

**SAIGON HOTEL
CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: /2026 CV-SGH

Ho Chi Minh City, March 19, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, SaiGon Hotel Corporation hereby discloses the financial statements for the year 2025 to the Hanoi Stock Exchange as follows:

1. Organization Name: SaiGon Hotel Corporation

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

2. Disclosure Content:

- Audited financial statements for 2025

Separate Financial Statements (Listed companies without subsidiaries or a higher-level accounting unit with subordinate units);

Consolidated financial statements (Listed companies with subsidiaries);

General Financial Statements (Listed companies with subordinate units maintaining separate accounting systems).

- Cases Requiring Explanations:

+ The audit firm issues an opinion other than an unqualified opinion on the financial statements (for the 2025 audited FS):

Yes

No

Explanatory document if "Yes":

Yes

No

+ The net profit after tax in the reporting period changes by 5% or more before and after the audit, or shifts from loss to profit (for the 2025 audited FS):

Yes

No

Explanatory document if "Yes":

Yes

No

+ Post-tax profit in the income statement of the reporting period changes by 10% or more compared to the same period last year:



Yes

No

Explanatory document if "Yes":

Yes

No

+ Post-tax profit in the reporting period is a loss, changing from profit in the same period last year to a loss this period or vice versa:

Yes

No

Explanatory document if "Yes":

Yes

No

This information has been published on the company's website on March 19, 2025 at the link: <https://saigonhotel.com.vn/shareholder-information>

3. Report on transactions with a value of 35% or more of total assets in 2025: None

In case the listed company has transactions, please fully report the following contents:

- Transaction content:

- Transaction value/total assets ratio (%) (based on the most recent annual financial report);

- Transaction completion date:

Our company hereby commits that the information published above is true and is fully responsible before the law for the content of the published information.



Attachments:

- Audited financial statements for 2025;
- Explanatory document for business results of 2025.

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



Phan Ngọc Bích

SAIGON HOTEL CORPORATION
AUDITED FINANCIAL STATEMENTS

For the year ended 31/12/2025



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STATEMENT OF THE BOARD OF DIRECTORS

The Board of Directors of Saigon Hotel Corporation (hereinafter referred to as “the Company”) presents this report together with the Company’s audited financial statements for the financial year ended 31 December 2025.

OVERVIEW OF THE COMPANY

Saigon Hotel Corporation is a joint stock company operating under Enterprise Registration Certificate No. 0300850255, issued by Department of Planning and Investment of Ho Chi Minh City on 12 April 1994 and amended for the 15th time on 29 August 2022.

The Company has its head office at 41 - 47 Dong Du, Sai Gon Ward, Ho Chi Minh City.

The Company’s principal business activities include: hotel accommodation services, office leasing, food and beverage services, domestic tourism and travel services, meeting room services for hotel guests, and laundry, ironing, and dry-cleaning services.

THE BOARD OF MANAGEMENT, BOARD OF SUPERVISORS AND BOARD OF DIRECTORS

The members of the Board of Management, the Board of Supervisors and the Board of Directors of the Company who held office for the year ended 31 December 2025 and to the date of this report are as follows:

Board of Management

| | | |
|-----------------------|----------|-------------------------|
| Mr. Vo Thanh Binh | Chairman | |
| Mr. Pham Thanh Binh | Member | |
| Mrs. Le Thi Thuy Ha | Member | Appointed on 19/06/2025 |
| Mrs. Ta Thi Tuyet Mai | Member | Resigned on 19/06/2025 |
| Mr. Tran Tien | Member | |
| Mrs. Phan Ngoc Bich | Member | |

Board of Supervisors

| | | |
|---------------------------|----------------------|-------------------------|
| Mrs. Ha Thi Mai Phuong | Chief of Supervisory | |
| Mrs. Huynh Thi Thanh Truc | Member | |
| Mrs. Do Thi Quy Cong | Member | Appointed on 19/06/2025 |
| Mr. Nguyen Tran Gia Huy | Member | Resigned on 19/06/2025 |

Board of Directors

| | | |
|---------------------|----------|---------------------------|
| Mrs. Phan Ngoc Bich | Director | Reappointed on 29/08/2025 |
|---------------------|----------|---------------------------|

The Chief Accountant of the Company for the period from 01/01/2025 to 30/09/2025 was Mrs. Nguyen Thi Huong, and for the period from 01/10/2025 to 31/12/2025 and up to the date of this Report is Mrs. Le Ngoc Thuy.

Legal representative

The legal representative of the Company for the year ended 31 December 2025 and up to the date of this Report is Mrs. Phan Ngoc Bich - Director.

STATEMENT OF THE BOARD OF DIRECTORS (CONT'D)

EVENTS AFTER THE REPORTING DATE

The Board of Directors confirms that no significant events have occurred after the end of the accounting period that would have a material impact requiring adjustment or disclosure in the financial statements for the year ended 31 December 2025.

AUDITORS

The accompanying financial statements for the year ended 31 December 2025 have been audited by UHY Auditing and Consulting Company Limited.

BOARD OF DIRECTORS' RESPONSIBILITY

The Board of General Directors is responsible for preparing the financial statements for the year ended 31 December 2025 that give a true and fair view of the Group's financial position as well as its results of operations and its cash flows in the period. In preparing these financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Entity will continue in business;
- Establish and implement an internal control system effectively to reduce the risk of material misstatement due to fraud or error in preparing and presenting the financial statements.

The Board of Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that accounting record of the Company comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and related legal regulations on the preparation and presentation of financial statements. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

The Board of Directors confirms that the Company has complied with the above requirements in preparing the financial statements.

OTHER COMMITMENTS

The Board of Directors confirms that the Company has fully complied with its regulatory disclosure obligations as stipulated in Circular No. 96/2020/TT-BTC dated 16 November 2020 issued by The Ministry of Finance guiding the disclosure of information on securities market; Circular No. 68/2024/TT-BTC dated 18 September 2024 amending and supplementing a number of articles of the Circulars regulating securities transactions on the securities trading system, clearing and settlement of securities transactions, activities of securities companies and information disclosure on the securities market; Circular No. 18/2025/TT-BTC dated 26 April 2025 and Circular No. 08/2026/TT-BTC dated 03 February 2026 amend and supplement a number of articles of Circular No. 96/2020/TT-BTC; Decree No. 155/2020/ND-CP dated 31 December 2020 issued by Government guiding a number of articles of Law on Securities No. 54/2019/QH14; Decree No. 245/2025/NĐ-CP dated 11 September 2025 amends and supplements a number of articles of Decree No. 155/2020/ND-CP and Circular No. 116/2020/TT-BTC date 31 December 2020 issued by The Ministry of Finance guidelines for implementation of some articles on administration of public companies.

STATEMENT OF THE BOARD OF DIRECTORS (CONT'D)

FINANCIAL STATEMENTS APPROVAL

The Board of Directors approves the accompanying financial statements. The financial statements give a true and fair view of the financial position of the Company as at 31 December 2025, and the results of its operations and its cash flows for the year ended 31 December 2025, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and relevant legal regulations on preparation and presentation of the financial statements.

For and on behalf of the Board of Directors,



Mrs. Phan Ngoc Bich
Director

Ho Chi Minh City, 16 March 2026

No. 16 /2026/UHYHCM- BCKTĐL

INDEPENDENT AUDITOR'S REPORT

**To: Shareholders, Board of Management and Board of Directors
Saigon Hotel Corporation**

We have audited the financial statements of Saigon Hotel Corporation (hereinafter referred to as the "Company"), which is prepared on 16 March 2026, from page 07 to page 35 that includes Balance sheet as at 31 December 2025, Income statement, Cash flow statement for the year ended 31 December 2025, and Notes to the financial statements.

The Board of Director's responsibility

The Board of Directors is responsible for the preparation of financial statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprises Accounting System and the statutory requirements relevant to preparation and presentation of financial statements and for devising and maintaining a system of internal accounting controls sufficient to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express an opinion on the financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standard. These standards require that we comply with ethical standards and regulations, and plan and perform the audit to obtain reasonable assurance about whether the Company's financial statements are free from material errors.

An audit includes performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The audit procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making these risk assessments, the auditors consider internal control relevant to the Company's preparation and presentation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of General Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Audit Opinion

In our opinion, the accompanying financial statements give a true and fair view, in all material respects, the financial position of Saigon Hotel Corporation as at 31 December 2025, and its results of operations and cash flows for the financial year then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the relevant statutory requirements relating to the preparation and presentation of financial statements.

