SAI GON VI NA LAND JOINT STOCK COMPANY	SOCIAL REPUBLIC OF VIET NAM Independence – Freedom – Happiness
No: 575 /LSG-TCKT	*Ho Chi Minh City, July 30 2026*
Regarding the explanation of 10% net profit after tax fluctuations of First Six Months of 2026 compared to the same period;Transition from Loss in the Same Period Last Year to Profit in This Period	

To:

- State Securities Commission of Vietnam;
- Ha Noi Stock Exchange

Company name: Sai Gon Vi Na Land Joint Stock Company.

Address: 628-630 Võ Văn Kiệt Street, Chợ Quán Ward, Hồ Chí Minh City

Stock code: LSG

Pursuant to Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on guidelines for information disclosure in the securities market.

Based on the Reviewed Interim Financial Statements for the six-month period ended 30 June 2026, the Company hereby provides explanations for the following circumstances::

1. Profit after corporate income tax in the Statement of Profit or Loss and Other Comprehensive Income for the reporting period changed by 10% or more compared to the same period of the previous year.

2. Profit after corporate income tax for the reporting period changed from profit to loss or from loss to profit compared to the same period of the previous year.

Land Sai Gon Real Estate Joint Stock Company hereby provides the following explanation for the changes:

Content	***6M2026***	***6M2025***	**Difference**	**Volatility rate %**
Total revenue	89.061.645.763	52.758.979.557	36.302.666.206	68,81%
Total expense	68.344.396.765	83.899.405.794	(15.555.009.029)	(18,54%)
Net profit before tax	20.717.248.998	(31.140.426.237)	51.857.675.235	166,53%
Net profit after tax	16.444.446.042	(31.161.426.237)	47.605.872.279	152,77%

During the first six months of 2026, the Company recorded a profit after tax of VND 16.44 billion, an increase of VND 47.61 billion compared to the same period of 2025, representing a change of 152,77%, and a turnaround from a loss of VND 31.16 billion in the first six months of 2025 to a profit in the first six months of 2026.

LAND SAI GON
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The increase was mainly attributable to the recognition of VND 42 billion in commercial premium income arising from investment cooperation agreements entered into with business partners. In addition, financial income decreased by approximately VND 8.71 billion, while finance costs decreased by approximately VND 14.73 billion, equivalent to a decrease of 19%.

Respectful.

Recipients:
- As above;
- Archive: VT , BP.TCKT (Tuan).

GENERAL DIRECTOR

CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN SÀI GÒN VI NA

Trần Thị Minh Tâm

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