

**CÔNG TY CP ĐẦU TƯ PHÁT TRIỂN
SÀI GÒN CO.OP
SAIGON CO.OP
INVESTMENT DEVELOPMENT
JOINT STOCK COMPANY**

Số/No.: **236**/2025/CV-SCID
V/v/Ref Công bố thông tin định kỳ/
Periodic information disclosure

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

Thành phố Hồ Chí Minh, ngày **30** tháng 10 năm 2025
Ho Chi Minh City, October **30**, 2025

**CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA
ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC VÀ SỞ GDCK HÀ NỘI
DISCLOSURE OF INFORMATION ON THE STATE SECURITIES
COMMISSION'S PORTAL AND HANOI STOCK EXCHANGE'S PORTAL**

Kính gửi/To:

- Ủy ban Chứng khoán Nhà nước/The State Securities Commission;
- Sở Giao dịch Chứng khoán Hà Nội/Hanoi Stock Exchange.

Tên Công ty/Name of company: Công ty Cổ phần Đầu tư Phát triển Sài Gòn Co.op/SaiGon Co.op
Investment Development Joint Stock Company

Mã chứng khoán/Stock symbol: SID

Trụ sở chính/Head office address: 199-205 Nguyễn Thái Học, Phường Bến Thành, TP.HCM/
199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

Điện thoại/Telephone: (028) 38360143

Fax: (028) 38225457

Email: info@scid-jsc.com

Người thực hiện công bố thông tin/Submitted by: Ông/Mr. Phạm Trung Kiên

Chức vụ/Position: Tổng Giám đốc, Người đại diện theo pháp luật của Công ty/General Director,
The legal representative of company

Loại thông tin công bố/Information disclosure type: ☒ Định kỳ/Periodic ☐ Bất thường/Extraordinary
☐ Theo yêu cầu/On demand

Nội dung thông tin công bố/Content of information disclosure: Báo cáo tài chính riêng và
Báo cáo tài chính hợp nhất quý 3/2025/The separate and consolidated financial statements in
quarter 3/2025.

Chúng tôi cũng đã công bố thông tin báo cáo này trên trang thông tin điện tử của Công ty:
<https://scid.vn>/We published this information on the company's website: <https://scid.vn>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Nơi nhận/Recipients:

- Như trên/*As above*;
- Website (để CBTT/*To publish information*);
- Lưu/*Archives*: VT, PLQHĐN (02).

TỔNG GIÁM ĐỐC/GENERAL DIRECTOR *W*



Phạm Trung Kiên

CÔNG TY CP ĐẦU TƯ PHÁT TRIỂN
SÀI GÒN CO.OP
SAIGON CO.OP
INVESTMENT DEVELOPMENT
JOINT STOCK COMPANY

Số/No.: 235/2025/CV-SCID
V/v/Ref Công bố thông tin định kỳ BCTC/
Periodic information disclosure on
financial statements

Mẫu số 01-A/HNX
CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thành phố Hồ Chí Minh, ngày 30 tháng 10 năm 2025
Ho Chi Minh City, October 30th, 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE ON
FINANCIAL STATEMENTS

Kính gửi/To: Sở Giao dịch Chứng khoán Hà Nội/Hanoi Stock Exchange

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần Đầu tư Phát triển Sài Gòn Co.op thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 3/2025 với Sở Giao dịch Chứng khoán Hà Nội như sau/Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market, SaiGon Co.op Investment Development Joint Stock Company would like to disclose the financial statements in quarter 3/2025 with Hanoi Stock Exchange as follows:

- Tên tổ chức/Name of organization: Công ty Cổ phần Đầu tư Phát triển Sài Gòn Co.op/
SaiGon Co.op Investment Development Joint Stock Company
 - Mã chứng khoán/Stock symbol: SID
 - Địa chỉ/Address: 199-205 Nguyễn Thái Học, Phường Bến Thành, TP.HCM/
199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City
 - Điện thoại/Telephone: (028) 38360143 Fax: (028) 38225457
 - Email: info@scid-jsc.com Website: https://scid.vn
- Nội dung thông tin công bố/Content of information disclosure:
 - BCTC quý 3/2025/The financial statements in quarter 3/2025:
 - ☒ BCTC riêng (tổ chức đăng ký giao dịch không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/Separate financial statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units);
 - ☒ BCTC hợp nhất (tổ chức đăng ký giao dịch có công ty con)/Consolidated financial statements (Listed organizations have subsidiaries);

☐ BCTC tổng hợp (tổ chức đăng ký giao dịch có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/*Combined financial statements (Listed organizations has an accounting units directly under its own accounting system).*

- Các trường hợp thuộc diện phải giải trình nguyên nhân/*Cases in which the cause must be explained:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC được soát xét/kiểm toán năm 2025)/*The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements (for audited financial statements in 2025):*

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory documents in case of integration:*

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được soát xét/kiểm toán năm 2025)/*Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (for audited financial statements in 2025):*

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory documents in case of integration:*

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/*The profit after tax in the business performance statement of the reporting period changes by 10% or more compared to the same period of the previous year:*

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory documents in case of integration:*

☒ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/*The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa:*

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory documents in case of integration:*

☒ Có/Yes

☐ Không/No

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày: 30/10/2025 tại đường dẫn: <https://scid.vn/quan-he-co-dong/> (mục: Báo cáo tài chính)/
This information was published on the company's website on October 30th, 2025 at the link: <https://scid.vn>.

Tài liệu đính kèm/Attachments:

- BCTC riêng và BCTC hợp nhất quý 3/2025/*The separate and consolidated financial statements in quarter 3/2025;*
- Văn bản giải trình liên quan đến BCTC của kỳ báo cáo/*Explanatory documents related to financial statements of the reporting period.*

Nơi nhận/Recipients:

- Như trên/*As above;*
- Lưu/Archives: VT, PLQHĐN (02).

TỔNG GIÁM ĐỐC/GENERAL DIRECTOR 



Phạm Trung Kiên



**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT
STOCK COMPANY**

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**THE CONSOLIDATED FINANCIAL
STATEMENTS
FOR QUARTER 3/2025**

2025

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

QUARTER III CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

BALANCE SHEET

(Full form)

As of September 30, 2025

Unit: VND

ITEMS		Code	Note	Ending balance	Beginning balance
A -	CURRENT ASSETS	100		557,022,651,362	578,664,570,784
I.	Cash and cash equivalents	110	V.1	208,184,548,818	209,613,045,664
1.	Cash	111		128,929,953,921	37,775,920,662
2.	Cash equivalents	112		79,254,594,897	171,837,125,002
II.	Short-term financial investments	120		156,481,093,104	311,978,037,810
1.	Trading securities	121	V.2a	13,859,293,545	13,859,293,545
2.	Provisions for devaluation of trading securities	122		(6,028,393,545)	(5,011,393,545)
3.	Held-to-maturity investments	123		148,650,193,104	303,130,137,810
III.	Short-term receivables	130		176,821,646,378	46,877,024,918
1.	Short-term trade receivables	131	V.3	9,229,335,367	15,018,469,744
2.	Short-term prepayments to suppliers	132	V.4	19,572,696,996	7,056,117,316
3.	Short-term inter-company receivables	133		-	-
4.	Receivables according to the progress of construction contract	134		-	-
5.	Receivables for short-term loans	135	V.5	16,600,000,000	16,600,000,000
6.	Other short-term receivables	136	V.6a	147,055,417,076	23,838,240,919
7.	Allowance for short-term doubtful debts	137	V.7	(15,635,803,061)	(15,635,803,061)
8.	Deficit assets for treatment	139		-	-
IV.	Inventories	140		1,635,061,325	1,717,481,614
1.	Inventories	141		1,635,061,325	1,717,481,614
2.	Allowance for inventories	149		-	-
V.	Other current assets	150		13,900,301,737	8,478,980,778
1.	Short-term prepaid expenses	151	V.8a	3,944,415,269	2,994,378,943
2.	Deductible VAT	152		6,831,139,549	2,436,202,485
3.	Taxes and other receivables from the State	153	V.14	3,124,746,919	3,048,399,350
4.	Trading Government bonds	154		-	-
5.	Other current assets	155		-	-

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

QUARTER III CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Balance Sheet (Cont.)

