

No: 747 /LSG-TCKT

Ho Chi Minh City, October 19 2026

Regarding the explanation of the fluctuation
of 10% or more in net profit after tax in QIII/2026
compared to the same period of previous year;
Transition from Loss in the Same Period
Last Year to Profit in This Period

To:

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

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

Address: 628-630 Võ Văn Kiệt Street, Chợ Quán Ward, Hồ Chí Minh City

Stock code: LSG

Pursuant to Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on guidelines for information disclosure in the securities market.

Based on the Reviewed Interim Financial Statements for the six-month period ended 30 June 2026, the Company hereby provides explanations for the following circumstances::

1. Profit after corporate income tax in the Statement of Profit or Loss and Other Comprehensive Income for the reporting period changed by 10% or more compared to the same period of the previous year.

2. Profit after corporate income tax for the reporting period changed from profit to loss or from loss to profit compared to the same period of the previous year.

Saigon Vina Land Joint Stock Company hereby provides the following explanation for the changes:

Content	Q3/2026	Q3/2025	Difference	Volatility rate %
Total revenue	18.188.493.733	22.976.332.943	(4.787.839.210)	(20,84%)
Total expense	16.543.558.896	39.488.283.204	(22.944.724.308)	(58,11%)
Net profit before tax	1.644.934.837	(16.511.950.261)	18.156.885.098	109,96%
Net profit after tax	1.315.947.870	(16.511.950.261)	17.827.898.131	107,97%

The Company recorded a profit after tax of VND 1.32 billion in the third quarter of 2026, representing an increase of VND 17.83 billion compared to the same period in 2025 (a loss of VND 16.51 billion), thereby turning from a loss to a profit.

The improvement was primarily attributable to a decrease in finance costs (interest expenses) of VND 21.51 billion, equivalent to 60.43%, and a decrease in general and



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administrative expenses of VND 1.05 billion, equivalent to 41.37%, compared to the same period of the previous year. Meanwhile, financial income decreased by VND 4.02 billion, and gross profit decreased by VND 0.38 billion. *nb*

Respectful.

Recipients:

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

GENERAL DIRECTOR



Trần Thị Minh Tâm