INDEPENDENT AUDITOR'S REPORT (CONT'D)

Emphasis of Matter

As presented in Note 15 "Accrued expenses" - Notes to the Financial Statements: On 27 December 2016, the People's Committee of Ho Chi Minh City issued Decision No. 6790/QD-UBND permitting Saigon Hotel Corporation to switch to a one-off land rental payment for the entire lease term with respect to the land lot at 41-47 Dong Du Street, Ben Nghe Ward, District 1, Ho Chi Minh City (now 41-47 Dong Du Street, Saigon Ward, Ho Chi Minh City). As at the date of issuance of this Report, the aforementioned conversion has not yet been completed. In 2025, the Company estimated and recognized land rental expenses in the business results based on prevailing regulations. As at the date of issuance of this Report, the competent authority has not issued any further notifications regarding the land rental unit price applicable to the Company for the period from 08 October 2021 to 31 December 2025 and subsequent years. Therefore, the impact (if any) of changes in the land rental unit price will depend on the decision of the competent State authority.

Emphasis of matter paragraph does not change the audit opinion expressed.



Mr. Phan Thanh Dien
Deputy General Director
Auditor's Practicing Certificate
No. 1496-2023-112-1

For and on behalf of

UHY AUDITING AND CONSULTING COMPANY LIMITED

Ho Chi Minh City, 16 March 2026



Mrs. Ha Thi Thanh Thuy
Auditor
Auditor's Practicing Certificate
No. 4707-2024-112-1

BALANCE SHEET
As at 31 December 2025

| ASSETS | Code | Notes | As at 31/12/2025 | As at 01/01/2025 |
|---|------------|----------|------------------------|------------------------|
| | | | VND | VND |
| CURRENT ASSETS | 100 | | 147,994,227,061 | 139,203,778,437 |
| Cash and cash equivalents | 110 | 5 | 5,934,269,040 | 6,667,794,922 |
| Cash | 111 | | 3,434,269,040 | 6,667,794,922 |
| Cash equivalents | 112 | | 2,500,000,000 | - |
| Short-term investments | 120 | 6 | 137,714,160,000 | 127,714,160,000 |
| Held-for-trading securities | 121 | | 3,714,160,000 | 3,714,160,000 |
| Held-to-maturity investments | 123 | | 134,000,000,000 | 124,000,000,000 |
| Current accounts receivable | 130 | | 3,161,439,230 | 3,737,619,597 |
| Short-term trade receivables | 131 | 7 | 1,787,827,129 | 2,577,770,220 |
| Short-term advances to suppliers | 132 | | 29,763,300 | 111,098,100 |
| Other short-term receivables | 136 | 8 | 2,187,428,801 | 1,892,331,277 |
| Provision for doubtful short-term receivables | 137 | 7 | (843,580,000) | (843,580,000) |
| Inventories | 140 | 9 | 374,854,246 | 327,181,883 |
| Inventories | 141 | | 374,854,246 | 327,181,883 |
| Other current assets | 150 | | 809,504,545 | 757,022,035 |
| Short-term prepaid expenses | 151 | 10 | 112,502,718 | 60,020,208 |
| Tax and other receivables from the State budget | 153 | 14 | 697,001,827 | 697,001,827 |
| NON-CURRENT ASSETS | 200 | | 24,641,514,756 | 26,556,740,894 |
| Long-term receivables | 210 | | 750,000,000 | 750,000,000 |
| Long-term trade receivables | 211 | 7 | 927,218,166 | 927,218,166 |
| Provision for doubtful long-term receivables | 219 | 7 | (177,218,166) | (177,218,166) |
| Fixed assets | 220 | | 23,008,201,651 | 25,009,637,501 |
| Tangible fixed assets | 221 | 11 | 23,008,201,651 | 25,009,637,501 |
| - Cost | 222 | | 83,638,518,357 | 83,600,522,397 |
| - Accumulated depreciation | 223 | | (60,630,316,706) | (58,590,884,896) |
| Intangible fixed assets | 227 | 12 | - | - |
| - Cost | 228 | | 376,500,000 | 376,500,000 |
| - Accumulated amortisation | 229 | | (376,500,000) | (376,500,000) |
| Other long-term assets | 260 | | 883,313,105 | 797,103,393 |
| Long-term prepaid expenses | 261 | 10 | 883,313,105 | 797,103,393 |
| TOTAL ASSETS | 270 | | 172,635,741,817 | 165,760,519,331 |

BALANCE SHEET (CONT'D)

As at 31 December 2025

| RESOURCES | Code | Notes | As at 31/12/2025 VND | As at 01/01/2025 VND |
|--|------------|-----------|-------------------------|-------------------------|
| LIABILITIES | 300 | | 27,932,116,484 | 26,602,632,940 |
| Current liabilities | 310 | | 26,469,616,484 | 24,118,132,940 |
| Short-term trade payables | 311 | 13 | 411,084,672 | 552,732,519 |
| Short-term advances from customers | 312 | | 319,629,896 | 288,713,064 |
| Tax and other payables to the State | 313 | 14 | 988,316,170 | 806,745,339 |
| Payables to employees | 314 | | 2,747,272,550 | 2,241,698,934 |
| Short-term accrued expenses | 315 | 15 | 20,408,197,164 | 17,521,608,164 |
| Short-term other payables | 319 | 16 | 214,172,859 | 1,011,378,532 |
| Bonus and welfare fund | 322 | | 1,380,943,173 | 1,695,256,388 |
| Non-current liabilities | 330 | | 1,462,500,000 | 2,484,500,000 |
| Other long-term liabilities | 337 | 16 | 1,462,500,000 | 2,484,500,000 |
| OWNERS'S EQUITY | 400 | | 144,703,625,333 | 139,157,886,391 |
| Capital | 410 | 17 | 144,703,625,333 | 139,157,886,391 |
| Share capital | 411 | | 123,641,000,000 | 123,641,000,000 |
| - Shares with voting rights | 411a | | 123,641,000,000 | 123,641,000,000 |
| Share premium | 412 | | (302,784,117) | (302,784,117) |
| Other owners' capital | 414 | | 1,868,174,955 | 1,868,174,955 |
| Investment and development fund | 418 | | 3,303,364,068 | 3,303,364,068 |
| Retained earnings | 421 | | 16,193,870,427 | 10,648,131,485 |
| - Undistributed earnings by the end of previous year | 421a | | 540,232,700 | 17,843,640 |
| - Undistributed earnings of this year | 421b | | 15,653,637,727 | 10,630,287,845 |
| TOTAL RESOURCES | 440 | | 172,635,741,817 | 165,760,519,331 |



Mrs. Phan Ngoc Bich
Director

Ho Chi Minh City, 16 March 2026

Mrs. Le Ngoc Thuy
Chief Accountant

Mrs. Vu Thi Canh
Preparer

INCOME STATEMENT
For the year ended 31 December 2025

| Items | Code Notes | | Year 2025 | Year 2024 |
|--|------------|-----------|-----------------------|-----------------------|
| | | | VND | VND |
| Revenue from sale of goods and rendering of services | 01 | 19 | 49,560,792,656 | 45,321,189,684 |
| Deductions | 02 | | - | - |
| Net revenue from sale of goods and rendering of services | 10 | | 49,560,792,656 | 45,321,189,684 |
| Cost of goods sold and services rendered | 11 | 20 | 26,567,125,892 | 24,354,705,960 |
| Gross profit from sale of goods and rendering of services | 20 | | 22,993,666,764 | 20,966,483,724 |
| Finance income | 21 | 21 | 7,611,085,231 | 5,942,204,482 |
| Finance expenses | 22 | | 523,936 | 331,475 |
| - In which: Interest expenses | 23 | | - | - |
| Selling expenses | 25 | | - | - |
| General and administrative expenses | 26 | 22 | 11,301,611,785 | 13,532,244,952 |
| Operating profit | 30 | | 19,302,616,274 | 13,376,111,779 |
| Other income | 31 | 23 | 35,090,474 | 45,354,890 |
| Other expenses | 32 | 24 | 72,035,478 | 73,625,175 |
| Other profit | 40 | | (36,945,004) | (28,270,285) |
| Accounting profit before tax | 50 | | 19,265,671,270 | 13,347,841,494 |
| Current corporate income tax expense | 51 | 25 | 3,612,033,543 | 2,717,553,649 |
| Deferred tax income/(expense) | 52 | | - | - |
| Net profit after tax | 60 | | 15,653,637,727 | 10,630,287,845 |
| Basic earnings per share | 70 | 26 | 1,108 | 742 |
| Diluted earnings per share | 71 | 27 | 1,108 | 742 |



Mrs. Phan Ngoc Bich
Director

Ho Chi Minh City, 16 March 2026

Mrs. Le Ngoc Thuy
Chief Accountant

Mrs. Vu Thi Canh
Preparer

CASH FLOW STATEMENT

(Applying indirect method)