ITEMS		Code	Note	Ending balance	Beginning balance
B -	NON-CURRENT ASSETS	200		2,077,349,560,866	1,985,371,612,098
I.	Long-term receivables	210		140,508,951,824	139,560,493,693
1.	Long-term trade receivables	211		29,274,239,824	28,325,781,693
2.	Long-term prepayments to suppliers	212		-	-
3.	Working capital in affiliates	213		-	-
4.	Long-term inter-company receivables	214		-	-
5.	Receivables for long-term loans	215		-	-
6.	Other long-term receivables	216	V.6b	111,234,712,000	111,234,712,000
7.	Allowance for long-term doubtful debts	219		-	-
II.	Fixed assets	220		73,290,935,322	78,787,164,522
1.	Tangible fixed assets	221	V.9	70,740,183,653	75,657,782,840
-	<i>Historical cost</i>	222		161,162,699,284	165,799,920,753
-	<i>Accumulated depreciation</i>	223		(90,422,515,631)	(90,142,137,913)
2.	Financial leased assets	224		-	-
-	<i>Historical cost</i>	225		-	-
-	<i>Accumulated depreciation</i>	226		-	-
3.	Intangible fixed assets	227	V.10	2,550,751,669	3,129,381,682
-	<i>Initial cost</i>	228		5,946,410,250	5,946,410,250
-	<i>Accumulated amortization</i>	229		(3,395,658,581)	(2,817,028,568)
III.	Investment property	230	V.11	34,825,851,060	36,078,675,198
-	Historical costs	231		57,817,638,519	57,817,638,519
-	Accumulated depreciation	232		(22,991,787,459)	(21,738,963,321)
IV.	Long-term assets in process	240		560,855,945,264	497,862,223,112
1.	Long-term work in process	241		-	-
2.	Construction-in-progress	242	V.12	560,855,945,264	497,862,223,112
V.	Long-term financial investments	250		1,265,233,142,785	1,228,639,003,624
1.	Investments in subsidiaries	251		-	-
2.	Investments in joint ventures and associates	252	V.2b	1,265,233,142,785	1,228,639,003,624
3.	Investments in other entities	253		-	-
4.	Provisions for devaluation of long-term financial investments	254		-	-
5.	Held-to-maturity investments	255		-	-
VI.	Other non-current assets	260		2,634,734,611	4,444,051,949
1.	Long-term prepaid expenses	261	V.8b	2,553,479,281	4,339,055,076
2.	Deferred income tax assets	262		81,255,330	104,996,873
3.	Long-term components and spare parts	263		-	-
4.	Other non-current assets	268		-	-
5.	Goodwill	269		-	-
TOTAL ASSETS		270		2,634,372,212,228	2,564,036,182,882

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

QUARTER III CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Balance Sheet (Cont.)

ITEMS		Code	Note	Ending balance	Beginning balance
C -	LIABILITIES	300		170,512,731,258	161,167,059,251
I.	Current liabilities	310		55,913,910,717	47,234,603,460
1.	Short-term trade payables	311	V.13	26,177,009,126	21,011,269,745
2.	Short-term advances from customers	312	V.15	482,039,319	499,243,250
3.	Taxes and other obligations to the State Budget	313	V.14	2,614,858,196	1,763,706,833
4.	Payables to employees	314	V.16	2,441,604,968	4,766,726,677
5.	Short-term accrued expenses	315	V.17	470,970,873	555,699,743
6.	Short-term inter-company payables	316		-	-
7.	Payables according to the progress of construction contracts	317		-	-
8.	Short-term unearned revenue	318	V.18	1,530,408,000	79,720,245
9.	Other short-term payables	319	V.19a	6,414,440,591	5,669,709,434
10.	Short-term borrowings and financial leases	320		-	-
11.	Provisions for short-term payables	321		-	-
12.	Bonus and welfare funds	322	V.20	15,782,579,644	12,888,527,533
13.	Price stabilization fund	323		-	-
14.	Trading Government bonds	324		-	-
II.	Non-current liabilities	330		114,598,820,541	113,932,455,791
1.	Long-term trade payables	331		-	-
2.	Long-term advances from customers	332		-	-
3.	Long-term accrued expenses	333		-	-
4.	Inter-company payables for working capital	334		-	-
5.	Long-term inter-company payables	335		-	-
6.	Long-term unearned revenue	336		-	-
7.	Other long-term payables	337	V.19b	111,510,470,129	111,322,903,336
8.	Long-term borrowings and financial leases	338		-	-
9.	Convertible bonds	339		-	-
10.	Preferred shares	340		-	-
11.	Deferred income tax liability	341		3,088,350,412	2,609,552,455
12.	Provisions for long-term payables	342		-	-
13.	Science and technology development fund	343		-	-

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

QUARTER III CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Balance Sheet (Cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		2,463,859,480,970	2,402,869,123,631
I. Owner's equity	410		2,463,859,480,970	2,402,869,123,631
1. Capital	411	V.21	1,000,000,000,000	1,000,000,000,000
- Ordinary shares carrying voting rights	411a		1,000,000,000,000	1,000,000,000,000
- Preferred shares	411b		-	-
2. Share premiums	412		-	-
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.21	895,924,527,529	867,538,509,941
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.21	567,934,953,441	535,330,613,690
- Retained earnings accumulated to the end of the previous period	421a		513,952,896,966	468,475,894,786
- Retained earnings of the current period	421b		53,982,056,475	66,854,718,904
12. Construction investment fund	422		-	-
13. Benefits of non-controlling shareholders	429	V.21	-	-
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		2,634,372,212,228	2,564,036,182,882

Ho Chi Minh City, October 30, 2025



Ta Ngoc Thao
Preparer



Pham Xuan Phong
Chief Accountant




Pham Trung Kien
General Director

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

QUARTER III CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

INCOME STATEMENT

(Full form)

For the third quarter of the fiscal year ending December 31, 2025

Unit: VND

ITEMS	Code	Note	Quarter 3		Accumulated from the beginning of the year	
			Current year	Previous year	Current year	Previous year
1. Revenue from sales of goods and provision of services	01	VI.1	22,434,552,850	20,704,657,200	69,896,665,929	65,947,193,994
2. Revenue deductions	02		-	-	-	-
3. Net revenue	10	VI.1	22,434,552,850	20,704,657,200	69,896,665,929	65,947,193,994
4. Cost of sales	11	VI.2	9,147,899,228	7,678,921,358	27,684,904,481	22,787,292,236
5. Gross profit	20		13,286,653,622	13,025,735,842	42,211,761,448	43,159,901,758
6. Financial income	21	VI.3	3,743,304,676	4,847,288,196	16,065,388,640	14,936,011,223
7. Financial expenses	22	VI.4	(101,700,000)	(800,364,338)	1,017,000,000	(1,512,264,338)
In which: Interest expenses	23		-	-	-	-
8. Gain or loss in joint ventures, associates			55,667,391,576	17,657,492,205	97,423,288,574	56,451,712,597
9. Selling expenses	25	VI.5	4,631,459,460	4,287,009,641	14,092,722,976	13,797,264,833
10. General administration expenses	26	VI.6	12,762,554,672	11,857,395,508	40,712,178,934	35,749,275,388
11. Net operating profit	30		55,405,035,742	20,186,475,432	99,878,536,752	66,513,349,695
12. Other income	31	VI.7	383,814,563	177,626,167	410,528,535	284,395,049
13. Other expenses	32	VI.8	160,028,552	225,568,977	647,685,341	904,342,186
14. Other profit/(loss)	40		223,786,011	(47,942,810)	(237,156,806)	(619,947,137)
15. Total accounting profit before tax	50		55,628,821,753	20,138,532,622	99,641,379,946	65,893,402,558
16. Current income tax	51		1,642,973,318	1,433,504,414	4,736,669,891	4,138,210,991
17. Deferred income tax	52		3,791,960	202,091,061	502,539,500	449,320,359
18. Profit after tax	60		53,982,056,475	18,502,937,147	94,402,170,555	61,305,871,208
19. Profit after tax of the Parent Company			53,982,056,475	18,502,937,147	94,402,170,555	61,305,871,208
20. Profit/(loss) after tax of non-controlling shareholders			-	-	-	-
21. Basic earnings per share	70		540	185	944	613
22. Diluted earnings per share	71		540	185	944	613

