costs	12,547,320,001	15,067,807,776	39,477,848,939	40,353,227,229
Materials and supplies	212,936,415	238,529,373	936,905,092	867,951,346
Depreciation/(amortization) of fixed assets	2,683,749,132	3,108,609,666	10,632,424,392	9,447,260,380
External services rendered	8,865,147,336	15,233,475,702	39,460,184,846	40,471,949,956
Other expenses	6,854,700,682	5,679,464,263	20,947,827,840	18,188,666,875
<b>Total</b>	<b>31,163,853,566</b>	<b>39,327,886,780</b>	<b>111,455,191,109</b>	<b>109,329,055,786</b>

**VII. OTHER DISCLOSURES***Transactions and balances with the key managers and their related individuals*

The key managers include the Board of Directors(BoD) and the Executive Officers (Board of Management and Chief Accountant). The individuals related to the key managers are their close family members.

*Transactions with the key managers and their related individuals*

The Company has no sales of goods and service provisions and no other transactions with the key managers and their related individuals.

*Balances with the key managers and their related individuals*

The Company has no balances with the key managers and their related individuals.

*Income of the key managers and the Board of Supervisors(BoS) for Quarter 4/2025*

	Position	Salary	Remuneration	Other	Total income
Mr. Vu Anh Khoa	Chairman of the BoD	-	20,000,000	-	20,000,000
Mr. Pham Trung Kien	Member of the BoD, General Director	141,692,160	10,000,000	-	151,692,160
Mr. Nguyen Ngoc Thang	Member of the BoD	-	10,000,000	-	10,000,000
Mr. Le Truong Son	Member of the BoD	-	10,000,000	-	10,000,000
Mr. Phan Thanh Duy	Member of the BoD, Deputy General Director	657,380,200	10,000,000	-	667,380,200
Mr. Pham Hoang An	Deputy General Director	437,288,000	-	-	437,288,000
Mr. Pham Xuan Phong	Chief Accountant	304,984,000	-	-	304,984,000
Mr. Nguyen Phu Khanh	Head of the BoS	187,636,000	10,000,000	-	197,636,000
Ms. Truong Phan Hoang Thy	Member of the BoS	-	6,666,667	-	6,666,667
Mr. Nguyen Quang Tinh	Member of the BoS	-	6,666,667	-	6,666,667
<b>Total</b>		<b>1,728,980,360</b>	<b>83,333,334</b>	<b>-</b>	<b>1,812,313,694</b>

**Ta Ngoc Thao**  
Preparer

**Pham Xuan Phong**  
Chief Accountant

Ho Chi Minh City, January 30<sup>th</sup>, 2026

**Pham Trung Kien**  
General Director