For the year ended 31 December 2025

| Items | Code Notes | Year 2025 | Year 2024 |
|--|------------|------------------------|-------------------------|
| | | VND | VND |
| Cash flows from operating activities | | | |
| Profit/(loss) before tax | 01 | 19,265,671,270 | 13,347,841,494 |
| Adjustments for: | | | |
| Depreciation and amortisation | 02 | 2,039,431,810 | 2,585,966,259 |
| Foreign exchange (gains)/losses arisen from revaluation of monetary accounts denominated in foreign currency | 04 | (898,222) | (1,340,000) |
| (Profits)/losses from investing activities | 05 | (7,604,263,357) | (5,934,907,097) |
| Operating profit before changes in working capital | 08 | 13,699,941,501 | 9,997,560,656 |
| (Increase)/decrease in receivables | 09 | 908,618,725 | (434,463,461) |
| (Increase)/decrease in inventories | 10 | (47,672,363) | 27,405,275 |
| Increase/(decrease) in payables (excluding interest, corporate income tax) | 11 | 1,410,617,806 | 5,725,674,598 |
| (Increase)/decrease in prepaid expenses | 12 | (138,692,222) | (89,572,066) |
| Corporate income tax paid | 15 | (3,383,509,590) | (3,237,079,675) |
| Other cash outflows for operating activities | 17 | (1,767,342,000) | (1,413,042,000) |
| Net cash flows from/(used in) operating activities | 20 | 10,681,961,857 | 10,576,483,327 |
| Cash flows from investing activities | | | |
| Purchase and construction of fixed assets and other long-term assets | 21 | (37,995,960) | (171,635,200) |
| Loans to other entities and payments for purchase of debt instruments of other entities | 23 | (17,000,000,000) | (86,000,000,000) |
| Collections from borrowers and proceeds from sale of debt instruments of other entities | 24 | 7,000,000,000 | 130,000,000,000 |
| Interest and dividends received | 27 | 7,271,824,999 | 6,989,979,702 |
| Net cash flows from investing activities | 30 | (2,766,170,961) | 50,818,344,502 |
| Cash flows from financing activities | | | |
| Dividends paid/Profit distributed | 36 | (8,650,215,000) | (58,822,146,000) |
| Net cash flows from financing activities | 40 | (8,650,215,000) | (58,822,146,000) |
| Net increase in cash for the year | 50 | (734,424,104) | 2,572,681,829 |
| Cash and cash equivalents at the beginning of the year | 60 | 6,667,794,922 | 4,093,773,093 |
| Impact of exchange rate fluctuation | 61 | 898,222 | 1,340,000 |
| Cash and cash equivalents at the end of the year | 70 | 5,934,269,040 | 6,667,794,922 |



Mrs. Phan Ngoc Bich
Director

Ho Chi Minh City, 16 March 2026

Mrs. Le Ngoc Thuy
Chief Accountant

Mrs. Vu Thi Canh
Preparer

NOTES TO THE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

1. COMPANY OVERVIEW

1.1 OWNERSHIP STRUCTURE

Saigon Hotel Corporation (“the Company”) is a joint stock company operating under Enterprise Registration Certificate No. 0300850255, issued by Department of Planning and Investment of Hochiminh City on 12 April 1994 and amended for the 15th time on 29 August 2022.

The legal capital of the Company in Enterprise Registration Certificate is VND 123,641,000,000, divided into 12,364,100 shares with the par value is VND 10,000 per-share.

The Company has its head office at 41 - 47 Dong Du, Sai Gon Ward, Ho Chi Minh City.

On 12 July 2001, the Company officially listed its shares on the stock market at the Ho Chi Minh City Securities Trading Centre (now the Ho Chi Minh City Stock Exchange) under the stock code SGH. On 30 July 2009, the Company transferred its trading from the Ho Chi Minh City Stock Exchange to the Hanoi Stock Exchange.

The number of the Company’s employees as at 31/12/2025 was 76 persons (as at 01/01/2025 was 76 persons).

1.2 BUSINESS SECTORS

The business sector of the Company are services and trading

1.3 PRINCIPAL BUSINESS ACTIVITIES

The Company’s business activities are as follows:

- Hotel accommodation services;
- Food and beverage services;
- Domestic and international travel and tourism services;
- Meeting room services for hotel guests;
- Laundry, ironing, and dry-cleaning services.

1.4 NORMAL BUSINESS CYCLE

The Company's primary business activities are hotel accommodation and restaurant services. Accordingly, the Company's typical business cycle is short and involves frequent and continuous turnover multiple times per month.

1.5 CHARACTERISTICS OF THE COMPANY IN THE ACCOUNTING PERIOD THAT AFFECT FINANCIAL STATEMENTS

The Company's primary business activities are hotel accommodation and restaurant services. Accordingly, the number of tourists visiting Ho Chi Minh City, government policies aimed at attracting tourists, and the Company's promotional pricing policies will have a significant impact on its revenue.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

1. COMPANY OVERVIEW (CONT'D)

1.6 STRUCTURE OF ENTERPRISE

The Company does not have subsidiaries, associate companies, and dependent accounting unit.

1.7 DECLARATION OF THE ABILITY TO COMPARE INFORMATION ON THE FINANCIAL STATEMENTS

Comparative figures are the data on the audited financial statements for the year ended 31 December 2024 of the Company and are fully comparable with the financial statements for the financial year ended 31 December 2025.

2 FISCAL YEAR AND CURRENCY USED IN ACCOUNTING

2.1 FISCAL YEAR

The Company's fiscal year begins on 01 January and ends on 31 December of the calendar year.

2.2 CURRENCY USED IN ACCOUNTING

The currency used in accounting is Vietnam Dong (VND).

3 STANDARDS AND APPLICABLE ACCOUNTING POLICY

3.1 APPLICABLE ACCOUNTING POLICY

The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC ("Circular 200") dated 22/12/2014 of The Ministry of Finance and Circular No 53/2016/TT- BTC ("Circular 53") of The Ministry of Finance dated 21/03/2016 approving on adjustments some articles of Circular 200.

3.2 DECLARATION OF COMPLIANCE WITH ACCOUNTING STANDARDS AND ACCOUNTING POLICY

The Company complies with the prevailing Vietnamese Accounting Standards and Enterprise Accounting Regime, as well as relevant legal regulations, in the preparation and presentation of the financial statements for the year ended 31/12/2025.

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 BASIS FOR PREPARING THE FINANCIAL STATEMENTS, AND CHANGING IN ACCOUNTING POLICIES AND NOTES

Financial statements are prepared on the accrual basis accounting (except for information related to cash flows). The accounting policies's Company was used to prepare the financial statements for the year ended 31/12/2025 are applied consistently with the policies adopted to prepare the financial statements for the year ended 31/12/2024.

4.2 ACCOUNTING ESTIMATES

The preparation of the financial statements in accordance with Vietnamese Accounting Standards requires that the Board of Directors makes estimates and assumptions that affect the reporting data on liabilities and assets, the presentation of contingent liabilities and assets at the date of the financial statements, as well as the data on revenues and expenses throughout the accounting period. Actual generated figures may differ from the estimated assumptions.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.3 EXCHANGE RATES USED IN ACCOUNTING

Transactions arising in foreign currencies are translated at the exchange rate at the date of the transactions. Balances of monetary items denominated in foreign currencies at the period-end are retranslated at the exchange rate prevailing on the balance sheet date.

Foreign exchange differences arising during the period from transactions in foreign currencies are recognized in financial income or financial expenses. Foreign exchange difference gain/loss arising from the revaluation of monetary items denominated in foreign currencies as at the balance sheet date are recognized in financial income or financial expenses.

The Company applies the exchange rate of Vietnam Joint Stock Commercial Bank – Branch 7.

The actual transaction exchange rate applied when recognizing and revaluing period-end balances of monetary assets denominated in foreign currencies is the foreign currency buying rate of the commercial bank with which the Company regularly conducts transactions at the time of preparing the financial statements. For foreign currency deposits at banks, the actual exchange rate used for revaluation is the buying rate of the bank where the Company holds its foreign currency account.

The actual transaction exchange rate applied when recognising and revaluing period-end balances of monetary items denominated in foreign currencies and classified as liabilities is the foreign currency selling rate of the commercial bank with which the Company regularly conducts transactions at the time of preparing the financial statements.

4.4 CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash on hand, cash at bank, cash in transit, demands deposits with an original maturity of three months or less that are liquidity and readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

4.5 FINANCIAL INVESTMENTS

Held-for trading securities

Trading securities include securities and other financial instruments held for trading purposes as of the reporting date (held with the intention of selling for profit upon price appreciation). Trading securities are recorded at cost. The cost of trading securities is determined based on the fair value of the payments at the transaction date. The time of recognition of trading securities is the time of ownership by investors.

The provision for the decline in value of trading securities is an allowance for potential losses due to a decrease in the value of securities held by the Company for trading purposes. The provision for the decline in value of trading securities is recognized when the Board of Directors determines that the decline is not temporary. The provision is reversed if a subsequent increase in recoverable value can be objectively linked to an event occurring after the provision was recognised. In cases where the Company cannot obtain reliable evidence of a decline in the value of trading securities, these investments are still presented in the Financial statements using the cost method.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.5 FINANCIAL INVESTMENTS (CONT'D)

Held-to-maturity investment

An investment is classified as held-to-maturity when the Company intends to and has capacity to hold till maturity, including term deposits (including bills, promissory notes), bonds, preference shares compulsorily repurchased by issuers at a certain time in the future and held-to-maturity loans for purpose of collecting periodic interests and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, including the acquisition price and costs attributable to acquisitions of investments. Upon initial recognition, these investments are recognized at the recoverable amount. Interest from held-to-maturity investments upon acquisition is recognized in the income statement on the accrual basis. Interest earned before the Company holds investments is deducted against the cost at the time of acquisition.

