

No: 35/2026/CV-SGT

Ho Chi Minh City, April 14th, 2026

PERIODIC INFORMATION DISCLOSURE

To: - STATE SECURITIES COMMISSION OF VIETNAM
- HO CHI MINH CITY STOCK EXCHANGE

1. Name of organization: SAIGON TELECOMMUNICATION & TECHNOLOGIES CORPORATION

Stock code: SGT

Address: Lot 46, Quang Trung Software Park, Tan Chanh Hiep Ward, District 12, Ho Chi Minh City

Tel: 028.3715 9909

Fax: 028.5437 1074

Email: info@saigontel.vn

Website: www.saigontel.vn

2. Contents of disclosure:

Disclosing 2025 Report On Corporate Governance

On 14/04/2026, Saigon Telecommunication & Technologies Corporation announced its Report On Corporate Governance.

3. This information has been disclosed on the website of Saigon Telecommunication & Technologies Corporation www.saigontel.vn under the Shareholder Relations section on 14/04/2026.

We hereby affirm that the disclosed information is true and accurate, and we take full legal responsibility for the content of the disclosed information.

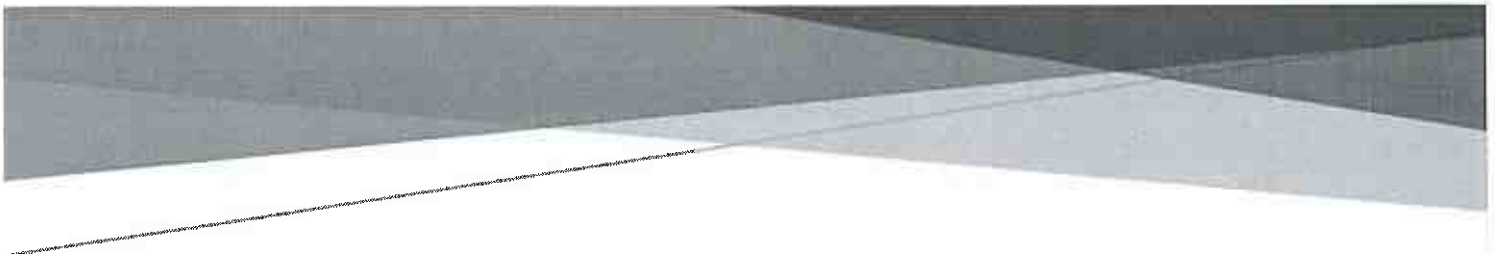
Attached documents:

- Annual Report 2025 of Saigon Telecommunication & Technologies Corporation;
- Audited consolidated financial statements 2025 of Saigon Telecommunication & Technologies Corporation

Representative of the organization
CEO - Authorized Individual for Information Disclosure



TỔNG GIÁM ĐỐC
Nguyễn Cẩm Phương



ANNUAL REPORT

2025

SAIGON TELECOMMUNICATION & TECHNOLOGIES
CORPORATION

“Building the Future, Connecting Success”



ABBREVIATIONS:

JSC	:	Joint Stock Company
BOS	:	Board of Supervisors
GMS	:	General Meeting of Shareholders
ERC	:	Enterprise Registration Certificate
FDI	:	Foreign Direct Investment
SC	:	Site Clearance
BOD	:	Board of Directors
ITER	:	Taiwan Institute of Economic Research
KBIZ	:	Korea Federation of SMEs
Legal Rep	:	Legal Representative
SIA	:	Southeast Asia Influence Alliance
GD	:	General Director
LLC	:	One Member Limited Liability Company

PART 1: GENERAL INFORMATION

1. GENERAL OVERVIEW

- **Trading Name:** SAIGON TELECOMMUNICATION & TECHNOLOGIES CORPORATION
- **English Name:** SAIGON TELECOMMUNICATION & TECHNOLOGIES CORPORATION
- **Abbreviated Name:** SAIGONTEL CORP.
- **Stock symbol:** SGT
- **Charter capital:** 1,480,035,180,000 VND
- **Owner's equity:** 1,480,035,180,000 VND
- **Headquarters:** Lot 46, Quang Trung Software City, Trung My Tay Ward, Ho Chi Minh City, Vietnam
- **Business Registration Certificate:** No. 0302615063 first issued by the Department of Planning and Investment of Ho Chi Minh City on May 14, 2002; 18th amendment registered on September 23, 2025, issued by the Department of Finance of Ho Chi Minh City.
- **Telephone:** (028) 3715 9909
- **Fax:** (028) 5437 1074
- **Website:** www.saigontel.com
- **Email:** info@saigontel.vn
- **Stock Exchange:** HOSE

2. FORMATION AND DEVELOPMENT PROCESS

Year 2002:

On May 14, 2002, Saigontel was established and officially commenced operations with a charter capital of 10 billion VND. Supported by Saigon Invest Group and identifying telecommunications as a key growth sector, Saigontel officially provided high-speed Internet services in Tan Tao Industrial Park and Vietnam-Singapore Industrial Park (VSIP) immediately after its inception.

