

SAIGON HOTEL
CORPORATIONSOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 27/2026/CV-SGH

Ho Chi Minh City, October 15, 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 third quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Organization Name: SaiGon Hotel Corporation

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

2. Disclosure Content:

- Financial Statements for the third quarter of 2026

☒ 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:

+ 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 October 15, 2026 at the link: <https://saigonhotel.com.vn/shareholder-information>

3. Report on transactions with a value of 35% or more of total assets in the third quarter of 2026: 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:

- Financial Statements for the Third quarter of 2026.

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



Phan Ngọc Bích

SAIGON HOTEL CORPORATION
Address: 41-47 Dong Du, Sai Gon WardHCMC
Tel: 028 38299734

Form No B01 - DN
Financial Statements
Third Quarter of 2026

**BUSINESS ENTITY – STATEMENT OF FINANCIAL POSITION
FOR THE THIRD QUARTER OF 2026**

Items	Code	Notes	Ending Balance	Beginning Balance
ASSETS				
A. Current Assets (100=110+120+130+140+150)	100		150.773.813.926	147.994.227.061
I. Cash and Cash Equivalents	110		3.968.287.903	5.940.364.930
1. Cash	111	V.01	3.968.287.903	3.434.269.040
2. Cash Equivalents	112		0	2.506.095.890
II. Short-term Financial Investments	120	V.02	143.646.105.205	139.862.650.411
1. Trading Securities	121		3.714.160.000	3.714.160.000
3. Held-to-maturity investments	123		139.931.945.205	136.148.490.411
III. Short-term Receivables	130		1.883.114.602	1.006.852.929
1. Trade receivables	131	VIII.03	1.958.906.402	1.787.827.129
2. Prepayments to suppliers	132	VIII.03	79.288.200	29.763.300
5. Other receivables	135	V.03b	48.500.000	32.842.500
6. Allowance for doubtful receivables (*)	136	244	(203.580.000)	(843.580.000)
IV. Inventories	140		364.811.195	374.854.246
1. Inventories	141	V.04	364.811.195	374.854.246
VI. Other Short-term Assets	160		911.495.021	809.504.545
1. Short-term prepaid expenses	161	V.14a	214.493.194	112.502.718
3. Taxes and other receivables from the State	163	V.05	697.001.827	697.001.827
B - Non-current Assets (200=210+220+230+240+250+260+270)	200		23.587.309.596	24.641.514.756
I. Các khoản phải thu dài hạn	210		750.000.000	750.000.000
1. Long-term receivables from customers	211		927.218.166	927.218.166
6. Allowance for doubtful long-term receivables (*)	216		(177.218.166)	(177.218.166)
II. Fixed Assets	220		21.548.523.150	23.008.201.651
1. Tangible fixed assets	221	V.08	21.548.523.150	23.008.201.651
Historical cost	222		83.633.543.033	83.638.518.357
Accumulated depreciation(*)	223		(62.085.019.883)	(60.630.316.706)
Historical cost	228		376.500.000	376.500.000
Accumulated amortization (*)	229		(376.500.000)	(376.500.000)
V. Long-term work in progress	250		67.649.630	0
2. Construction in progress	252		67.649.630	0
VII. Other long-term assets	270		1.221.136.816	883.313.105
1. Long-term prepaid expenses	271	V.14a	1.221.136.816	883.313.105
Total Assets (280=100+200)	280		174.361.123.522	172.635.741.817
RESOURCES / CAPITAL & LIABILITIES				
C - Liabilities (300=310+320)	300		32.457.188.648	27.932.116.484
I. Current liabilities	310		30.994.688.648	26.469.616.484
1. Short-term accounts payable	311	VIII.06	280.696.062	411.084.672
2. Short-term advances from customers	312	VIII.06	307.270.778	319.629.896
3. Dividends and profits payable	313		68.769.000	57.219.000