In case where there is certain evidence that partial or whole investment cannot be recovered, and its loss is reliably measured, such loss will be recognized in financial expense in the year and directly deducted against the investment value.

4.6 RECEIVABLES

Receivables are stated at net book value less allowance for doubtful debts.

The classification of receivables as trade receivables and other receivables is conducted under the following principle:

- Trade receivables reflect commercial receivables arising from purchase and sale transactions between the Company and the buyer – independent of the Company;
- Other receivables reflect non-commercial receivables that are not related to purchase and sale transactions.

Allowance for doubtful debts is made for each doubtful debt based on overdue aging of receivables or expected losses as follows:

For the overdue debts:

- 30% of value of receivables that are overdue from 6 months to less than 1 year.
- 50% of value of receivables that are overdue from 1 year to less than 2 years.
- 70% of value of receivables that are overdue from 2 years to less than 3 years.
- 100% of value of receivables that are overdue from 3 years or more.

Allowance for receivables that are not overdue but irrecoverable is made based on its expected losses.

The increase or decrease in allowance for doubtful debts that must be immediately made for at the year-end is accounted for in administrative expenses in the year.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.7 INVENTORIES

Inventories are stated at the lower of cost and net realizable value. The cost of inventories includes purchase costs, processing costs, and other directly related costs incurred to bring the inventories to their current location and condition. Net realizable value represents the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

Cost of goods sold is calculated using the weighted average method. Inventories are accounted for by using perpetual system.

Provision for devaluation of inventories (if any) of the Company is made when there is certain evidence on impairment of net realizable value over cost of inventories. Net realizable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution. The increase or decrease in provision for devaluation of inventories is accounted for in cost of goods sold in the year.

4.8 TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of purchased tangible fixed assets comprises its purchase price and any directly attributable costs of bringing the assets to its working condition and location for its intended use. Expenses incurred after initial recognition are only recorded as an increase in the original cost of fixed assets if these expenses will certainly increase future economic benefits from the use of such assets. Expenses incurred that do not satisfy the above conditions are recorded as production and business expenses in the year.

For fixed assets that have been put into use but have not yet been officially settled, their original cost and depreciation will be temporarily recorded. When there is an official settlement, the original cost and depreciation will be adjusted accordingly.

When fixed assets are sold or liquidated, the original cost and accumulated depreciation will be written off and recorded in the income of the year.

Tangible fixed assets are depreciated using the straight-line method, based on the estimated useful lives of the assets.

The depreciation periods for the assets are as follows:

| Categories | Useful life (years) |
|----------------------------------|----------------------------|
| Buildings and structures | 10 - 50 |
| Machinery and equipment | 05 - 10 |
| Means of transport, transmission | 06 - 10 |

The intangible fixed asset of the Company is hotel management software, which is depreciated using the straight-line method and estimated useful life is 05 years.

4.9 PREPAID EXPENSES

Prepaid expenses include short-term prepaid expenses or long-term prepaid expenses, which are actual expenses that have been incurred but are related to the business performance of many financial years.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.9 PREPAID EXPENSES (CONT'D)

Short-term prepaid expenses include costs of tools, and other short-term pending allocation costs. These costs are allocated to the Company's Business Performance Report within 12 months.

Long-term prepaid expenses include costs of tools, repair costs and other long-term pending allocation costs. These costs are allocated to the Company's Income Statement over a period ranging from more than 12 months to 48 months.

4.10 PAYABLES AND ACCRUED EXPENSES

Payables and accrued expenses are recognized for the amount payable in the future in relation to the goods and services received. Accrued expenses are recognized based on reasonable estimates of the amount payable.

The classification of payables as payables to suppliers, accrued expenses and other payables is following rules below:

- Trade payables reflect payables arising from purchases of goods, services and assets from the seller is an independent entity of the Company;
- Accruals reflect those payable to goods and services received from the seller or provided to the buyer but not yet paid because of not being billed or inadequately supported and other accruals of employees relating to leave salary, other accrued operating expenses.;
- Other payables reflect non-commercial payables that are not related to the purchase, sale or provision of goods and services.

4.11 OWNER'S CAPITAL

Owners' capital shall only account according to the actual amount of capital contributed by owners.

Share premium is recognized as the excess or deficit between the actual issue price and the par value of shares when issuing new shares, additional shares, or reissuing treasury shares. Direct costs related to the issuance of additional shares or the reissuance of treasury shares are deducted from the share premium.

Treasury shares are shares issued by the Company and subsequently repurchased. Treasury shares are recognized at their actual cost and presented in the Balance Sheet as a deduction from equity. The Company does not recognize any gain or loss on the purchase, sale, reissuance, or cancellation of treasury shares.

Retained earnings are profit from operations of the Company after deducting adjustments due to retrospective application of changes in accounting policies and retrospective adjustments to material misstatements of the previous years.

Undistributed after-tax profits may be allocated to investors in proportion to their capital contributions after approval by the General Meeting of Shareholders and after the appropriation of funds in accordance with the Company's Charter and Vietnamese legal regulations.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.12 REVENUE, EXPENSES RECOGNITION

Revenue is recognized when the Company can receive economic benefits that can be measured reliably. Net sales are measured by the reasonable value of amounts received and to be received upon lessing trade discount, sales rebate and sales return. Revenue is recognized when it meets the following conditions:

Revenue from sales of goods

Revenue from sales of goods are recognized when simultaneously satisfies the following conditions:

- The Company has transferred the significant risks and rewards associated with the ownership of the goods to the buyer;
- The Company does not retain control over the goods or managerial involvement with them to the degree usually associated with ownership;
- The amount of revenue can be measured reliably;
- The Company has obtained or will obtain economic benefits from the sale transaction;
- The costs incurred or to be incurred by the seller in respect of the transaction can be measured reliably.

Rendering of services

Sales of services are recognized when simultaneously satisfies the following conditions:

- The amount of revenue can be measured reliably;
- The Company has obtained or will obtain economic benefits from the sale transaction;
- The stage of completion of the transaction at the end of the reporting period can be measured reliably;
- The proportion that costs incurred to date bear to the estimated total costs of the transaction.

When the result of a service-providing transaction cannot be determined with certainty, turnover therefrom shall be recognized corresponding to the recognized and recoverable costs.

Financial income

Interest income is recognized on an accrual basis, by reference to the principal outstanding and at the applicable interest rate for each period time.

Interest income from investments is recognized when the company has the right to receive the interest income.

For operating expenses and cost of goods sold

Expenses are recognized on a prudent basis, recorded as incurred, and matched with the revenue recognized during the year.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.13 TAXATION AND AMOUNTS PAYABLE TO THE STATE

Corporate income tax includes total amount of taxes payables and deferred tax. The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the Income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are neither taxable nor deductible. The corporate income tax shall be calculated according to the common tax rate (20%) calculated on the taxable income.

The determination of corporate income tax due is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and its ultimate determination depends on the results of tax authorities' examination.

Other taxes are in accordance with the prevailing regulations in Vietnam.

4.14 SEGMENT REPORTING

A business segment is a distinguishable segment that is engaged in the production or provision of an individual product or service, a group of products or related services that it has different economic risks and benefits than other business divisions.

Accordingly, the Company's business activities include hotel room operations, food and beverage services, and other related services.

All of the Company's operations take place within the territory of Vietnam. Accordingly, there is no geographical distinction in the Company's business activities.

The segment report includes items directly allocated to a segment as well as those allocated on a reasonable basis. Unallocated items include assets, liabilities, financial income, financial expenses, selling expenses, administrative expenses, other gains or losses, and corporate income tax.

4.15 RELATED PARTIES

A party is considered related to the Company if it has the ability to control the Company or exercise significant influence over the Company in making financial and operating decisions.

- Enterprises that directly or indirectly through one or more intermediaries, control or are controlled by, or are under common control with the Company, including Parent company subsidiaries, associates, joint ventures, fellow subsidiaries;
- Individuals owning, directly or indirectly, an interest in the voting power of the reporting enterprise that gives them control or significant influence over the enterprise, key management personnel and relatives of such personnel;
- Enterprises over which any person described above is able to exercise significant influence.

When assessing each related party relationship, the substance of the relationship is considered rather than merely its legal form. Accordingly, the Company's related parties include Saigontourist Group, its subsidiaries, associates invested in and controlled by the Group, the Company's Board of Directors and Executive Board members, as well as shareholders holding a significant number of shares.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

5. CASH AND CASH EQUIVALENTS

| | As at 31/12/2025 | As at 01/01/2025 |
|----------------------|----------------------|----------------------|
| | VND | VND |
| Cash | 28,780,000 | 181,480,000 |
| Cash in bank | 3,397,855,506 | 6,425,377,795 |
| Cash in transit | 7,633,534 | 60,937,127 |
| Cash equivalents (*) | 2,500,000,000 | - |
| Total | 5,934,269,040 | 6,667,794,922 |

(*) These are term deposits with a principal term of 01 months at commercial banks with interest rates 4.45%/year.

