

**SAI GON THUONG TIN REAL
ESTATE JOINT STOCK COMPANY**

No: 56./2025/CV-TTCLAND

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

HCMC, March 31, 2025

Respectfully to:

- State Securities Commission of Vietnam (“SSC”)
- Vietnam Exchange (“VNX”)
- Ho Chi Minh City Stock Exchange (“HOSE”)

“Profit after tax in 2024 changed by more than 10% compared to the same period in 2023”

Pursuant to the provisions of Circular No. 96/2020/TT-BTC guiding on the information disclosure for securities market, Sai Gon Thuong Tin Real Estate Joint Stock Company (Stock Code: SCR) would like to explain the case separate and consolidated profit after tax in 2024 changed from 10% compared to the same period in 2023:

1. Profit after tax in 2024 compared to the same period in 2023:

Currency: VND

| Item | Year 2024 | Year 2023 | Variance | % |
|--|----------------|-----------------|------------------|---------|
| Separate Financial Statements | | | | |
| Net Profit after tax | 56,758,312,730 | 151,849,746,239 | (95,091,433,509) | (62.62) |
| Consolidated Financial Statements | | | | |
| Net Profit after tax | 4,247,882,268 | 15,422,380,326 | (11,174,498,058) | (72.46) |

2. Profit after tax between Unaudited Financial Statements and Audited Financial Statements

Currency: VND

| Item | Unaudited | Audited | Variance | % |
|--|----------------|----------------|----------|---|
| Separate Financial Statements | | | | |
| Net Profit after tax | 56,758,312,730 | 56,758,312,730 | - | - |
| Consolidated Financial Statements | | | | |
| Net Profit after tax | 4,247,882,268 | 4,247,882,268 | - | - |

3. Reasons

Net profit after tax of the Separate Financial Statements and the Consolidated Financial Statements decreased mainly due to the Company's handover of Social Housing Products during the year.

The profit after tax of Unaudited Financial Statements is consistent with that in the Audited Financial Statements, with no discrepancies.

This information was published on the company's website on 31 March 2025 at the link: <https://ttcland.vn/> in the Investor Relations section.

The company commits that the information disclosed above is true and takes full legal responsibility for the content of the disclosed information. This document is effective from the date of signing.

**LEGAL REPRESENTATIVE
CHIEF EXECUTIVE OFFICER**

Recipients:

*As above;
Archive: Accounting Department,
Investor Relations*



Võ Thanh Lâm