Ho Chi Minh City, October 30, 2025



Ta Ngoc Thao
Preparer



Pham Xuan Phong
Chief Accountant

Pham Trung Kien
General Director

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

QUARTER III CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Cash Flow Statement**CASH FLOW STATEMENT**

(Full form)

(Direct method)

For the third quarter of the fiscal year ending December 31, 2025

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
I. Cash flows from operating activities				
1. Proceeds from sales of goods and provision of services and other revenues	01		69,575,597,174	46,846,143,833
2. Expenditures paid to suppliers	02		(47,339,142,417)	(34,001,743,843)
3. Expenditures paid to employees	03		(27,448,606,053)	(30,206,627,511)
4. Interest paid	04		-	-
5. Corporate income tax paid	05		(3,987,595,606)	(3,667,450,168)
6. Other proceeds from operating activities	06		122,850,181,848	111,117,365,364
7. Other expenditures on operating activities	07		(243,943,176,762)	(110,446,922,270)
Cash flows from operating activities	20		(130,292,741,816)	(20,359,234,595)
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		(72,695,378,486)	(23,012,297,867)
2. Proceeds from disposals of fixed assets and other non-current assets	22		243,000,000	-
3. Cash outflow for lending, buying debt instruments of other entities	23		(178,889,838,418)	(433,885,799,426)
4. Cash recovered from lending, selling debt instruments of other entities	24		333,369,783,124	435,647,050,292
5. Investments in other entities	25		-	-
6. Withdrawals of investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27		76,764,571,850	86,081,101,481
Net cash flows from investing activities	30		158,792,138,070	64,830,054,480

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For the fiscal year ending December 31, 2025

Cash Flow Statement (Cont.)

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	
3. Proceeds from borrowings	33		-	
4. Repayment for loan principal	34		-	
5. Payments for financial leased assets	35		-	
6. Dividends and profit paid to the owners	36		(29,927,893,100)	(12,635,580)
Net cash flows from financing activities	40		(29,927,893,100)	(12,635,580)
Net cash flows during the period	50		(1,428,496,846)	44,458,184,305
Beginning cash and cash equivalents	60	V.1	209,613,045,664	117,031,656,732
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	70	V.1	208,184,548,818	161,489,841,037



Ho Chi Minh City, October 30, 2025

Ta Ngoc Thao
Preparer

Pham Xuan Phong
Chief Accountant

Pham Trung Kien
General Director

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QUARTER III CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**Quarter 3 for the fiscal year ending December 31, 2025****I. GENERAL INFORMATION****1. Ownership form**

SaiGon Co.op Investment Development Joint Stock Company (hereinafter referred to as “the Company” or “the Parent Company”) is a joint stock company.

2. Operating field

The Corporation's business line is services.

3. Principal business activities

Principal business activities of the Corporation are: investing in construction and trade of shopping malls and office buildings; leasing of premises and assets.

4. Normal operating cycle

The normal operating cycle of the Corporation is within 12 months.

5. Structure of the Corporation

The Corporation includes the Parent Company and three subsidiaries under the control of the Parent Company. All subsidiaries are consolidated in this consolidated financial statement.

Subsidiaries

Name of company	Head office address	Principal business activities	Capital		
			contribution rate	Benefit rate	Voting rate
Sai Gon - Ben Tre Trading One Member Company Limited	26A Tran Quoc Tuan, An Hoi Ward, Vinh Long Province	Retail of goods and leasing services	100,00%	100,00%	100,00%
Sai Gon - Pleiku Services Trading One Member Limited Company	29 Nguyen Van Cu, Dien Hong Ward, Gia Lai Province	Real estate business, ownership or leasehold land use rights	100,00%	100,00%	100,00%
Sense Cai Be Trading Service One Member Limited Company	Lot No. 1436, Map Sheet No. 35, Area 2, Cai Be Commune, Dong Thap Province, Viet Nam	Real estate business, ownership or leasehold land use rights	100,00%	100,00%	100,00%

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QUARTER III CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Notes to the Financial Statements (Cont.)

Associates

Name of company	Head office address	Principal business activities	Capital contribution rate	Benefit rate	Voting rate
Sai Gon - Ca Mau Trading Service Company Limited	09 Tran Hung Dao, Tan Thanh Ward, Ca Mau Province	Retail of goods and leasing services	36,75%	36,75%	36,75%
SaiGon CanTho Trading Company	No.1 Hoa Binh Avenue, Ninh Kieu Ward, Can Tho City	Retail of goods and leasing services	34,00%	34,00%	34,00%
SaiGon Co.op International Investment Company Limited	3rd Floor, 199-205 Nguyen Thai Hoc, Ben Thanh Ward, Ho Chi Minh City	Supermarket business through the Co.op Mart supermarket chain system	49,00%	49,00%	49,00%
Co.opmart Bien Hoa Supermarket and Trading Services Company Limited	Office Area, 2nd Floor, 121 Pham Van Thuan Building, Tam Hiep Ward, Dong Nai Province	Supermarket business through the Co.op Mart supermarket chain system	29,00%	29,00%	29,00%
VietSin Commercial Complex Development Joint Stock Company	1058 Nguyen Van Linh, Quarter 35, Tan Hung Ward, Ho Chi Minh City	Real estate business, ownership or leasehold land use rights	36,00%	36,00%	36,00%
Sai Gon - Xuan Oai Services Trading Limited Company	Lot T3-1.1, Ho Chi Minh City High-Tech Park, La Xuan Oai Road, Tang Nhon Phu Ward, Ho Chi Minh City	Real estate business, ownership or leasehold land use rights	49,00%	49,00%	49,00%
Northeast Trade Center Development Investment Limited Company	Lot No. 7, 25/4 Street, Hong Gai Ward, Quang Ninh Province, Viet Nam	Residential construction	40,00%	40,00%	40,00%

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QUARTER III CONSOLIDATED FINANCIAL STATEMENTS

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Notes to the Financial Statements (Cont.)

Name of company	Head office address	Principal business activities	Capital contribution rate	Benefit rate	Voting rate
Sai Gon - Chau Doc Company Limited	Sub-quarter 21, Chau Quoi 3 Quarter, Chau Doc Ward, An Giang Province, Viet Nam	Other retail sales in general merchandise stores	25,00%	25,00%	25,00%

6. Statement on the comparability of information in the Consolidated Financial Statements

The corresponding figures for the third quarter of the previous year are comparable to those of the third quarter of this year.

7. Employees

As of the end of the third quarter, the Corporation has 129 employees (compared to 131 employees at the beginning of the year).

II. FISCAL YEAR AND ACCOUNTING CURRENCY**1. Fiscal year**

The Corporation's fiscal year begins from January 1 to December 31 each year.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because the receipts and payments are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM**1. Accounting System**

The Corporation applies the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 guiding the Vietnamese Accounting System, the Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding the preparation and presentation of the Consolidated Financial Statements as well as other Circulars guiding implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of Third Quarter Consolidated Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Management of the Parent Company ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 202/2014/TT-BTC dated 22 December 2014 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Consolidated Financial Statements.