6. SHORT-TERM INVESTMENTS

| | As at 31/12/2025 | | | As at 01/01/2025 | | |
|--|------------------------|------------------------|-----------|------------------------|------------------------|-----------|
| | Cost | Fair value | Provision | Cost | Fair value | Provision |
| | VND | VND | VND | VND | VND | VND |
| Held-for-trading securities | 3,714,160,000 | 26,309,932,600 | - | 3,714,160,000 | 23,239,834,800 | - |
| Orient Commercial Joint Stock Bank shares (1) | 3,714,160,000 | 26,309,932,600 | - | 3,714,160,000 | 23,239,834,800 | - |
| Held-to-maturity investment | 134,000,000,000 | 134,000,000,000 | - | 124,000,000,000 | 124,000,000,000 | - |
| Time deposits (2) | 134,000,000,000 | 134,000,000,000 | - | 124,000,000,000 | 124,000,000,000 | - |
| Total | 137,714,160,000 | 160,309,932,600 | - | 127,714,160,000 | 147,239,834,800 | - |

(1) As at 31 December 2025, the Company held a total of 2,201,668 shares, representing an ownership interest of 0.08267%. The fair value of this investment was determined based on the market price quoted on the HOSE (Ho Chi Minh Stock Exchange) as at 31 December 2025.

(2) These are term deposits with original maturities of 6 months at commercial banks, bearing interest rates ranging from 4.8% to 5.6% per annum.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

7. TRADE RECEIVABLES

| | As at 31/12/2025 | | As at 01/01/2025 | |
|---|----------------------|----------------------|----------------------|----------------------|
| | Cost VND | Provision VND | Cost VND | Provision VND |
| Short-term trade receivables | 1,787,827,129 | (843,580,000) | 2,577,770,220 | (843,580,000) |
| - Multi Trust Company Limited (*) | 840,000,000 | (840,000,000) | 1,640,000,000 | (840,000,000) |
| - Ocean Place Joint Venture Company, Ltd | 93,300,000 | - | 21,950,000 | - |
| - Schlumberger Seaco INC | 166,836,000 | - | 32,940,000 | - |
| - Song Han Trading & Tourist Company, Ltd - HCM Branch | 242,225,000 | - | 136,875,000 | - |
| - Terra Verde Travel - Services - Trading Company Limited | 216,300,000 | - | 280,920,000 | - |
| - Others | 229,166,129 | (3,580,000) | 465,085,220 | (3,580,000) |
| Long-term trade receivables | 927,218,166 | (177,218,166) | 927,218,166 | (177,218,166) |
| - MCK Entertainment Trading Service Corporation (**) | 927,218,166 | (177,218,166) | 927,218,166 | (177,218,166) |
| Receivables from related parties | 37,840,000 | - | 25,650,000 | - |
| - Saigontourist Travel Service Company Limited | 37,840,000 | - | 25,650,000 | - |

(*) The outstanding doubtful receivable balance from Multi Trust Company Limited related to rental payments was VND 840,000,000 as at 31 December 2025. A provision of VND 840,000,000 had been made. In 2024, Saigon Hotel Corporation filed a lawsuit against Multi Trust Company Limited regarding the aforementioned rental dispute. Pursuant to Appellate Judgment No. 98/2025/KDTM-PT dated April 2025, the Ho Chi Minh City People's Court ruled that Multi Trust Company Limited was obligated to pay Saigon Hotel Corporation the outstanding rental amount of VND 840,000,000 and late payment interest of VND 254,554,521, totalling VND 1,094,554,521. On 20 August 2025, the Civil Judgment Enforcement Department of Ho Chi Minh City issued Decision on Enforcement upon Request No. 8597/QĐ-THADS requiring Multi Trust Company Limited to pay the above amount to Saigon Hotel Corporation. As at the date of preparing financial statements, Multi Trust Company Limited has not yet fulfilled its payment obligation. Due to the uncertainty regarding the recoverability of these receivables, the Company has not adjusted the impact of the aforementioned judgment in the financial statements for the year ended 31 December 2025.

(**) The outstanding doubtful debt balance of MCK Entertainment Trading Service Corporation (formerly known as Mot Con Kien Service Trading Entertainment Joint Stock Company), hereinafter referred to as MCK, related to rental payments was VND 927,218,166 as at 31 December 2025. A provision of VND 177,218,166 has been made (after offsetting the principal receivable against a security deposit of VND 750,000,000). In 2015, Saigon Hotel Corporation filed a lawsuit against MCK regarding the aforementioned rental dispute.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

7. TRADE RECEIVABLES (CONT'D)

On 01 April 2021, the Ho Chi Minh City Civil Judgment Enforcement Department – District 7 Civil Judgment Enforcement Department issued Enforcement Decision No. 1011/QĐ-CCTHADS, requiring MCK to pay Saigon Hotel Corporation VND 1,559,611,543. On 24 June 2025, the Civil Judgment Enforcement Department of Ho Chi Minh City - District 7 Civil Judgment Enforcement Sub-Department continued to issue Decision on Enforcement upon Request No. 2963/QĐ-CCTHADS requiring MCK Company to pay the aforementioned amount to Saigon Hotel Corporation. As of the date of preparing this Financial report, MCK has not yet fulfilled its payment obligation. Due to the uncertainty regarding the recoverability of these receivables, the Company has not adjusted the impact of the aforementioned judgment in the financial statements for the year ended 31 December 2025.

8. OTHER RECEIVABLES

| | As at 31/12/2025 | | As at 01/01/2025 | |
|--|----------------------|------------------|----------------------|------------------|
| | Cost VND | Provision VND | Cost VND | Provision VND |
| Short-term | 2.187.428.801 | - | 1.892.331.277 | - |
| - Accrued interest | 2.154.586.301 | - | 1.822.147.943 | - |
| - Mortgage, collateral, short-term deposits | 31.000.000 | - | 31.000.000 | - |
| - Others | 1.842.500 | - | 39.183.334 | - |
| Long-term | - | - | - | - |
| Total | 2.187.428.801 | - | 1.892.331.277 | - |

9. INVENTORIES

| | As at 31/12/2025 | | As at 01/01/2025 | |
|----------------------|--------------------|------------------|--------------------|------------------|
| | Cost VND | Provision VND | Cost VND | Provision VND |
| Raw materials | 357,262,246 | - | 308,639,883 | - |
| Tools and equipments | 17,592,000 | - | 18,542,000 | - |
| Total | 374,854,246 | - | 327,181,883 | - |

10. PREPAID EXPENSES

| | As at 31/12/2025 | As at 01/01/2025 |
|---|--------------------|--------------------|
| | VND | VND |
| Short-term | 112,502,718 | 60,020,208 |
| - Tools, equipment | 40,234,340 | 32,862,751 |
| - Software maintenance fee for hotel management | 4,766,417 | 4,166,667 |
| - Reparation expenses | 35,023,199 | - |
| - Other expenses | 32,478,762 | 22,990,790 |
| Long-term | 883,313,105 | 797,103,393 |
| - Tools, equipment | 595,027,352 | 659,140,144 |
| - Reparation expenses | 180,806,139 | 60,433,056 |
| - Other expenses | 107,479,614 | 77,530,193 |
| Total | 995,815,823 | 857,123,601 |

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

11. TANGIBLE FIXED ASSETS

| | Buildings and structures VND | Machinery and equipment VND | Means of transport and transmission VND | Total VND |
|---------------------------------|---|--|--|-------------------------|
| COST | | | | |
| As at 01/01/2025 | 70,790,425,839 | 11,422,292,749 | 1,387,803,809 | 83,600,522,397 |
| - New acquisition | - | 37,995,960 | - | 37,995,960 |
| As at 31/12/2025 | <u>70,790,425,839</u> | <u>11,460,288,709</u> | <u>1,387,803,809</u> | <u>83,638,518,357</u> |
| ACCUMULATED DEPRECIATION | | | | |
| As at 01/01/2025 | (46,580,831,199) | (10,622,249,888) | (1,387,803,809) | (58,590,884,896) |
| - Depreciation | (1,669,916,952) | (369,514,858) | - | (2,039,431,810) |
| As at 31/12/2025 | <u>(48,250,748,151)</u> | <u>(10,991,764,746)</u> | <u>(1,387,803,809)</u> | <u>(60,630,316,706)</u> |
| NET BOOK VALUE | | | | |
| As at 01/01/2025 | <u>24,209,594,640</u> | <u>800,042,861</u> | - | <u>25,009,637,501</u> |
| As at 31/12/2025 | <u>22,539,677,688</u> | <u>468,523,963</u> | - | <u>23,008,201,651</u> |

The cost of tangible fixed assets fully depreciated but still in use on 31/12/2025: VND 38,402,590,821 (as at 01/01/2025: VND 38,138,604,455).