Items	Code	Notes	Ending Balance	Beginning Balance
4. Taxes and other payables to the State	314	V.16	2.494.407.786	988.316.170
5. Payables to employees	315		3.001.044.595	2.747.272.550
6. Short-term accrued expenses	316	V.17	22.837.441.617	20.408.197.164
10. Other short-term payables	320		261.517.864	156.953.859
13. Bonus and welfare fund	323		1.743.540.946	1.380.943.173
II. Non-current liabilities	330		1.462.500.000	1.462.500.000
8. Other long-term payables	338		1.462.500.000	1.462.500.000
D - Owner's Equity	400		141.903.934.874	144.703.625.333
1. Owner's contributed capital	411		123.641.000.000	123.641.000.000
<i>Ordinary shares with voting rights</i>	411a		123.641.000.000	123.641.000.000
2. Share premium	412		(302.784.117)	(302.784.117)
4. Other capital	414		1.868.174.955	1.868.174.955
8. Investment and development fund	418		3.303.364.068	3.303.364.068
10. Undistributed profit after tax	420		13.394.179.968	16.193.870.427
<i>Accumulated undistributed PAT until the end of last period</i>	420a		637.996.654	540.232.700
<i>Undistributed PAT of this period</i>	420b		12.756.183.314	15.653.637.727
Total Resources (440=300+400)	440		174.361.123.522	172.635.741.817

Preparer



Vu Thi Canh

Chief Accountant



Lê Ngọc Thuý

October 15, 2026

General Director



Phan Ngọc Bích



DN - BUSINESS PERFORMANCE RESULTS - QIII 2026

Target	Target Code	Explanation	Third Quarter of 2026	Third Quarter of 2025	Cumulative number from the beginning of the year to the end of this quarter (This year)	Cumulative number from the beginning of the year to the end of this quarter (Previous year)
1. Revenue from sales and services			14.770.584.125	11.273.604.371	40.391.375.826	35.817.492.127
2. Revenue deductions	2		-		-	
3. Net revenue from sales and services	10	VI.25	14.770.584.125	11.273.604.371	40.391.375.826	35.817.492.127
4. Cost of goods sold	11	VI.27	11.621.542.622	6.344.662.341	24.922.969.581	18.989.897.014
5. Gross profit from sales and services	20		3.149.041.503	4.928.942.030	15.468.406.245	16.827.595.113
7. Financial income	22	VI.26	2.481.578.374	2.993.759.423	6.515.036.522	5.975.365.636
8. Financial expenses	23	VI.28	501	46.171	262.134	442.051
10. General and administrative expenses	26		883.680.809	2.742.411.725	6.015.241.318	8.214.265.734
11. Operating profit	30		4.746.938.567	5.180.243.557	15.967.939.315	14.588.252.964
12. Other income	31		21.274.442	7.449.915	35.886.701	22.283.669
13. Other expenses	32		24.068.128	11.852.041	43.427.536	72.035.476
14. Other profit/(loss)	40		(2.793.686)	(4.402.126)	(7.540.835)	(49.751.807)
15. Profit before tax	50		4.744.144.881	5.175.841.431	15.960.398.480	14.538.501.157
16. Current corporate income tax expense	51	VI.30	957.642.602	1.044.133.283	3.204.215.166	2.949.899.475
17. Deferred income tax expense	52	VI.30	-		-	
18. Profit after corporate income tax	60		3.786.502.279	4.131.708.148	12.756.183.314	11.588.601.682

