

No.: 07 /2026/CV-SGH

Ho Chi Minh City, April 20, 2026

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

Pursuant to Circular No. 155/2015/TT-BTC, dated October 6, 2015, issued by the Ministry of Finance, providing guidance on information disclosure in the stock market.

Saigon Hotel Corporation would like to present the explanation for its Financial Statements for the Quarter I Financial Report 2026 as follow:

Target	This quarter this year	This quarter last year	DIFFERENCE
1. Revenue from sales and services	12.892.946.861	12.176.382.226	716.564.635
2. Revenue deductions	0	0	0
3. Net revenue from sales and services	12.892.946.861	12.176.382.226	716.564.635
4. Cost of goods sold	5.642.320.772	5.361.252.842	281.067.930
5. Gross profit from sales and services	7.250.626.089	6.815.129.384	435.496.705
6. Gain/(loss) from disposal of investment property	1.819.383.040	1.428.376.819	391.006.221
7. Financial income	198.529	70.686	127.843
10. General and administrative expenses	2.475.490.610	2.324.682.269	150.808.341
11. Operating profit	6.594.319.990	5.918.753.248	675.566.742
12. Other income	5.951.339	6.583.739	-632.400
13. Other expenses	-	10.000.101	-10.000.101
14. Other profit/(loss)	5.951.339	(3.416.362)	9.367.701
15. Profit before tax	6.600.271.329	5.915.336.886	684.934.443
16. Current corporate income tax expense	1.320.054.266	1.196.460.377	123.593.889
17. Deferred income tax expense	-	-	0
18. Profit after corporate income tax	5.280.217.063	4.718.876.509	561.340.554

- Total revenue:

Net revenue for Q1/2026 reached VND 12,892,946,861, representing an increase of VND 716,564,635 (equivalent to +5.9% year-on-year) compared to the same period in 2025. The growth was mainly driven by room revenue **and** food and beverage (F&B) revenue.

Financial income amounted to VND 1,819,383,040, up VND 391,006,221 (equivalent to +27.37% year-on-year) compared to Q1/2025, primarily attributable to interest income from bank deposits.

- Total profit:

Profit from operating activities in Q1/2026 reached VND 6,594,319,990, representing an increase of VND 675,566,742 (equivalent to +27.37%) compared to Q1/2025.

Accounting profit before tax totaled VND 6,600,271,329, up VND 684,934,443 (equivalent to +11.41%) compared to the same period in 2025.

Profit after tax amounted to VND 5,280,217,063, an increase of VND 561,340,554 (equivalent to +11.9%) year-on-year.

The growth in profitability was mainly driven by:

- An increase in revenue from sales of goods and services;
- A strong rise in financial income, particularly interest income from bank deposits, which significantly contributed to overall profit improvement

The above is the explanatory note for business performance in quarter I 2026 of Saigon Tourist Corporation.

Respectfully submitted.



Director

Phan Ngoc Bich

