SAIGON CO.OP
INVESTMENT DEVELOPMENT
JOINT STOCK COMPANY

No.: 233/2026/CV-SCID
Re: Explanation for the change in Profit after-tax in the Separate Financial Statements for Quarter 3/2026

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ho Chi Minh City, October 30, 2026

To:

- The State Securities Commission;
- Hanoi Stock Exchange.

- *Pursuant to Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding the disclosure of information on the securities market;*
- *Pursuant to Circular No. 68/2024/TT-BTC dated 18 September 2024 of the Ministry of Finance amending and supplementing a number of articles of Circulars regulating securities transactions on the securities trading system; clearing and settlement of securities transactions; activities of securities companies and disclosure of information on the securities market;*
- *Pursuant to the Separate Financial Statements for Q3/2026 of Saigon Co.op Investment Development Joint Stock Company.*

Saigon Co.op Investment Development Joint Stock Company (SCID) presents its compliments to the State Securities Commission and the Hanoi Stock Exchange.

Based on the estimated business performance results for Q3/2026, SCID would like to explain the indicator of Profit after corporate income tax in the Separate Financial Statements for Q3/2026 as follows:

Items	Q3/2026	Q3/2025	Change
Profit after corporate income tax (VND)	11,276,378,286	1,073,105,983	950.82%

Profit after corporate income tax for Q3/2026 reached a profit of VND 11,276,378,286, representing an increase of VND 10,203,272,303 (equivalent to an increase of 950.82%) compared to the same period last year. The primary reasons are as follows:

- Total revenue during the period increased by VND 13,638,865,233, leading to a corresponding increase of VND 13,638,865,233 in profit after corporate income tax. In which, Financial income increased by VND 9,654,305,650, mainly due to an increase of VND 11,638,371,264 in distributed profits from subsidiaries and associates; Revenue from sales of goods and provision of services increased by VND 4,164,295,487, primarily because revenue from investment property business increased by VND 2,549,753,020 and revenue from management and operation services increased by VND 1,035,000,000; Other income decreased by VND 179,735,904.
- Total expenses during the period increased by VND 3,435,592,930, resulting in a corresponding decrease of VND 3,435,592,930 in profit after corporate income tax. In which, it was mainly due to Cost of sales for investment property business and management & operation activities increased by VND 1,459,427,079; Selling expenses increased by VND 1,148,076,061, due to brokerage expenses incurred for premises leasing; Financial expenses related to provision for securities investments and investments in other entities increased by VND 841,028,933; General and administrative expenses increased by VND 59,459,316; Corporate income tax expense increased by VND 4,646,000 and Other expenses decreased by VND 77,044,459.

Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN SÀI GÒN CO.OP
DN: C=VN, S=HỒ CHÍ MINH, L=Quận 1, CN=CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN SÀI GÒN CO.OP, OID.0.9.2342.19200300.100.1.1=MST:0304921066
Date: 2026.10.30 15:21:15+07'00'

We hereby commit that the above explanations are true and take full legal responsibility for the contents disclosed.

Respectfully./.

Recipients:
- As above;
- Website (for information disclosure);
- Archived: Administration Dept, Legal & IR Dept (02).

GENERAL DIRECTOR

CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN SÀI GÒN CO.OP

Pham Trung Kien