12. INTANGIBLE FIXED ASSETS

The intangible fixed asset is hotel management software, which is depreciated using the straight-line method, the estimated useful life is 05 years.

The cost of intangible fixed assets fully depreciated but still in use on 31/12/2025: VND 376,500,000 (as at 01/01/2025: VND 376,500,000).

SAIGON HOTEL CORPORATION

41 - 47 Dong Du, Sai Gon Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the year ended 31/12/2025

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)*(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)***13. TRADE PAYABLES**

| | As at 31/12/2025 | | As at 01/01/2025 | |
|--|--------------------|------------------------|--------------------|------------------------|
| | Value VND | Solvency credit VND | Value VND | Solvency credit VND |
| Short-term trade payables | 411,084,672 | 411,084,672 | 552,732,519 | 552,732,519 |
| - Ho Chi Minh City Power Corporation Branch - Saigon Power Company Limited | 154,587,541 | 154,587,541 | 108,879,281 | 108,879,281 |
| - Viet My Commercial - Investment - Environment Co., Ltd | 24,000,000 | 24,000,000 | 24,000,000 | 24,000,000 |
| - Viet Laundry Corporation | 69,128,852 | 69,128,852 | - | - |
| - Household Business Huynh Duc Tuan | 17,820,000 | 17,820,000 | 17,640,000 | 17,640,000 |
| - Household Business Dang Thi Tuong Chi - Stall 927 | 10,670,000 | 10,670,000 | - | - |
| - Hung Phong Construction Services Trading Co., Ltd | 17,242,000 | 17,242,000 | 17,242,000 | 17,242,000 |
| - Other payables | 117,636,279 | 117,636,279 | 384,971,238 | 384,971,238 |
| Long-term trade payables | - | - | - | - |
| Unpaid overdue debts | - | - | - | - |
| Trade payables to related parties | - | - | - | - |

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

14. TAXES AND AMOUNTS PAYABLE, RECEIVES TO THE STATE

| | As at 31/12/2025 | | During the year | | As at 01/01/2025 | |
|---|--------------------|--------------------|----------------------|----------------------|--------------------|--------------------|
| | Payables | Receivables | Payables | Paid | Payables | Receivables |
| | VND | VND | VND | VND | VND | VND |
| Taxes and amounts payable, receives to the States Budget | | | | | | |
| - Value Added Tax (VAT) | 282,260,270 | - | 3,192,148,528 | 3,233,923,751 | 324,035,493 | - |
| - Corporate Income Tax (*) | 662,134,068 | - | 3,612,033,543 | 3,383,509,590 | 433,610,115 | - |
| - Personal income tax | 34,900,651 | - | 865,241,875 | 868,578,017 | 38,236,793 | - |
| - Land & housing tax, land rental charges | - | 564,000,000 | 12,418,560 | 12,418,560 | - | 564,000,000 |
| - Special consumption tax | - | 3,407,308 | - | - | - | 3,407,308 |
| - Other taxes | 9,021,181 | - | 61,281,793 | 63,123,550 | 10,862,938 | - |
| - Fee & charge & other payables | - | 129,594,519 | 1,852,041 | 1,852,041 | - | 129,594,519 |
| Total | 988,316,170 | 697,001,827 | 7,744,976,340 | 7,563,405,509 | 806,745,339 | 697,001,827 |

(*) The amount of tax payable by the Company has not yet been finalized by the tax authorities. The tax amount presented in the Financial statements may be subject to change based on the final decision of the tax authorities.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

15. SHORT-TERM ACCRUED EXPENSES

| | As at 31/12/2025 | As at 01/01/2025 |
|-----------------------------------|-----------------------|-----------------------|
| | VND | VND |
| Short-term | 20,408,197,164 | 17,521,608,164 |
| - Accrued Land Rental Expense (*) | 20,368,197,164 | 17,446,608,164 |
| - Other accrued expenses | 40,000,000 | 75,000,000 |
| Long-term | - | - |
| Total | 20,408,197,164 | 17,521,608,164 |

(*) On 27 December 2016, the People's Committee of Ho Chi Minh City issued Decision No. 6790/QĐ-UBND permitting Saigon Hotel Corporation to switch to a one-off payment for the entire lease term in respect of the land lot located at 41-47 Dong Du Street, Ben Nghe Ward, District 1, Ho Chi Minh City (now 41-47 Dong Du Street, Saigon Ward, Ho Chi Minh City). As of the date of this Report, the conversion has not yet been completed. In the year 2025, the Company estimated and recognized an additional provision for land rental expenses in profit or loss for the period, in accordance with applicable regulations. As of the date of this Report, the competent authority has not issued any further notifications regarding the land rental unit price applicable to the Company for the period from 08 October 2021 to 31 December 2025 and subsequent years. Therefore, the impact (if any) of changes in the land rental unit price will depend on the decision of the relevant Government authority.

16. OTHER PAYABLES

| | As at 31/12/2025 | As at 01/01/2025 |
|---|----------------------|----------------------|
| | VND | VND |
| Short-term | 214,172,859 | 1,011,378,532 |
| - Short-term deposit received (*) | - | 800,000,000 |
| - Others payables | 214,172,859 | 211,378,532 |
| + <i>Operating budget of the Board of Management and the Board of Supervisors</i> | 84,000,000 | 84,000,000 |
| + <i>Dividends Payable</i> | 57,219,000 | 52,564,000 |
| + <i>Brokerage Commission Payable</i> | 53,193,859 | 54,940,232 |
| + <i>Other payables</i> | 19,760,000 | 19,874,300 |
| Long-term | 1,462,500,000 | 2,484,500,000 |
| - Long-term deposit received (*) | 1,462,500,000 | 2,484,500,000 |
| Outstanding overdue debts | - | - |
| Total | 1,676,672,859 | 3,495,878,532 |

(*) Deposits for premises lease agreements.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

17. CAPITAL

17.1 DETAILS OF CAPITAL

| Owners | As at 31/12/2025 | | As at 01/01/2025 | |
|----------------------|------------------|------------------------|------------------|------------------------|
| | Rate | Value (VND) | Rate | Value (VND) |
| Saigontourist Group | 38.86% | 48,041,000,000 | 38.86% | 48,041,000,000 |
| Bong Sen Corporation | 8.93% | 11,040,400,000 | 8.93% | 11,040,400,000 |
| Other Shareholders | 52.21% | 64,559,600,000 | 52.21% | 64,559,600,000 |
| Total | 100.00% | 123,641,000,000 | 100.00% | 123,641,000,000 |

17.2 CAPITAL TRANSACTION WITH OWNERS AND DISTRIBUTION OF DIVIDENDS, PROFIT

| | Year 2025 VND | Year 2024 VND |
|-------------------------------------|------------------|------------------|
| Owner's invested equity | | |
| - Opening capital | 123,641,000,000 | 123,641,000,000 |
| - Increase in capital in the period | - | - |
| - Decrease in capital in the period | - | - |
| - Ending capital | 123,641,000,000 | 123,641,000,000 |
| Dividend paid | 8,654,870,000 | 58,853,116,000 |

17.3 SHARES

| | As at 31/12/2025 Share | As at 01/01/2025 Share |
|---|---------------------------|---------------------------|
| The number of shares authorised to issue | 12,364,100 | 12,364,100 |
| The number of shares sold to public and fully paid-up | 12,364,100 | 12,364,100 |
| + <i>Ordinary shares</i> | 12,364,100 | 12,364,100 |
| + <i>Preferred shares</i> | - | - |
| Number of shares repurchased (Treasury shares) | - | - |
| + <i>Ordinary shares</i> | - | - |
| + <i>Preferred shares</i> | - | - |
| The number of shares in circulation | 12,364,100 | 12,364,100 |
| + <i>Ordinary shares</i> | 12,364,100 | 12,364,100 |
| + <i>Preferred shares</i> | - | - |
| <i>Par value (VND/shares)</i> | 10,000 | 10,000 |

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

17. CAPITAL (CONT'D)

17.4 CHANGES IN CAPITAL

| | Owner's Equity VND | Share premium VND | Other capital VND | Investment and development fund VND | Retained Earning VND | Total VND |
|--|--------------------------|-------------------------|----------------------|---|----------------------------|------------------------|
| As at 01/01/2024 | 123,641,000,000 | (302,784,117) | 1,868,174,955 | 3,303,364,068 | 61,003,001,468 | 189,512,756,374 |
| - Profit in the year | - | - | - | - | 10,630,287,845 | 10,630,287,845 |
| - Appropriations of bonus and welfare fund from profit of 2023 | - | - | - | - | (1,742,041,828) | (1,742,041,828) |
| - Appropriation of remuneration of the Board of Management, Board of Supervisors | - | - | - | - | (390,000,000) | (390,000,000) |
| - Dividend paid for 2023 | - | - | - | - | (58,853,116,000) | (58,853,116,000) |
| As at 31/12/2024 | 123,641,000,000 | (302,784,117) | 1,868,174,955 | 3,303,364,068 | 10,648,131,485 | 139,157,886,391 |
| As at 01/01/2025 | 123,641,000,000 | (302,784,117) | 1,868,174,955 | 3,303,364,068 | 10,648,131,485 | 139,157,886,391 |
| - Profit in the period | - | - | - | - | 15,653,637,727 | 15,653,637,727 |
| - Appropriations of bonus and welfare fund from profit of 2024 (*) | - | - | - | - | (1,063,028,785) | (1,063,028,785) |
| - Appropriation of remuneration of the Board of Management, Board of Supervisors | - | - | - | - | (390,000,000) | (390,000,000) |
| - Dividend paid for 2024 (*) | - | - | - | - | (8,654,870,000) | (8,654,870,000) |
| As at 31/12/2025 | 123,641,000,000 | (302,784,117) | 1,868,174,955 | 3,303,364,068 | 16,193,870,427 | 144,703,625,333 |