Prepared by



Vu Thi Canh

Chief Accountant



Lê Ngọc Thụy

October 15, 2026

Director



Phan Ngọc Bích

CASH FLOW STATEMENT (DIRECT METHOD) FOR THE THIRD QUARTER OF 2026

Items	Code	Notes	Accumulated from the beginning of the year to the end of QIII 2026	Accumulated from the beginning of the year to the end of QIII 2025
I. Cash flows from operating activities			0	0
1. Cash receipts from sale of goods, rendering of services and other revenue	1		41.705.721.265	38.266.430.628
2. Cash paid to suppliers of goods and services	2	1	(11.659.753.519)	(10.861.871.713)
3. Cash paid to employees	3		(11.615.654.304)	(10.453.517.955)
4. Interest paid	4		0	0
5. Corporate income tax paid	5		(1.982.188.334)	(1.630.070.492)
6. Other cash receipts from operating activities	6		20.229.387.724	13.366.690.000
7. Other cash payments for operating activities	7		(25.998.174.976)	(24.555.617.544)
Net cash flows from operating activities	20		10.679.337.856	4.132.042.924
II. Cash flows from investing activities			0	0
7. Cash receipts from interests, dividends and profits shared	27		613.667.052	499.692.743
Net cash flows from investing activities	30		613.667.052	499.692.743
III. Cash flows from financing activities			0	0
6. Dividends and profits paid to owners	36	21	(13.261.736.235)	(8.441.652.695)
7. Net cash flows from financing activities	40		(13.261.736.235)	(8.441.652.695)
Net cash flows during the period (20+30+40)	50		(1.968.731.327)	(3.809.917.028)
Cash and cash equivalents at the beginning of the period	60		5.934.269.040	6.667.794.922
Effect of foreign exchange rate fluctuations	61		2.750.190	5.897.097
Cash and cash equivalents at the end of the period (50+60+61)	70	29	3.968.287.903	2.863.774.991

Preparer



Vũ Thi Canh

Chief Accountant



Lê Ngọc Thuý

October 15, 2026

General Director



Phan Ngọc Bích

SAIGON HOTEL CORPORATION

NOTES TO FINANCIAL STATEMENTS QUARTER III 2026

I. Business Characteristics of the Enterprise:

- Ownership Structure: Saigon Hotel Coporation, formerly a state-owned enterprise, is funded by
- multiple shareholders and was established under the license number 213/QD-UB-KT issued by the People's Committee of Ho Chi Minh City on January 15, 1997
 - Business Sector: hotels, restaurants, and tourism services

II. Accounting Period and Currency:

- Accounting Period: The accounting period begins on January 1st and ends on December 31st
- Currency Used in Accounting: Vietnamese Dong (VND)

III. Applicable accounting regime:

- Applicable accounting regime: Vietnamese accounting standards and regimes (Issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Minister of Finance)
- Applicable accounting form: Journal voucher.

IV. Declaration on compliance with Vietnamese accounting standards and regimes:

Financial statements are prepared and presented in accordance with Vietnamese accounting standards and regimes

V. Applicable accounting policies:

- Principles and methods of converting other currencies: economic transactions arising in foreign currency are converted into Vietnamese Dong at the actual interbank exchange rate announced by the State Bank of Vietnam at that time
The actual exchange rate difference arising during the period and due to revaluation of the Balance currency items at the end of the year is transferred to Revenue or Financial Expenses
- Inventories: are recorded at original cost, using the regular inventory method.
- Accounts receivable: are presented at book value with provisions made for doubtful debts
- Fixed assets and depreciation of fixed assets: Fixed assets are recorded at original cost. During the assets are recorded at original cost, accumulated depreciation and residual value. Depreciation is the straight-line method
- Payable expenses: due to pre-accrual of monthly land rent, uniforms, vacations, electricity, etc
- Prepaid expenses, provisions:
Tools issued with large value and used for a long time are recorded as long-term prepaid expenses allocate to business results.
Provision for doubtful debts: for the expected loss of the receivables not paid by customers
- Profit distribution: profit after corporate income tax after being approved by the Board of Directors, to funds according to the company's charter and current legal regulations, and dividends are parties based on the capital contribution ratio.
- Revenue recognition principle: revenue is determined according to the fair value of the amounts be received. Sales revenue, service provision, and financial revenue are recorded when it has been determined with relative certainty, ensuring that the enterprise receives economic benefit transaction, confirming the completion of the work on the balance sheet date and determining the rel



