JOINT STOCK COMPANY SAIGON HOTEL

Number: 20/CV-SGH

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, August 14, 2026

To : - The State Securities Commission
- HANOI STOCK EXCHANGE

Based on Circular No. 155/2015/TT/BTC dated October 6, 2015, of the Ministry of Finance guiding the preparation and disclosure of information on the securities market.

Saigon Hotel Joint Stock Company hereby provides the following explanation regarding the 2026 semi-annual financial report:

TARGETS	Indicator code	Business results for the first six months of 2026	Business results for the first six months of 2025	DIFFERENCE
1. Revenue from sales and services	01	**25,620,791,701**	**24,543,887,756**	**1,076,903,945**
2. Revenue deductions	02			
3. Net revenue from sales and services (10 = 01 - 02)	10	25,620,791,701	24,543,887,756	1,076,903,945
4. Cost of goods sold	11	13,301,426,959	12,645,234,673	656,192,286
5. Gross profit from sales and services (20=10-11)	20	12,319,364,742	11,898,653,083	420,711,659
6. Financial operating revenue	21	4,033,458,148	2,981,606,213	1,051,851,935
7. Financial costs	22	261,633	395,880	(134,247)
8. Business management costs	26	5,131,560,509	5,471,854,009	(340,293,500)
9. Net profit from business operations {30=20+(21-22)+24-(25+26)}	30	**11,221,000,748**	**9,408,009,407**	**1,812,991,341**
10. Other income	31	14,612,259	14,833,754	(221,495)
11. Other expenses	32	19,359,408	60,183,435	(40,824,027)
12. Other profit (40=31-32)	40	**(4,747,149)**	(45,349,681)	40,602,532
13. Total accounting profit before tax (50 = 30 + 40)	50	**11,216,253,599**	**9,362,659,726**	**1,853,593,873**
14. Current Corporate Income Tax Expense	51	2,246,572,564	1,905,766,192	340,806,372
15. Deferred Corporate Income Tax Expense	52			
16. Profit after corporate income tax (60 = 50 - 51 - 52)	60	**8,969,681,035**	**7,456,893,534**	**1,512,787,501**
17. Basic earnings per share(*)	70	637	527	110

- **Total revenue:**

- Net revenue in the first six months of 2026 reached VND 25,620,791,701 , an increase of VND 1,076,903,945 (equivalent to 4.4%) compared to the same period in 2026. The increase was mainly driven by growth in room revenue and food and beverage service revenue.

- Financial operating revenue in the first six months of 2026 increased to VND 4,033,458,148, an increase of VND 1,051,851,935 (equivalent to a 35.3 % increase) compared to the same period in 2025 . mainly from interest earned on bank deposits.

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- **Expense:**

Business management costs for the first six months of 2026 are 5,131,560,509 VND decreased by 340,293,500 VND (equivalent to a 6.2% reduction). The main reason is that the company reversed the provision for doubtful receivables after Da Niem Tin Co., Ltd. pay off the debt 600,000,000 VND .

- **Total profit :**

- Net profit from business operations reached VND 11,221,000,748 , an increase of VND 1,812,991,341 , equivalent to 19.27% compared to the same period in 2025. This increase is significantly higher than the revenue growth rate, demonstrating the efficiency of business operations.

- Pre-tax accounting profit reached VND 11,216,253,599 , an increase of VND 1,853,593,873 , equivalent to 19.80% compared to the same period in 2025. This result was mainly due to a strong increase in financial income, a decrease in business management expenses, and improved operating profit .

- Net profit after corporate income tax reached VND 8,969,681,035 , an increase of VND 1,512,787,501 , equivalent to 20.29% compared to the same period in 2025. The increase in net profit exceeded the increase in revenue, reflecting the company's effective performance in the first six months of 2026, which significantly contributed to improved operational efficiency and profitability.

The above is a summary of the business performance of Saigon Hotel Joint Stock Company for the first six months of 2026.

Best regards./.

Manager

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Phan Ngoc Bich