

No: 038/LSG-TCKT

Ho Chi Minh City, 18th January 2025

Regarding the explanation of post-tax profit fluctuations Q4/2024 fluctuates by 10% or more compared to the same period; turning from a loss in the same period last year to a 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, Ward 1, District 5, Hồ Chí Minh City

Stock code: LSG

Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on guidelines for information disclosure in the securities market, Based on the Q4/2024 financial report, Sai Gon Vi Na Land Joint Stock Company would like to explain:

1- The post-tax profit (PTP) of the enterprise in the income statement for the reporting period has changed by 10% or more compared to the same period last year as follows::

Unit: VND

Content	Quarter IV/2024	Quarter IV/2023	Difference	Volatility rate %
Total revenue	100.408.607.559	25.860.336.632	74.548.270.927	288,27%
Total expense	95.823.204.284	28.168.153.892	67.655.050.392	240,18%
Net profit before tax	4.585.403.275	(2.307.817.260)	6.893.220.535	(298,69%)
Net profit after tax	3.727.289.908	(2.305.529.428)	6.032.819.336	(261,67%)

Post-tax profit for Q4/2024 is VND 3.73 billion, an increase of VND 6.03 billion compared to Q4/2023. Main reasons: During the period, other income increased by VND 70 billion, recognized from franchise income upon receiving investment cooperation; revenue from consulting services increased by VND 2.48 billion, revenue from financial investment activities increased by VND 1.24 billion,



financial expenses increased by VND 66.83 billion due to interest expenses not being capitalized into project costs, and general administrative expenses decreased by VND 1.88 billion.

2- Post-tax profit in the reporting period turned from a loss in the same period last year to a profit this period as follows: Post-tax profit for Q4/2024 is VND 3.73 billion (compared to a loss of VND 2.31 billion in the same period last year). Main reasons: During the period, the Company received franchise income from investment cooperation of VND 70 billion; revenue from consulting services increased by VND 2.48 billion, revenue from financial activities increased by VND 1.24 billion; financial expenses increased by VND 66.83 billion due to interest expenses not being capitalized into project costs; general administrative expenses decreased by VND 1.88 billion. This led to an improved business result in Q4/2024 compared to Q4/2023.

Respectful. *mb*

Recipients:

- As above;
- Archive: VT, BP.TCKT (Tuần) *mb*

GENERAL DIRECTOR

Trần Thị Minh Tâm