VI. Additional information for items presented in the Balance Sheet:

	<u>End of period</u>	<u>Beginning of the year</u>
1. Cash and cash equivalents		
* Cash	52.934.000	28.780.000
* Bank deposits	3.887.267.442	3.397.855.506
* Cash in transit	28.086.461	7.633.534
* Cash equivalents (time deposits with maturity of 03 months or less)		2.500.000.000
Accrued interest income on bank deposits		6.095.890
Total	3.968.287.903	5.940.364.930
2. Short-term financial investments		
* Trading securities	3.714.160.000	3.714.160.000
Oriental Commercial Joint Stock Bank shares	3.714.160.000	3.714.160.000
* Held-to-maturity investments	139.931.945.205	136.148.490.411
Term deposits	138.000.000.000	134.000.000.000
Accrued interest income on bank deposits	1.931.945.205	2.148.490.411
Total	143.646.105.205	139.862.650.411
3. Short-term receivables		
* Receivables from customers	1.958.906.402	1.787.827.129
* Advance payments to vendors	79.288.200	29.763.300
* Other short-term receivables	48.500.000	32.842.500
Pledges, mortgages, deposits, short-term deposits	31.000.000	31.000.000
Other short-term receivables	17.500.000	1.842.500
* Provision for doubtful debts	(203.580.000)	(843.580.000)
Total	1.883.114.602	1.006.852.929
4. Inventory		
* Raw materials	361.100.650	357.262.246
* Tools and supplies	3.710.545	17.592.000
Inventory cost added	364.811.195	374.854.246
5. Other current assets		
* Short-term prepaid expenses	214.493.194	112.502.718
In which: Tools and supplies costs	43.754.631	40.234.340
Other pending allocation costs	170.738.563	72.268.378
* Taxes and receivables from the State	697.001.827	697.001.827
Total	911.495.021	809.504.545
6. Long-term receivables		
* Long-term receivables from customers	927.218.166	927.218.166
* Provision for long-term receivables from warehouses	(177.218.166)	(177.218.166)
Total	750.000.000	750.000.000

7. Tangible Fixed Assets	<u>End of period</u>	<u>Beginning of the year</u>
* Buildings, Structures	21.287.239.974	22.539.677.688
Original cost	70.790.425.839	70.790.425.839
Accumulated depreciation	(49.503.185.865)	(48.250.748.151)
* Machinery and equipment	261.283.176	468.523.963
Original cost	11.455.313.385	11.460.288.709
Accumulated depreciation	(11.194.030.209)	(10.991.764.746)
* Means of transport and transmission	-	-
Original cost	1.387.803.809	1.387.803.809
Accumulated depreciation	(1.387.803.809)	(1.387.803.809)
Total	21.548.523.150	23.008.201.651
8. Intangible Fixed Assets	<u>End of period</u>	<u>Beginning of the year</u>
* Hotel Management Software	-	-
Original Cost	376.500.000	376.500.000
Accumulated Depreciation	(376.500.000)	(376.500.000)
Total	-	-
9. Other Long-Term Assets	<u>End of period</u>	<u>Beginning of the year</u>
* Long-Term Prepaid Expenses	1.221.136.816	883.313.105
<i>In which: Tools and Equipment Expenses</i>	637.092.795	595.027.352
<i>Repair Expenses</i>	499.410.934	180.806.139
<i>Other Unallocated Expenses</i>	84.633.087	107.479.614
Total	1.221.136.816	883.313.105
10. Payables to Sellers and Advances from Buyer:	<u>End of period</u>	<u>Beginning of the year</u>
* Payables to Sellers	280.696.062	411.084.672
* Advances from Buyers	307.270.778	319.629.896
Total	587.966.840	730.714.568
11. Payment of dividends and profits	68.769.000	57.219.000
12. Taxes and other amounts payable to the State	<u>End of period</u>	<u>Beginning of the year</u>
* Value added tax	569.982.484	282.260.270
* Corporate income tax	1.884.160.900	662.134.068
* Personal income tax	40.264.402	34.900.651
* Other taxes		9.021.181
Total	2.494.407.786	988.316.170
13. Payables	<u>End of period</u>	<u>Beginning of the year</u>
* Land Rent Advance	22.559.388.914	20.368.197.164
* Other Expenses Advance	278.052.703	40.000.000
Total	22.837.441.617	20.408.197.164