(*) The Company distributed the 2024 profits based on Resolution No. 01/NQ-ĐHĐCĐ2025 of the 2025 Annual General Meeting of Shareholders dated 19/06/2025.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

18. OFF BALANCE SHEET ITEMS

| | As at 31/12/2025 | | As at 01/01/2025 | |
|---------------------------|------------------|-------------------|------------------|-------------------|
| | VND equivalent | Original currency | VND equivalent | Original currency |
| Foreign currencies | | | | |
| USD | 306,494,526 | 11,812.99 | 189,903,254 | 7,520.80 |

19. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

| | Year 2025 | Year 2024 |
|--|-----------------------|-----------------------|
| | VND | VND |
| Revenues | 49,560,792,656 | 45,321,189,684 |
| - Room Revenue | 31,940,312,676 | 28,231,493,059 |
| - Food and Beverage Revenue | 8,187,125,546 | 7,567,675,450 |
| - Other Revenues | 7,305,043,533 | 7,589,229,706 |
| - Service Charge Revenue | 2,128,310,901 | 1,932,791,469 |
| Revenues with related parties | 652,999,759 | 801,511,697 |
| - Saigontourist Travel Service Co., Ltd | 545,086,399 | 742,697,701 |
| - Saigontourist Group - Binh Quoi Tourist Village Branch | 96,243,967 | 52,101,033 |
| - Saigontourist Group | 9,342,593 | 6,712,963 |
| - Branch 1 - Saigontourist Cable TV Co., Ltd | 2,326,800 | - |

20. COST OF GOODS SOLD

| | Year 2025 | Year 2024 |
|---------------------------|-----------------------|-----------------------|
| | VND | VND |
| Cost of Room | 15,848,260,703 | 15,319,231,951 |
| Cost of Food and Beverage | 8,428,504,449 | 7,521,508,968 |
| Cost of other services | 2,290,360,740 | 1,513,965,041 |
| Total | 26,567,125,892 | 24,354,705,960 |

21. FINANCE INCOME

| | Year 2025 | Year 2024 |
|---|----------------------|----------------------|
| | VND | VND |
| Interest on deposits | 6,177,235,957 | 5,934,867,097 |
| Dividends and profit paid | 1,427,027,400 | 40,000 |
| Gain on foreign exchange difference incurred in the year | 5,923,652 | 5,957,295 |
| Gain on revaluation of foreign exchange difference at the end of the year | 898,222 | 1,340,090 |
| Total | 7,611,085,231 | 5,942,204,482 |

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

22. GENERAL AND ADMINISTRATIVE EXPENSES

| | Year 2025 | Year 2024 |
|----------------------------------|-----------------------|-----------------------|
| | VND | VND |
| Administrative employee expenses | 5,360,532,494 | 4,745,405,302 |
| Tool, stationery costs | 33,372,904 | 52,454,622 |
| Fixed asset depreciation | 6,795,000 | 13,590,000 |
| Taxes, fees, charges | 2,937,007,560 | 5,709,196,004 |
| Service charge | 2,128,310,901 | 1,932,791,469 |
| Outside purchasing services cost | 410,839,336 | 551,506,573 |
| Other cost | 424,753,590 | 527,300,982 |
| Total | 11,301,611,785 | 13,532,244,952 |

23. OTHER INCOME

| | Year 2025 | Year 2024 |
|---------------------|-------------------|-------------------|
| | VND | VND |
| Compensation income | 16,416,659 | 24,025,892 |
| Other income | 18,673,815 | 21,328,998 |
| Total | 35,090,474 | 45,354,890 |

24. OTHER EXPENSES

| | Year 2025 | Year 2024 |
|---------------------------|-------------------|-------------------|
| | VND | VND |
| Fines on late tax payment | 1,852,041 | 1,816,963 |
| Other expenses | 70,183,437 | 71,808,212 |
| Total | 72,035,478 | 73,625,175 |

25. CURRENT CORPORATE INCOME TAX

| | Year 2025 | Year 2024 |
|--|------------------------|-----------------------|
| | VND | VND |
| Total accounting profit before tax | 19,265,671,270 | 13,347,841,494 |
| Adjustment of pre-tax accounting profit | (1,205,503,553) | 239,926,749 |
| - Increase adjustment | 222,402,069 | 241,410,771 |
| + <i>Gain on unrealised foreign exchange differences for the previous year</i> | 1,340,090 | - |
| + <i>Non-deductible expenses</i> | 221,061,979 | 241,410,771 |
| - Decrease adjustment | (1,427,905,622) | (1,484,022) |
| + <i>Gain on unrealised foreign exchange differences for the current year</i> | (898,222) | (1,340,090) |
| + <i>Loss on unrealised foreign exchange differences for the previous year</i> | - | (143,932) |
| + <i>Dividend income</i> | (1,427,007,400) | - |
| Total taxable income | 18,060,167,717 | 13,587,768,243 |
| Tax rate | 20% | 20% |
| Current corporate income tax expenses | 3,612,033,543 | 2,717,553,649 |

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

26. BASIC AND DILUTED EARNINGS PER SHARE

| | <u>Year 2025</u> | <u>Year 2024</u> |
|--|-----------------------|-----------------------|
| Net profit after tax (VND) | 15,653,637,727 | 10,630,287,845 |
| Increase adjustment (VND) | - | - |
| Decrease adjustment (VND) | (390,000,000) | (390,000,000) |
| - Remuneration of the Board of Management and the Board of Supervisors (*) | (390,000,000) | (390,000,000) |
| Profit or loss attributable to shareholders holding ordinary shares (VND) | 15,263,637,727 | 10,240,287,845 |
| Appropriations of bonus and welfare fund (VND) (*) | (1,565,363,773) | (1,063,028,785) |
| Profit for calculating Basic Earnings per Share | 13,698,273,954 | 9,177,259,061 |
| Weighted average number of ordinary shares (Shares) | 12,364,100 | 12,364,100 |
| Basic Earnings per Share (VND/Share) | <u>1,108</u> | <u>742</u> |

(*) The Company accrued remuneration for the Board of Directors, the Supervisory Board, and made provisions for the bonus and welfare fund for the year ended 31 December 2025 at 10% of net profit after tax in accordance with the 2025 profit distribution plan approved by Resolution No. 01/NQ-DHĐCĐ2025 dated 19 June 2025 of the Annual General Meeting of Shareholders in 2025.

27. BASIC AND DILUTED EARNINGS PER SHARE

The Company has no potentially dilutive ordinary shares; therefore, diluted earnings per share are equal to basic earnings per share.

28. EXPENSES BY ELEMENTS

| | <u>Year 2025</u> | <u>Year 2024</u> |
|----------------------------------|------------------------------|------------------------------|
| | <u>VND</u> | <u>VND</u> |
| Raw material Cost | 4,007,079,630 | 3,524,495,602 |
| Labor cost | 18,000,602,929 | 15,684,329,656 |
| Tool cost | 670,770,297 | 600,533,858 |
| Depreciation and amortization | 2,039,431,810 | 2,585,966,259 |
| Taxes, charges and fees | 2,937,007,560 | 5,709,196,004 |
| Service charge | 2,128,310,901 | 1,932,791,469 |
| Outside purchasing services cost | 4,809,485,537 | 4,165,419,273 |
| Other cost | 3,276,049,013 | 3,684,218,791 |
| Total | <u>37,868,737,677</u> | <u>37,886,950,912</u> |

