

No.: /2026 CV-SGH

Ho Chi Minh City, 19th March, 2026

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

Pursuant to Circular No. 155/2015/TT/BTC dated October 6, 2015 of the Ministry of Finance guiding the preparation of information disclosure on the stock market.

Saigon Hotel Corporation hereby provides an explanation of the 2025 audited financial statements as follows:

INDICATORS	2025 Business Result	2024 Business Result	DIFFERENCE
1. Revenue from sales of goods and services	49,560,792,656	45,321,189,684	4,239,602,972
2. Deductions	-	-	-
3. Net revenue	49,560,792,656	45,321,189,684	4,239,602,972
4. Cost of goods sold	26,567,125,892	24,354,705,960	2,212,419,932
5. Gross profit from sales and services	22,993,666,764	20,966,483,724	2,027,183,040
6. Financial income	7,611,085,231	5,942,204,482	1,668,880,749
7. Financial expenses	523,936	331,475	192,461
8. General and administrative expenses	11,301,611,785	13,532,244,952	(2,230,633,167)
9. Operating profit	19,302,616,274	13,376,111,779	5,926,504,495
10. Other income	35,090,474	45,354,890	(10,264,416)
11. Other expenses	72,035,478	73,625,175	(1,589,697)
12. Other profits	(36,945,004)	(28,270,285)	(8,674,719)
13. Profit before tax	19,265,671,270	13,347,841,494	5,917,829,776
14. Current corporate income tax expense	3,612,033,543	2,717,553,649	894,479,894
15. Deferred corporate income tax expense	-	-	-
16. Net profit after tax	15,653,637,727	10,630,287,845	5,023,349,882
17. Basic earnings per share	1,108	742	366
18. Diluted earnings per share	1,108	742	366

Total Revenue:

Sales revenue and service provision in 2025 reached VND 49,560,792,656, an increase of VND 4,239,602,972 (equivalent to 9.35%) compared to the same period in 2024. Financial revenue in 2025 reached VND 7,611,085,231, an increase of VND 1,668,880,749 (equivalent to 28.09%) compared to the same period in 2024. In 2025, in addition to interest income from deposits, the hotel also recorded dividend income from OCB Bank in 2024 amounting to VND 1.4 billion.



Total Expenses:

Cost of goods sold (COGS) amounted to VND 26,567,125,892, representing an increase of VND 2,212,419,932 (equivalent to 9.08%) compared to 2024. Administrative expenses in 2025 were VND 11,301,611,785, a decrease of VND 2,230,633,167 year-on-year, mainly due to the Company making a provisional accrual for land lease expenses in accordance with prevailing regulations. In addition, the Company recognized an additional one-month salary expense exceeding the 2025 business plan, in line with Resolution No. 01/2026/NQ-HĐQT dated 27 February 2026 of the Board of Directors. Overall, the expense level is considered reasonable and commensurate with the revenue growth recorded during the period.

Total Profit:

+ Net profit from business operations in 2025 is projected to reach VND 19,302,616,274, an increase of VND 5,926,504,495 (equivalent to a 44.31% increase) compared to the same period in 2024.

+ Total pre-tax accounting profit in 2025 is projected to reach VND 19,265,671,270, an increase of VND 5,917,829,776 (equivalent to a 44.34% increase) compared to the same period in 2024.

+ Net profit after tax in 2025 is projected to reach VND 15,653,637,727, an increase of VND 5,023,349,882 (equivalent to a 47.26% increase) compared to the same period in 2024. This growth stems from increased sales revenue and service provision, and strong growth in financial income, contributing to... A welcome improvement

This document serves as an explanatory statement on the 2025 business performance of of Saigon Hotel Corporation.

Sincerely./.



Director *Phan Ngoc Bich*

Phan Ngoc Bich