IV. ACCOUNTING POLICIES**1. Accounting convention**

The Consolidated Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

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QUARTER III CONSOLIDATED FINANCIAL STATEMENTS

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Notes to the Financial Statements (Cont.)

2. Consolidation bases

The Third Quarter Consolidated Financial Statements include the Third Quarter Financial Statements of the Parent Company and the Third Quarter Financial Statements of its subsidiaries. A subsidiary is an enterprise that is controlled by the Parent Company. The control exists when the Parent Company has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from options or debt and capital instruments that can be converted into common shares as of the balance sheet date should also be taken into consideration.

The financial performance of subsidiaries, which are bought or sold during the period, is included in the Third Quarter Consolidated Income Statement from the date of acquisition or until the date of selling investments in those subsidiaries.

The Third Quarter Financial Statements of the Parent Company and those of subsidiaries used for consolidation are prepared in the same fiscal period and apply consistently accounting policies to the same types of transactions and events in similar circumstances. In the case that the accounting policy of a subsidiary is different from the accounting policy applied consistently in the Corporation, the Financial Statements of that subsidiary will be properly adjusted before being used for the preparation of the Third Quarter Consolidated Financial Statements.

Intra-group balances in the Third Quarter Consolidated Balance Sheet and intra-group transactions and unrealized profits resulting from these transactions must be completely eliminated. Unrealized losses resulting from intra-group transactions are also eliminated unless costs cannot be recovered.

Benefits of non-controlling shareholders reflect profit or loss and net assets of subsidiaries, which are not held by the Corporation and presented in a separate item of the Third Quarter Consolidated Income Statement and Consolidated Balance Sheet (classified under owner's equity). Benefits of non-controlling shareholders include the values of their non-controlling benefits at the initial date of business combination and those arise within the ranges of changes in owner's equity from the date of business combination. The losses arising in the subsidiaries are attributed equally to the ownership rate of non-controlling shareholders, even if such losses are higher than the interest owned by these shareholders in net assets of the subsidiaries.

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits in banks. Cash equivalents are short-term investments of which the due dates cannot exceed 3 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as of the balance sheet date.

4. Financial investments

Trading Securities

Investments are classified as trading securities when held for the purpose of trading for profit.

Trading securities are recorded at historical cost. The cost of trading securities is determined by the fair value of the consideration paid at the transaction date plus any costs directly attributable to the acquisition of the trading securities.

The recognition date of trading securities is the date the Company obtains ownership, specifically as follows:

- For listed securities: recognized at the order matching date (T+0).
- For unlisted securities: recognized at the date of official ownership as prescribed by law.

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Notes to the Financial Statements (Cont.)

Interest, dividends and profits of the periods prior to the purchase of trading securities are recorded as a decrease in value of those securities. Interest, dividends and profits of the periods after the purchase of trading securities are recognized as revenue. The dividends paid in form of shares are not recorded as an increase in values, but the increasing quantity is followed up.

Provisions for devaluation of trading securities is made for each type of security bought and sold on the market and whose fair value is lower than its cost. The fair value of trading securities listed on the stock market or traded on UPCOM is the closing price at the end of balance sheet date. If the stock market or UPCOM is not trading at the end of balance sheet date, the fair value of the securities is the closing price of the last trading session immediately preceding the end of balance sheet date.

Increases or decreases in the provisions for devaluation of trading securities that need to be recorded at the end of balance sheet date are recognized in finance expenses.

Profit or loss from the transfer of trading securities is recognized in financial income or finance expenses. Cost is determined using the moving weighted-average method.

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Corporation intends and is able to hold to maturity. Held-to-maturity investments only include term deposits.

Held-to-maturity investments are initially recognized at historical cost. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in the Income Statement on the basis of the interest income to be received. Interests arising prior to the Corporation's acquisition of held-to-maturity investments are recorded as a decrease in the costs as at the acquisition time.

When there are reliable evidences proving that a part or the whole investment cannot be recovered and the loss is reliably determined, the loss is recognized as financial expenses during the period while the investment value is directly deducted.

Loans

Loans are measured at costs less allowance for doubtful debts. Allowance for doubtful debts of loans is made on the basis of estimated losses.

Investments in associates

An associate is an entity which the Corporation has significant influence but not the control to govern the financial and operating policies. Significant influence is the right to participate in making the associate's financial and operating policies but not control those policies.

Investments in associates are recorded as in the owner's equity method. Accordingly, the investment into associate is initially recorded at costs on the Third Quarter Consolidated Financial Statements and then adjusted for the post acquisition change in the Corporation's share of net assets of the associate. If the Corporation's share of loss of an associate exceeds or equals the carrying amount of an investment, the investment is then reported at nil (0) value on the Third Quarter Consolidated Financial Statements, except when the Corporation has obligations to pay on behalf of the associate to satisfy the obligations of the associate.

The Financial Statements of the associate are prepared for the fiscal period that is the same with the Third Quarter Consolidated Financial Statements of the Corporation. In the case that the accounting



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Notes to the Financial Statements (Cont.)

policy of an associate is different from the accounting policy applied consistently in the Corporation, the Financial Statements of that associate will be properly adjusted before being used for the preparation of the Third Quarter Consolidated Financial Statements.

Unrealized profits/ (losses) arising from transactions with associates are eliminated in proportion to the amount under the Corporation's ownership in the preparation of the Third Quarter Consolidated Financial Statements.

5. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Corporation and customers who are independent to the Corporation.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of the estimated loss.

Increases/decreases in the obligatory allowance for doubtful debts as of the end of the quarter are recorded into general and administration expenses.

6. Inventories

Inventories are recognized at the lower of cost and net realizable value.

The cost of inventories is the merchandise determined to comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.

The cost of goods issued are determined in accordance with the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for inventories is recognized for each type of inventory when their costs are higher than their net realizable values. Increases/(decreases) in the obligatory allowance for inventories as of the balance sheet date are recorded into cost of goods sold.

7. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several accounting periods. The prepaid expenses of the Corporation primarily include costs of tools and equipment, costs for the installation of information technology systems, and costs for the renovation and relocation of offices. These prepaid expenses are allocated over the prepaid period or the duration of the corresponding economic benefits generated from these costs.

Expenses of tools

Expenses of tools being put into use are allocated into expenses in accordance with the straight-line method for the maximum period of 03 years.

Installation costs of information technology systems

The installation costs of information technology systems are allocated to expenses using the straight-line method for the maximum period of 03 years.

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Notes to the Financial Statements (Cont.)

Office renovation and relocation costs

The costs for renovation and relocation of offices are also allocated to expenses using the straight-line method for the maximum period of 03 years.

8. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Company's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

9. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the period.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and Structures	18 – 25
Machinery and equipment	03 – 08
Vehicles	10
Office equipment	03 – 08
Other fixed assets	03 – 08

10. Intangible fixed assets

Intangible fixed assets are determined by their initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all the costs paid by the Company to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operation costs during the period only if these costs are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of these assets.

When an intangible fixed asset is sold or disposed, its Initial costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

The Company's intangible fixed assets include:

Computer software

The Company's intangible fixed asset is Computer software. Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Company until the date the software is put into use. Computer software is amortized in accordance with the straight-line method within 3 years.

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Notes to the Financial Statements (Cont.)

Company Website

The initial cost of the Company website includes all the costs paid by the Corporation to bring the website to its working condition for its intended use. The Company website is amortized in accordance with the straight-line method within 3 years.

