SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY	**THE SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom – Happiness**
No: 196 /2026/CV-SCID Regarding the explanation for the change in profit after-tax in the Consolidated Interim Financial Statements for financial year ended 2026	*Ho Chi Minh, August 29th, 2026*

To: - The State Securities Commission;
- Hanoi Stock Exchange.

- *Pursuant to Circular 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the securities market;*
- *Pursuant to Circular 68/2024/TT-BTC dated September 18, 2024, issued by the Ministry of Finance, amending and supplementing several articles of the Circulars regulating securities transactions on the securities trading system; securities transaction clearing and settlement; activities of securities companies; and information disclosure on the securities market;*
- *Pursuant to the Consolidated Financial Interim Statements of SaiGon Co.op Development Investment Joint Stock Company for the financial year ended 2026.*

SaiGon Co.op Development Investment Joint Stock Company (SCID) respectfully greets the State Securities Commission and the Hanoi Stock Exchange.

Based on the business performance results for the first six months of finance year ended 2026 (1H2026), SCID would like to provide an explanation for the profit after-tax in the Consolidated Interim Financial Statement for this period as follows:

Items	IH2026	IH2025	Change
Profit after-tax (VND)	29,134,059,074	40,414,622,975	-27.91%

The profit after-tax in IH2026 decreases by VND 11,280,563,901 (equivalent to a 27.91% decrease) compared to the same period last year. The main reason for this decrease is:

- Total revenue during the period decreased by VND 2,874,703,583 resulting in a corresponding decrease in profit after-tax of VND 2,874,703,583. The decrease was mainly attributable to a drop of VND 9,608,519,694 in finance income resulted from lower interest income on term deposits (mainly due to a reduction in idle funds as resources were prioritized for spending on key projects under construction in 2026), partially offset by higher revenue from project management consulting and supermarket network development services of VND 2,996,573,941, higher revenue from premises and asset leasing services of VND 2,256,856,246, higher revenue from investment property business activities of VND 633,204,696 and higher other income of VND 439,091,141.
- Total expenses during the period increased by VND 2,278,397,008, resulting in a corresponding decrease in profit after-tax of VND 2,278,397,008. The increase was mainly attributable to a VND 3,593,821,467 increase in general and administrative expenses related to project investment consulting services, a VND 1,017,950,739 increase in cost of premises and asset leasing services, and a VND 643,504,829 increase in cost of other services provided, partially offset by a lower premises rental expenses of VND 864,240,000, lower finance costs related to the provision for diminution in value of trading securities of VND 813,600,000, lower expenses related to investment property business activities of VND 487,275,636, lower employee expenses of VND 402,274,195, and lower other expenses of VND 153,863,946.
- The gain/loss in joint ventures and associates decreased by VND 6,170,871,629, resulting in a corresponding decrease in profit after-tax of VND 6,170,871,629.
- Corporate income tax expenses decreased by VND 43,408,319, resulting in a corresponding increase in profit after-tax of VND 43,408,319.

We hereby commit that the information published above is true and take full responsibility before the law for the content of the published information.

Respectfully./.

Recipients:
- As above;
- Website;
- Save: Admin, Legal and External Relations (02).

GENERAL DIRECTOR

M.S.D.N: 0304921066 CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN SÀI GÒN CO.OP P.BẾN THÀNH - TP.HỒ CHÍ MINH

Phạm Trung Kiên

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