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

29. SEGMENT REPORTING

The segment reporting by business area:

| Year 2025 | Room VND | Food & Beverage VND | Other services VND | Service charge VND | Total VND |
|--|------------------|------------------------|-----------------------|-----------------------|------------------------|
| Revenue from sale of goods and rendering of services | 31,940,312,676 | 8,187,125,546 | 7,305,043,533 | 2,128,310,901 | 49,560,792,656 |
| Deductions | - | - | - | - | - |
| Net revenue from sale of goods and rendering of services | 31,940,312,676 | 8,187,125,546 | 7,305,043,533 | 2,128,310,901 | 49,560,792,656 |
| Cost of Goods Sold for segments | (15,848,260,703) | (8,428,504,449) | (2,290,360,740) | - | (26,567,125,892) |
| Net Revenue of goods for segments | 16,092,051,973 | (241,378,903) | 5,014,682,793 | 2,128,310,901 | 22,993,666,764 |
| Non-allocated expenses | - | - | - | (2,128,310,901) | (11,301,611,785) |
| Operating profit | - | - | - | - | 11,692,054,979 |
| Financial incomes | - | - | - | - | 7,611,085,231 |
| Financial expenses | - | - | - | - | (523,936) |
| Other income | - | - | - | - | 35,090,474 |
| Other expenses | - | - | - | - | (72,035,478) |
| Current Corporate income tax expenses | - | - | - | - | (3,612,033,543) |
| Net profit after CIT | - | - | - | - | 15,653,637,727 |
| Total Asset | | | | | 172,635,741,817 |
| Total Liabilities | | | | | 27,932,116,484 |

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

29. SEGMENT REPORTING (CONT'D)

The segment reporting by business area (cont'd):

| Year 2024 | Room VND | Food & Beverage VND | Other services VND | Service charge VND | Total VND |
|--|------------------|------------------------|-----------------------|-----------------------|------------------|
| Revenue from sale of goods and rendering of services | 28,231,493,059 | 7,567,675,450 | 7,589,229,706 | 1,932,791,469 | 45,321,189,684 |
| Deductions | - | - | - | - | - |
| Net revenue from sale of goods and rendering of services | 28,231,493,059 | 7,567,675,450 | 7,589,229,706 | 1,932,791,469 | 45,321,189,684 |
| Cost of Goods Sold for segments | (15,319,231,951) | (7,521,508,968) | (1,513,965,041) | - | (24,354,705,960) |
| Net Revenue of goods for segments | 12,912,261,108 | 46,166,482 | 6,075,264,665 | 1,932,791,469 | 20,966,483,724 |
| Non-allocated expenses | - | - | - | (1,932,791,469) | (13,532,244,952) |
| Operating profit | - | - | - | - | 7,434,238,772 |
| Financial incomes | - | - | - | - | 5,942,204,482 |
| Financial expenses | - | - | - | - | (331,475) |
| Other income | - | - | - | - | 45,354,890 |
| Other expenses | - | - | - | - | (73,625,175) |
| Current Coporate income tax expenses | - | - | - | - | (2,717,553,649) |
| Net profit after CIT | - | - | - | - | 10,630,287,845 |
| Total Asset | | | | | 165,760,519,331 |
| Total Liabilities | | | | | 26,602,632,940 |

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

30. OTHER INFORMATION

30.1 INFORMATION ON RELATED PARTIES

| <u>Related Parties</u> | <u>Relationship</u> | |
|--|-------------------------------|-------------------------|
| Saigontourist Group | Shareholder | |
| Bong Sen Corporation | Shareholder | |
| Saigontourist Group - Binh Quoi Tourist Village Branch | Company within the same group | |
| Saigontourist Group - Dong Khanh Hotel | Company within the same group | |
| Bong Sen Corporation Branch - PALACE Saigon Hotel | Company within the same group | |
| Saigontourist Travel Service Co., Ltd | Company within the same group | |
| Branch 1 - Saigontourist Cable TV Co., Ltd | Company within the same group | |
| | | |
| <u>Balance with related parties</u> | As at 31/12/2025 | As at 01/01/2025 |
| | VND | VND |
| Trade receivables | 37,840,000 | 25,650,000 |
| - Saigontourist Travel Service Co., Ltd | 37,840,000 | 25,650,000 |
| | | |
| <u>Transactions with related parties</u> | Year 2025 | Year 2024 |
| | VND | VND |
| Revenue with related parties | 652,999,759 | 801,511,697 |
| - Saigontourist Travel Service Co., Ltd | 545,086,399 | 742,697,701 |
| - Saigontourist Group - Binh Quoi Tourist Village Branch | 96,243,967 | 52,101,033 |
| - Saigontourist Group | 9,342,593 | 6,712,963 |
| - Branch 1 - Saigontourist Cable TV Co., Ltd | 2,326,800 | - |
| | | |
| Purchasing goods, services | 254,092,974 | 265,765,039 |
| - Branch 1 - Saigontourist Cable TV Co., Ltd | 201,549,600 | 201,549,600 |
| - Saigontourist Group - Binh Quoi Tourist Village Branch | 13,379,630 | 13,666,667 |
| - Saigontourist Group - Dong Khanh Hotel | 16,141,651 | - |
| - Saigontourist Group | - | 23,148,148 |
| - Bong Sen Corporation Branch - PALACE Saigon Hotel | - | 7,760,185 |
| - Saigontourist Travel Service Co., Ltd | 23,022,093 | 19,640,439 |

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

30. OTHER INFORMATION (CONT'D)

30.1 INFORMATION ON RELATED PARTIES (CONT'D)

| <u>Income of the Board of Management, the Board of Supervisors, the Board of Directors</u> | <u>Year 2025</u> VND | <u>Year 2024</u> VND |
|--|-------------------------|-------------------------|
| Income of the Board of Management, the Board of Supervisors | 390,000,000 | 390,000,000 |
| <i>Chairman</i> | <i>60,000,000</i> | <i>60,000,000</i> |
| Mr. Vo Thanh Binh | 60,000,000 | 30,850,000 |
| Mr. Nguyen Duong Giang (Resigned) | - | 29,150,000 |
| <i>Members of the Board of Management</i> | <i>222,000,000</i> | <i>222,000,000</i> |
| Mr. Pham Thanh Binh | 48,000,000 | 48,000,000 |
| Mrs. Le Thi Thuy Ha (Appointed on 19 June 2025) | 25,600,000 | - |
| Mrs. Ta Thi Tuyet Mai (Resigned on on 19 June 2025) | 22,400,000 | 48,000,000 |
| Mrs. Phan Ngoc Bich | 48,000,000 | 48,000,000 |
| Mr. Tran Tien | 78,000,000 | 78,000,000 |
| + Remuneration of the Board of Management | 48,000,000 | 48,000,000 |
| + Remuneration of the Board of Secretary | 30,000,000 | 30,000,000 |
| <i>Chief of the Board of Supervisors</i> | <i>48,000,000</i> | <i>48,000,000</i> |
| Mrs. Ha Thi Mai Phuong | 48,000,000 | 48,000,000 |
| <i>Members of the Board of Supervisors</i> | <i>60,000,000</i> | <i>60,000,000</i> |
| Mrs. Huynh Thi Thanh Truc | 30,000,000 | 30,000,000 |
| Mrs. Do Thi Quy Cong (Appointed on 19 June 2025) | 16,000,000 | - |
| Mr. Nguyen Tran Gia Huy (Resigned on 19 June 2025) | 14,000,000 | 15,425,000 |
| Mrs. Nguyen Hong Thanh Lan (Resigned) | - | 14,575,000 |
| Total income of the Board of Director | 1,093,257,269 | 1,051,024,334 |
| Mrs. Phan Ngoc Bich - Director | 1,093,257,269 | 1,051,024,334 |
| Total | 1,483,257,269 | 1,441,024,334 |

30.2. COMMITMENTS OPERATING LEASE

The Company leases land from the People's Committee of Ho Chi Minh City for hotel business operations under Contract No. 4789/HĐ-TNMT-QLSDĐ dated 16 August 2012, with a lease term of 50 years starting from 15 January 1997. Pursuant to Decision No. 6790/QĐ-UBND dated 27 December 2016, Saigon Hotel Corporation was granted approval to change the payment method from annual land rental payments to a one-time payment for the remaining lease period (from 27 December 2016 to 14 January 2047). The Company is currently in the process of completing the necessary procedures to transition to the one-time land rental payment method.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

30. OTHER INFORMATION (CONT'D)

30.3 POTENTIAL LIABILITIES AND COMMITMENTS

The Company does not arise any potential liabilities arising from events that occurred could affect the information was presented in the inancial statements that the Company can not control whether or not recorded.

30.4 EVENTS OCCURRING AFTER THE REPORT

There are not any significant events occurring after the reporting date that may affect the Financial statements and as well as do or may significantly affect the operations of the Company.

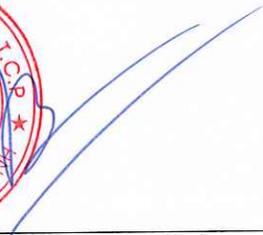
30.5 GOING CONCERN

There are not any events causing significant doubts about the ability to continue as a going concern and the Company does not intend and forced to stop working or narrow the scope of their activities.

30.6. COMPARATIVE FIGURES

Comparative figures are the data on the audited financial statements for the year ended 31 December 2024 of the Company and are fully comparable with the financial statements for the financial year ended 31 December 2025.




Mrs. Phan Ngoc Bich
Director
Ho Chi Minh City, 16 March 2026


Mrs. Le Ngoc Thuy
Chief Accountant


Mrs. Vu Thi Canh
Preparer