11. Investment properties

Investment property refers to land use rights, buildings, parts of buildings, or infrastructure owned by the Corporation, which are held for the purpose of earning rental income. Investment properties for lease are measured at their historical costs less accumulated depreciation. Historical cost includes all the expenses paid by the Corporation or the fair value of other considerations given to acquire the assets up to the date of its acquisition or construction.

Expenses related to investment property arising subsequent to initial recognition should be added to the historical cost of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

When the investment property is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposals is included in the income or the expenses during the period.

The transfer from owner-occupied property or inventories into investment property shall be made when, and only when, there is a change in use evidenced by the end of owner-occupation and the commencement of an operating lease to another party or the end of construction. The transfer from investment property to owner-occupied property or inventories shall be made when, and only when, there is a change in use evidenced by the commencement of owner-occupation or the commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the historical cost or net book value of investment property at the date of transfer.

Investment property for lease is depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation year for investment property is as follows:

<u>Fixed assets</u>	<u>Years</u>
Land use right	39
Building	25 - 30

12. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant interest expenses following the accounting policies of the Corporation) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

13. Business combination and goodwill

The business combination is accounted by applying acquisition method. The costs of business combination include the fair values as at the acquisition date of the exchanged assets, the incurred or assumed liabilities as well as the equity instruments issued by the Corporation in exchange for control of the acquiree, plus any cost directly attributable to the business combination. The acquired assets, the identifiable and contingent liabilities assumed from the business combination are recognized at their fair values as at the acquisition date.

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Notes to the Financial Statements (Cont.)

If the business combination covers some accounting periods, the cost of business combination equals the total investment made at the date of obtaining the control of subsidiaries plus the amount of previous investments which are re-evaluated at fair value as at the date of obtaining the control of subsidiaries. The difference between the re-evaluated amount and the cost of investment shall be recorded in the financial performance provided that the Corporation does not have any significant influence on subsidiaries prior the date of obtaining the control and the investment in subsidiaries is presented in line with the cost method. In case where the Corporation has significant influence on the subsidiaries prior the date of obtaining the control the investment in subsidiaries is presented in line with the equity method, the difference between the re-evaluated amount and the cost of investment determined in line with the equity method shall be recorded in the financial performance; and the difference between the investment determined in line with the equity method and the cost of investment shall be directly recorded in "Retained earnings" of the Third Quarter Consolidated Balance Sheet.

The excess of the cost of business combination over the ownership share of the Corporation in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date obtaining the control of subsidiaries is recognized as goodwill. If the ownership share of the Corporation is in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date of obtaining the control of subsidiaries exceeds the cost of business combination, the difference will be included in the financial performance.

The benefit of non-controlling shareholders as at the date of business combination is initially measured on the basis of the ownership share of non-controlling shareholders in the fair values of the assets, the liabilities and the inherent liabilities recognized.

14. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets and the seller, of which the seller is an independent entity with the Corporation.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Third Quarter Consolidated Balance Sheet on the basis of their remaining term as of the end of the Third quarter.

15. Owner's equity

Capital is recorded according to the actual amounts invested by shareholders of the Parent Company.

16. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Parent Company's Charter as well as legal regulations and approved by the General Meeting of Shareholders.



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Notes to the Financial Statements (Cont.)

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of profit such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders.

17. Recognition of revenue and income

Revenue from sales of merchandise

Revenue from merchandises shall be recognized when all of the following conditions are satisfied:

- The Corporation transfers most of risks and benefits incident to the ownership of goods or products to customers.
- The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise, products sold.
- The amount of revenue can be measured reliably. When the contracts stipulate that buyers have the right to return goods, products purchased under specific conditions, revenue is recorded only when those specific conditions are no longer exist and buyers retain no right to return goods, products (except for the case that such returns are in exchange for other merchandise or services).
- The Corporation received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.

Revenue from service provision

Revenue from service provision shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, revenue is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.
- The Company received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are provided in several accounting periods, the determination of sales is done on the basis of the volume of work done as of the balance sheet date.

Revenue from leasing operating assets

Revenue from leasing operating assets is recognized in accordance with the straight-line method during the lease term. Rentals received in advance for several periods are allocated to revenue in consistence with the lease term.

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

Dividends and profit shared

Dividends and profit shared are recognized when the Company has the right to receive dividends or profit from the capital contribution. The dividends paid in form of shares are not recorded as an increase in values, but the increasing quantity is followed up.

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Notes to the Financial Statements (Cont.)

18. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

19. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough taxable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated tax rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates at the end of the fiscal year. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Company shall offset deferred tax assets and deferred tax liabilities if:

- The Corporation has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Corporation has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

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20. Related parties

A party is considered a related party of the Company in case that party is able to control the other party or to cause material effects on the financial decisions as well as the operations of the other party. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.

21. Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Third Quarter Consolidated Financial Statements of the Corporation.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE BALANCE SHEET**1. Cash and cash equivalents**

	Ending balance	Beginning balance
Cash on hand	589,234,154	553,221,296
Demand deposits in banks	128,340,719,767	37,222,699,366
Cash equivalents (*)	79,254,594,897	171,837,125,002
Total	208,184,548,818	209,613,045,664

(*) Deposits of which the term is within 3 months

2. Financial investments**2a) Trading Securities**

	Ending balance	Beginning balance
Trading securities	13,859,293,545	13,859,293,545
Provisions for devaluation of trading securities	(6,028,393,545)	(5,011,393,545)
Deposits with a term of more than 03 months	148,650,193,104	303,130,137,810
Total	156,481,093,104	311,978,037,810

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2b) Investments in other entities

	Ending balance			Beginning balance		
	Original amount	Accumulated profit/loss incurred after the investment date	Total	Original amount	Accumulated profit/loss incurred after the investment date	Total
Sai Gon - Ca Mau Trading Service Company Limited ⁽ⁱ⁾	74,970,000,000	(4,392,698,946)	70,577,301,054	74,970,000,000	(6,981,404,013)	67,988,595,987
SaiGon CanTho Trading Company ⁽ⁱⁱ⁾	74,800,000,000	21,313,094,747	96,113,094,747	74,800,000,000	18,398,350,224	93,198,350,224
	24,500,000,000	1,820,650,061	26,320,650,061	24,500,000,000	261,665,963	24,761,665,963
SaiGon Co.op International Investment Company Limited ⁽ⁱⁱⁱ⁾						
Co.opmart Bien Hoa Supermarket and Trading Services Company Limited ^(iv)	7,440,520,518	9,929,292,320	17,369,812,838	7,440,520,518	9,006,053,075	16,446,573,593
VietSin Commercial Complex Development Joint Stock Company ^(v)	754,099,056,000	187,043,931,950	941,142,987,950	754,099,056,000	158,374,591,079	912,473,647,079
Sai Gon - Xuan Oai Services Trading Limited Company ^(vi)	53,900,000,000	4,991,943,580	58,891,943,580	53,900,000,000	3,578,614,524	57,478,614,524
Northeast Trade Center Development Investment Limited Company ^(vii)	32,000,000,000	(202,514,383)	31,797,485,617	32,000,000,000	(194,375,719)	31,805,624,281
Sai Gon - Chau Doc Company Limited ^(viii)	18,750,000,000	4,269,866,938	23,019,866,938	18,750,000,000	5,735,931,973	24,485,931,973
Total	1,040,459,576,518	224,773,566,267	1,265,233,142,785	1,040,459,576,518	188,179,427,106	1,228,639,003,624

- (i) According to Business Registration Certificate No. 2000969020 dated May 20, 2010, certified for the 11th change on December 10, 2019, issued by the Department of Planning and Investment of Ca Mau Province, the Company invested in Saigon - Ca Mau Trading Service Company Limited with VND 74.970.000.000, equivalent to 36,75% of its charter capital.
- (ii) According to Business Registration Certificate No. 1800502219 dated November 8, 2012, certified for the 21st change on September 12, 2025, issued by the Department of Finance of Can Tho City, the Company invested in Saigon Can Tho Trading Company with VND 74.800.000.000, equivalent to 34,00% of its charter capital.
- (iii) According to Business Registration Certificate No. 0310384927 dated October 15, 2010, certified for the 2nd change on December 12, 2015, issued by the Department of Planning and Investment of Ho Chi Minh City, the Company invested in SaiGon Co.op International Investment Company Limited with VND 24.500.000.000, equivalent to 49% of its charter capital.
- (iv) According to Business Registration Certificate No. 4702001225, certified for the 19th change on September 30, 2025, issued by the Department of Finance of Dong Nai Province, the Company invested in Co.opmart Bien Hoa Supermarket and Trading Services Company Limited with VND 7.440.520.518, equivalent to 29% of its charter capital.