14. Other short-term payables	<u>End of period</u>	<u>Beginning of the year</u>
* Receipt of short-term deposits and bets		
Ocean Joint Venture Company's deposit	50.000.000	
* Other payables	211.517.864	156.953.859
Operating expenses of the Board of Directors and the Supervisory Board	181.500.000	84.000.000
Payable for brokerage commissions	10.257.864	53.193.859
Other payables	19.760.000	19.760.000
Total	261.517.864	156.953.859
15. Other long-term payables	<u>End of period</u>	<u>Beginning of the year</u>
Deposit for premises rental under Contract		
* No. 124/2014/HDKT-KSSG between the Company and MCK Entertainment Corp	750.000.000	750.000.000
* Deposit of ROYAL SOJITZ VIETNAM COMPANY LIMITED	712.500.000	712.500.000
Total	1.462.500.000	1.462.500.000
16. Owners' Equity		
16.1. Capital transactions with owners and distribution of dividends and profits	<u>End of period</u>	<u>Beginning of the year</u>
* Owner's capital		
Starting capital contribution	123.641.000.000	123.641.000.000
Ending capital contribution	123.641.000.000	123.641.000.000
* Dividends distributed	-	-
16.2. Shares	<u>End of period</u>	<u>Beginning of the year</u>
* Number of shares registered for issuance	12.364.100	12.364.100
* Number of shares sold to the public and fully paid up	12.364.100	12.364.100
Common shares	12.364.100	12.364.100
* Number of shares outstanding	12.364.100	12.364.100
Common shares	12.364.100	12.364.100
* Share price (VND/Share)	10.000	10.000

VII. Additional information for items presented in the Income Statement:

1. Sales and Service Revenue	<u>This quarter this year</u>	<u>This quarter last year</u>
* Room Revenue	10.026.418.760	7.449.476.932
* Food and Beverage Revenue	2.385.273.861	1.845.076.536
* Other Service Revenue	1.699.673.240	1.482.135.855
* Service Fee Revenue	659.218.264	496.915.048
Total	14.770.584.125	11.273.604.371
2. Cost of Goods Sold	<u>This quarter this year</u>	<u>This quarter last year</u>
* Cost of Rooms	8.255.370.374	3.842.221.779
* Cost of Food and Beverage	2.487.570.508	1.932.573.512
* Cost of Other Services	878.601.740	569.867.050
Total	11.621.542.622	6.344.662.341

3. Financial income	<u>This quarter this year</u>	<u>This quarter last year</u>
* Interest on deposits, loans	2.481.572.855	1.566.752.023
* Dividends, distributed profits		1.427.007.400
* Exchange rate differences arising during the period	5.519	
Total	2.481.578.374	2.993.759.423
4. Financial Expenses	<u>This quarter this year</u>	<u>This quarter last year</u>
* Financial Operating Expenses		
* Foreign Exchange Losses	501	46.171
Total	501	46.171
5. Other income	<u>This quarter this year</u>	<u>This quarter last year</u>
* Income from liquidation and sale of fixed assets		
* Income from compensation	12.025.377	6.898.143
* Other income	9.249.065	551.772
Total	21.274.442	7.449.915
6. Other expenses	<u>This quarter this year</u>	<u>This quarter last year</u>
* Late payment penalties	11.097.728	1.852.041
* Other expenses	12.970.400	10.000.000
Total	24.068.128	11.852.041
7. Corporate income tax payable and profit after	<u>This quarter this year</u>	<u>This quarter last year</u>
7.1. Total accounting profit before tax	4.744.144.881	5.175.841.431
* Corporate income tax payable	957.642.602	1.044.133.283
7.2. Profit after corporate income tax	3.786.502.279	4.131.708.148

Prepared by



Vu Thi Canh

Chief Accountant



Le Ngoc Thuy

15-Oct-26

Director



Phan Ngoc Bich