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- (v) According to Investment Certificate No. 411032000083, certified for the 7th change on December 2, 2020, issued by the Department of Planning and Investment of Ho Chi Minh City, the Company invested in VietSin Commercial Complex Development Joint Stock Company with VND 754.099.056.000, equivalent to 36,00% of its charter capital.
- (vi) According to Investment Certificate No. 0315949585 dated October 8, 2019, certified for the 2nd change on September 24, 2025, issued by the Department of Finance of Ho Chi Minh City, the Company invested in Sai Gon - Xuan Oai Services Trading Limited Company with VND 53.900.000.000, equivalent to 49,00% of its charter capital.
- (vii) According to Investment Certificate No. 5702088237, first registered on June 16, 2021, issued by the Department of Planning and Investment of Quang Ninh Province, the Company invested in Northeast Trade Center Development Investment Limited Company with VND 32.000.000.000, equivalent to 40% of its charter capital.
- (viii) According to the Enterprise Registration Certificate No. 1601972058, initially issued on May 13, 2015, and amended for the fourth time on June 28, 2024, by the Department of Planning and Investment of An Giang Province, the Company invested VND 18.750.000.000 in Saigon - Chau Doc Company Limited, equivalent to 25,00% of its charter capital.

3. Trade receivables**3a. Short-term trade receivables**

	Ending balance	Beginning balance
Receivables from related parties	7.462.039.354	13.750.290.606
Ho Chi Minh City Union of Trading Cooperative	1.637.985.142	3.849.534.947
Ho Chi Minh City Union of Trading Cooperative - Co.opmart Cai Be Branch	250.302.717	2.931.219.061
Sai Gon - Ca Mau Trading Service Company Limited	3.951.316.168	6.042.638.965
VietSin Commercial Complex Development Joint Stock Company	1.299.004.022	-
Sai Gon - Van Dong Trading One Member Company	323.431.305	503.448.817
Sai Gon Can Tho Trading Company	-	423.448.816
Receivables from other customers	1.767.296.013	1.378.596.320
Galaxy Studio Joint Stock Company - Ben Tre Branch	249.506.152	159.149.892
Jolibee Viet Nam Company Limited - My Tho Branch	98.849.409	100.771.209
Yellowpot - Peperesto and MinhNgan Foods Business	219.129.835	260.313.679
34 Thien Phuc Trading and Service Limited Liability Company	308.768.366	110.417.182
Others	891.042.251	747.944.358
Total	9.229.335.367	15.018.469.744



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3b. Long-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
Sai Gon - Ca Mau Trading Service Company Limited	10.384.197.837	10.142.390.186
Sai Gon - Van Dong Trading One Member Company Limited	18.890.041.987	18.183.391.507
Total	<u>29.274.239.824</u>	<u>28.325.781.693</u>

4. Short-term prepayments to suppliers

	<u>Ending balance</u>	<u>Beginning balance</u>
Phuoc Thanh Construction Joint Stock Company	2.275.389.812	5.670.043.872
General Construction Consultancy Company	1.437.721.944	1.330.804.444
Thanh Phu Investment Construction Joint Stock Company	11.788.547.181	-
Vietcotek Technical Construction Corporation	2.062.783.935	-
Gia Bao Consulting-Trading-Services Co.,Ltd	1.010.664.488	-
Zenith Management Services Limited Liability Company	448.200.000	-
Schindler VietNam Limited	462.000.000	-
Others	87.389.636	55.269.000
Total	<u>19.572.696.996</u>	<u>7.056.117.316</u>

5. Receivables from short-term loans

	<u>Ending balance</u>	<u>Beginning balance</u>
Sai Gon - Ca Mau Trading Service Company Limited	16.600.000.000	16.600.000.000
Total	<u>16.600.000.000</u>	<u>16.600.000.000</u>

6. Other receivables**6a. Other short-term receivables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Ho Chi Minh City Union of Trading Cooperative - On-behalf payment	34.744.377	-
Thanh Do Group Construction Corporation - Deposits	123.324.261.480	-
Other short-term deposits	60.000.000	60.000.000
Advance	4.800.176.870	3.677.596.800
Interest to be received	2.774.476.183	2.633.215.549
Building Materials and Construction Company Limited BMC	15.635.803.061	15.635.803.061
Accrued revenue	310.635.224	1.665.412.321
Others	115.319.881	166.213.188
Total	<u>147.055.417.076</u>	<u>23.838.240.919</u>

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6b. Other long-term receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
Deposit with the Department of Planning and Investment of Ho Chi Minh City to ensure project implementation in An Phu Ward, District 2	85,183,000,000	85,183,000,000
Thanh Do Group Construction Corporation - Contract performance deposit	25,000,000,000	25,000,000,000
Deposit for long-term lease of premises	1,051,712,000	1,051,712,000
Total	<u>111,234,712,000</u>	<u>111,234,712,000</u>

7. Allowance for short-term doubtful debts

	<u>Ending balance</u>	<u>Beginning balance</u>
Building Materials and Construction Company Limited BMC	15,635,803,061	15,635,803,061
Total	<u>15,635,803,061</u>	<u>15,635,803,061</u>

8. Short-term/long-term prepaid expenses**8a. Short-term prepaid expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	72,279,681	131,569,769
Software license expenses	166,442,640	894,051,237
Consultancy expenses	1,076,609,091	985,700,000
Others	2,629,083,857	983,057,937
Total	<u>3,944,415,269</u>	<u>2,994,378,943</u>

8b. Long-term prepaid expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	662.493.290	1.002.403.450
Asset repair expenses	691.399.425	1.410.223.701
Relocation and office renovation expenses	488.106.685	834.721.465
Research, development, and brand positioning expenses	367.918.486	682.793.491
Others	343.561.395	408.912.969
Total	<u>2.553.479.281</u>	<u>4.339.055.076</u>

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9. Tangible fixed assets

Historical costs	Buildings and Structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Total
Beginning balance	113.609.029.907	27.081.115.280	2.348.249.159	12.359.400.059	10.402.126.348	165.799.920.753
Purchase during the period	41.500.000	1.036.324.800		122.880.000		1.200.704.800
Disposal during the period		(1.129.439.414)		(4.708.486.855)		(5.837.926.269)
Ending balance	113.650.529.907	26.988.000.666	2.348.249.159	7.773.793.204	10.402.126.348	161.162.699.284
Assets fully depreciated but still in use	-	17.858.427.768	180.250.000	3.932.733.920	6.748.874.068	28.720.285.756
Depreciation						
Beginning balance	54.569.779.201	20.231.857.527	719.870.949	11.133.257.349	7.492.439.991	94.147.205.017
Depreciation during the period	1.294.096.213	369.369.213	54.199.980	210.756.917	183.731.682	2.112.154.005
Disposal during the period	-	(1.129.439.414)	-	(4.707.403.977)	-	(5.836.843.391)
Ending balance	55.863.875.414	19.471.787.326	774.070.929	6.636.610.289	7.676.171.673	90.422.515.631
Net book values						
Beginning balances	59.039.250.706	6.849.257.753	1.628.378.210	1.226.142.710	2.909.686.357	71.652.715.736
Ending balance	57.786.654.493	7.516.213.340	1.574.178.230	1.137.182.915	2.725.954.675	70.740.183.653

10. Intangible fixed assets

	Other intangible fixed assets	Computer software	Total
Initial costs			
Beginning balance	213.000.000	5.733.410.250	5.946.410.250
Ending balance	213.000.000	5.733.410.250	5.946.410.250
Assets fully amortized but still in use	-	2.425.580.458	2.425.580.458
Amortization			
Beginning balance	108.790.324	3.102.726.766	3.211.517.090
Amortization during the period	-	-	-
Ending balance	126.540.325	3.269.118.256	3.395.658.581
Net book values			
Beginning balance	104.209.676	2.630.683.484	2.734.893.160
Ending balance	86.459.675	2.464.291.994	2.550.751.669

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Notes to the Financial Statements (Cont.)

11. Investment property**11a. Investment property for lease**

	Land use right	Building	Total
Historical costs			
Beginning balance	28,058,582,064	29,759,056,455	57,817,638,519
Ending balance	<u>28,058,582,064</u>	<u>29,759,056,455</u>	<u>57,817,638,519</u>
Depreciation			
Beginning balance	5,605,981,068	16,968,198,345	22,574,179,413
Depreciation during the period	156,570,126	261,037,920	417,608,046
Ending balance	<u>5,762,551,194</u>	<u>17,229,236,265</u>	<u>22,991,787,459</u>
Net book values			
Beginning balance	22,452,600,996	12,790,858,110	35,243,459,106
Ending balance	<u>22,296,030,870</u>	<u>12,529,820,190</u>	<u>34,825,851,060</u>

11b. The list of investment properties as of the end of the accounting period is as follows:

	Historical costs	Depreciation	Net book values
Land use right - 253 Dien Bien Phu, Ward Xuan Hoa, Ho Chi Minh City	5,530,000,000	1,725,170,894	3,804,829,106
Building and structure - 253 Dien Bien Phu, Ward Xuan Hoa, Ho Chi Minh City	29,759,056,455	17,229,236,265	12,529,820,190
Land use right - 102 Nam Ky Khoi Nghia, Ward Ben Thanh, Ho Chi Minh City	22,528,582,064	4,037,380,300	18,491,201,764
Total	<u>57,817,638,519</u>	<u>22,991,787,459</u>	<u>34,825,851,060</u>

12. Construction-in-progress

	Beginning balance	Increase during the period	Transfer to assets	Ending balance
Technical infrastructure of the urban development area in District 2, Ho Chi Minh City	476,395,533,099	-	-	476,395,533,099
102 Nam Ky Khoi Nghia Project	45,694,283,554	9,020,288,923	-	54,714,572,477
Acquisition of fixed assets - SCID	752,491,676	28,039,564,174	-	28,792,055,850
Fixed asset repair – Ben Tre	732,148,523	1,527,646	-	733,676,169
Acquisition of fixed assets - Ben Tre Pleiku Project	-	18,223,492	-	18,223,492
199,870,909	199,870,909	-	-	199,870,909
Construction - Cai Be	-	41,500,000	41,500,000	-
Acquisition of fixed assets - Cai Be	777,938,068	260,400,000	1,036,324,800	2,013,268
Total	<u>524,552,265,829</u>	<u>37,381,504,235</u>	<u>1,077,824,800</u>	<u>560,855,945,264</u>

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13. Short-term trade payables**13a. Short-term trade payables:**

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to related parties		
Ho Chi Minh City Union of Trading Cooperative	8,727,166,556	10,254,789,221
Payables to other suppliers		
Cho Lon Construction and Installation Joint Stock Company	-	784,742,565
Thuong Phat Loc Company Limited	22,258,975	402,340,700
Phuoc Thanh Construction Joint Stock Company	6,554,249,602	2,560,538,944
TTC Energy Joint Stock Company	175,812,116	144,474,327
Thanh Phu Construction Joint Stock Company	2,835,366,893	5,427,465,969
Port Cities Vietnam Limited Company	159,584,300	159,584,300
Vietcotek Technical Construction Corporation	3,350,631,998	-
Gia Bao Consulting-Trading-Services Co.,Ltd	3,556,749,871	-
Other suppliers	795,188,815	1,277,333,719
Total	<u>26,177,009,126</u>	<u>21,011,269,745</u>

13b. Overdue debts: (Warranty 5%, 10%)

	<u>Ending balance</u>	<u>Beginning balance</u>
Minh Manh Company Limited	4,068,735	4,068,735
An Phong Mechanical and Electrical Development Joint Stock Company	19,196,138	19,196,138
Total	<u>23,264,873</u>	<u>23,264,873</u>

14. Taxes and other obligations to the State Budget

	<u>Beginning balance</u>		<u>Increase during the period</u>		<u>Ending balance</u>	
	<u>Payables</u>	<u>Receivables</u>	<u>Amount payable</u>	<u>Amount paid</u>	<u>Payables</u>	<u>Receivables</u>
VAT on domestic sales	379,600,647	-	1,166,200,423	1,163,034,898	382,766,172	-
Corporate income tax	1,815,461,642	3,048,399,350	1,642,973,318	1,815,461,642	1,642,973,318	3,048,399,350
Personal income tax	171,605,973	88,651,657	564,693,786	549,087,837	174,907,834	76,347,569
Land rental, land tax	-	645,948,274	753,606,324	-	107,658,050	-
Other	-	-	306,552,822	-	306,552,822	-
Total	<u>2,366,668,262</u>	<u>3,782,999,281</u>	<u>4,434,026,673</u>	<u>3,527,584,377</u>	<u>2,614,858,196</u>	<u>3,124,746,919</u>



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15. Advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
Funds in meal cards	295,281,035	295,281,035
Voucher sense city	177,150,000	177,150,000
Other customers	9,608,284	26,812,215
Total	<u>482,039,319</u>	<u>499,243,250</u>

16. Payables to employees

The salary, bonus to be paid to employees.

17. Short-term accrued expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Telephone, fax, brandname, and internet expenses	41,974,221	27,611,589
Server location lease expenses	22,720,000	22,720,000
Electricity, water expenses	329,149,788	283,147,185
Cloud server services expense	-	208,398,522
Others	77,126,864	13,822,447
Total	<u>470,970,873</u>	<u>555,699,743</u>

18. Short-term unearned revenue

	<u>Ending balance</u>	<u>Beginning balance</u>
Bizman Invesment Joint Stock Company	-	79,720,245
Co.op Mart VinhPhuc Company Limited	1,530,408,000	-
Total	<u>1,530,408,000</u>	<u>79,720,245</u>

19. Other payables**19a. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Receipt of short-term deposits	2,387,235,642	2,351,760,249
Dividends payable	436,383,190	364,276,290
Payables for sales collection on behalf of rental booths	2,170,781,212	2,561,836,002
Others	1,420,040,547	391,836,893
Total	<u>6,414,440,591</u>	<u>5,669,709,434</u>

19b. Other long-term payables

	<u>Ending balance</u>	<u>Beginning balance</u>
Co.op Mart VinhPhuc Company Limited - Receipt of long-term deposits	2,170,000,000	2,170,000,000
Nova An Phu Company Limited - deposit	102,500,000,000	102,500,000,000
Receipt of long-term deposits	6,840,470,129	6,652,903,336
Total	<u>111,510,470,129</u>	<u>111,322,903,336</u>

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20. Bonus and welfare funds

	Beginning balance	Other increases	Disbursement	Ending balance
Bonus and welfare funds	5,991,970,279	4,930,000	2,640,000	5,994,260,279
Bonus fund of the Executive Officers	9,788,319,365	-	-	9,788,319,365
Total	15,780,289,644	4,930,000	2,640,000	15,782,579,644

21. Capital**21a. Statement of fluctuations in owner's equity**

	Contributed capital	Investment and development fund	Undistributed profit after tax	Total
Beginning balance of the previous period	1,000,000,000,000	867,538,509,941	554,199,538,657	2,421,738,048,598
Profit in the previous period	-	-	21,545,698,008	21,545,698,008
Appropriation for funds in the previous year	-	28,386,017,588	(31,792,339,699)	(3,406,322,111)
Dividend distribution for the current year	-	-	(30,000,000,000)	(30,000,000,000)
Ending balance of the previous period	1,000,000,000,000	895,924,527,529	513,952,896,966	2,409,877,424,495
Beginning balance of the current period	1,000,000,000,000	895,924,527,529	513,952,896,966	2,409,877,424,495
Profit in the current period	-	-	53,982,056,475	53,982,056,475
Ending balance of the current period	1,000,000,000,000	895,924,527,529	567,934,953,441	2,463,859,480,970

21b. Details of capital contribution of the owners

	Ending balance	Beginning balance
Ho Chi Minh City Union of Trading Cooperative	960,927,960,000	960,927,960,000
Other shareholders	39,072,040,000	39,072,040,000
Total	1,000,000,000,000	1,000,000,000,000

21c. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	100.000.000	100.000.000
Number of shares sold to the public	100.000.000	100.000.000
- Common shares	100.000.000	100.000.000
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	100.000.000	100.000.000
- Common shares	100.000.000	100.000.000
- Preferred shares	-	-

Face value of outstanding shares: VND 10,000.

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

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QUARTER III CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Notes to the Financial Statements (Cont.)

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT**1. Revenue from sales of goods and provision of services**

	Quarter 3		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Revenue from consulting management services	1,771,369,122	1,719,775,845	8,500,300,550	7,886,600,263
Revenue from leasing premises	17,892,331,354	16,570,793,232	53,133,965,960	50,212,939,626
Revenue from real estate investment business	1,439,101,590	1,439,101,590	4,317,304,770	4,317,304,770
Revenue from providing good	1,140,841,692	974,986,533	3,268,796,006	3,210,841,976
Revenue from other services	190,909,092	-	676,298,643	319,507,359
Total	22,434,552,850	20,704,657,200	69,896,665,929	65,947,193,994

2. Cost of sales

	Quarter 3		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Cost of services for leasing premises	7,669,093,340	6,022,234,502	22,396,154,671	18,259,012,608
Cost of sales	747,470,235	669,058,566	2,205,664,913	2,207,804,616
Real estate business operating expenses	731,335,653	987,628,290	2,903,084,897	2,320,475,012
Consulting project management services expenses	-	-	180,000,000	-
Total	9,147,899,228	7,678,921,358	27,684,904,481	22,787,292,236

3. Financial income

	Quarter 3		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Dividends, distributed profits	-	-	508,500,000	610,200,000
Bank deposit interests	3,467,153,443	4,638,082,716	14,737,439,872	13,702,742,729
Interests on loans	276,151,233	209,205,480	819,448,768	623,068,494
Total	3,743,304,676	4,847,288,196	16,065,388,640	14,936,011,223

4. Financial expenses

Provision for/reversal of provisions for investments.

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For the fiscal year ending December 31, 2025

Notes to the Financial Statements (Cont.)

5. Selling expenses

	Quarter 3		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Expenses for employees	1,397,704,819	1,400,082,086	4,340,090,484	4,204,866,799
Expenses of tools, supplies	59,678,778	71,701,927	157,096,107	165,720,035
Depreciation/(amortization)) of fixed assets	334,191,749	362,168,982	1,027,541,255	1,095,577,445
External services rendered	2,082,745,608	1,813,905,130	5,927,626,862	5,752,149,350
Others	757,138,506	639,151,516	2,640,368,268	2,578,951,204
Total	4,631,459,460	4,287,009,641	14,092,722,976	13,797,264,833

6. General administration expenses

	Quarter 3		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Expenses for employees	7,329,722,062	7,044,400,667	22,591,278,454	21,080,552,654
Expenses of tools, supplies	182,893,866	150,841,533	517,628,247	475,933,936
Depreciation/(amortization)	400,340,879	473,951,558	1,215,998,687	1,122,032,423
Taxes, fees and legal fees	20,791,758	29,702,514	114,500,233	140,804,499
External services rendered	1,568,130,009	1,078,326,173	4,926,514,656	3,142,440,422
Allowance expenses	-	(8,923,108)	-	(297,436,939)
Other expenses	3,260,676,098	3,089,096,171	11,346,258,657	10,084,948,393
Total	12,762,554,672	11,857,395,508	40,712,178,934	35,749,275,388

7. Other income

	Quarter 3		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Disposal assets	180,735,304	-	180,735,304	-
Other income	203,079,259	177,626,167	229,793,231	284,395,049
Total	383,814,563	177,626,167	410,528,535	284,395,049

8. Other expense

	Quarter 3		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Other expenses	160,028,552	225,568,977	647,685,341	904,342,186
Total	160,028,552	225,568,977	647,685,341	904,342,186

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

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QUARTER III CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ending December 31, 2025

Notes to the Financial Statements (Cont.)

9. Operating costs

	Quarter 3		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Labor costs	8,727,426,881	8,444,482,753	26,930,528,938	25,285,419,453
Materials and supplies	258,222,808	235,538,146	723,968,677	654,648,657
Depreciation/(amortization) of fixed assets	2,713,903,542	2,286,858,230	7,948,675,260	6,348,306,839
External services rendered	10,056,283,532	8,438,361,719	30,589,692,155	25,328,450,280
Other expenses	4,038,606,362	3,749,027,093	14,093,127,158	12,509,202,612
Total	25,794,443,125	23,154,267,941	80,285,992,188	70,126,027,841

VII. OTHER DISCLOSURES***Transactions and balances with the key managers and their related individuals***

The key managers include the Board of Directors(BoD) and the Executive Officers (Board of Management and Chief Accountant). The individuals related to the key managers are their close family members.

Transactions with the key managers and their related individuals

The Company has no sales of goods and service provisions and no other transactions with the key managers and their related individuals.

Balances with the key managers and their related individuals

The Company has no balances with the key managers and their related individuals.

Income of the key managers and the Board of Supervisors(BoS) for Quarter 3/2025

	Position	Salary	Remuneration	Other	Total income
Mr. Vu Anh Khoa	Chairman of the BoD	-	20,000,000		20,000,000
Mr. Pham Trung Kien	Member of the BoD, General Director	423,648,000	10,000,000	200,000	433,848,000
Mr. Nguyen Ngoc Thang	Member of the BoD	-	10,000,000		10,000,000
Mr. Le Truong Son	Member of the BoD	-	10,000,000		10,000,000
Mr. Phan Thanh Duy	Member of the BoD, Deputy General Director	535,345,650	10,000,000	200,000	545,545,650
Mr. Pham Hoang An	Deputy General Director	358,101,000		200,000	358,301,000
Mr. Pham Xuan Phong	Chief Accountant	229,323,000		200,000	229,523,000
Mr. Nguyen Phu Khanh	Head of the BoS	141,312,000	10,000,000	200,000	151,512,000
Ms. Truong Phan Hoang Thy	Member of the BoS	-	6,666,667	-	6,666,667
Mr. Nguyen Quang Tinh	Member of the BoS	-	6,666,667	-	6,666,667
Total		1,687,729,650	83,333,334	1,000,000	1,772,062,984

Ho Chi Minh City, October 30, 2025



Ta Ngoc Thao
Preparer



Pham Xuan Phong
Chief Accountant



Pham Trung Kien
General Director