Year 2004:

The Company won its first major System Integration (SI) project bid: "Upgrading and expanding the 171 VoIP system" for Vietnam Data Communication Company (VDC), a subsidiary of Vietnam Posts and Telecommunications Group (VNPT), and began software development.

Year 2005:

The Company was officially granted an ISP (Internet Service Provider) license by the Ministry of Posts and Telematics. The Company broke ground on the Kinh Bac ICT Park (Bac Ninh) with an initial area of 50 hectares and the Saigon ICT Building at Quang Trung Software City (Ho Chi Minh City) to serve the needs of the Company, its clients, and partners.

Year 2006:

To meet the demand for information technology human resources, Saigontel partnered with Hung Vuong University to establish the Saigon Institute of Technology and Telecommunications and launched the first information technology human resources training course for the Japanese market.

Year 2007:

- In January 2007, Saigontel became a founding shareholder (holding 7% of charter capital) of the High-Tech Park Infrastructure Development Joint Stock Company in Ho Chi Minh City.
- In February 2007, Saigontel officially entered the Vietnamese Online Game market with its debut product, Shaiya. Just one year after its release, Shaiya received numerous awards: Best New Released Game and the International Online Game with the most impressive graphic design of the year.
- On September 19, 2007, Saigontel was officially licensed by the Ministry of Information and Communications to provide OSP (Online Service Provider) telecommunications services.

Year 2008:

On January 18, 2008, 45 million shares of the Company were officially listed on The Stock Exchange of Ho Chi Minh City with the stock symbol SGT.

Year 2011:

Saigontel became one of the major shareholders of Saigon Postel Corporation (SPT).

Year 2013:

Saigontel officially entered the smartphone market as the exclusive distributor for Sharp smartphones and Haier smartphones in Vietnam.

Year 2014:

- In November 2014, Saigontel established Saigontel One Member Limited Liability Company, specializing in the distribution of telecommunications equipment, which quickly won many large projects for Viettel and Viettel Global, contributing over 40% of the Company's total revenue.
- In December 2014, Saigontel Distribution and Service Joint Stock Company was established, marking the growth of the ICT sector; besides mobile phones, it expanded into commercial real estate leasing and the trade of functional foods, etc.

- During 2014, Saigontel transferred a portion of its shares in Saigon Colorful Media Joint Stock Company (SGC), resulting in SGC no longer being a subsidiary.

Year 2015:

In its first year of operation, Saigontel Distribution and Service Joint Stock Company signed principle contracts with several large and reputable international brands (Plantronics, Seagate, Transcend, 3sixt, Zadez, etc.) for the exclusive distribution of certain product lines in the Vietnamese market.

Year 2016:

- On September 6, 2016, Saigontel signed a memorandum of understanding with Vietnam Oil Corporation (PVoil) to develop petrol trading activities at Industrial Parks.
- During 2016, the subsidiary Saigontel Distribution and Service Joint Stock Company (SDJ) became the exclusive distributor of Seagate (external hard drives) and HP components in the Vietnamese market.

Year 2017:

- In March 2017, Saigontel signed a contract with China Unicom Americas, a partner providing international telecommunications infrastructure services in the U.S.
- On September 19, 2017, Saigontel signed a memorandum of understanding with FJCT, the largest transportation group in Fujian province, regarding cooperation in transportation, logistics, warehousing, database development, big data establishment, and vocational training for transportation.
- In September 2017, Saigontel signed with Aipac, a partner providing high-tech solutions in Silicon Valley, USA, and Private Mobile.
- On November 27, 2017, the joint venture petrol station between Saigontel and PVoil was inaugurated at Dai Dong Hoan Son Industrial Park.

Year 2018:

As a strategic partner of Microsoft, Saigontel organized a technology exhibition on Smart Industrial Zone development at Dai Dong Hoan Son Industrial Park to introduce technological solutions to businesses.

Year 2019:

- On May 15, 2019, Saigontel and Viettel Military Industry and Telecoms Group signed a cooperation agreement to build a model Smart Industrial Zone.
- On September 16, 2019, Saigontel signed a strategic cooperation agreement with Australian Advisory to attract international investment to Vietnam and Australia.
- On October 8, 2019, the topping-out ceremony for the Saigontel Central Park project was held.

Year 2020:

- The year 2020 marked a strong transformation in Saigontel's business structure, with a development orientation following the “industry - urban - service” model.
- Signed several strategic cooperation agreements: cooperation with SkyX Solar to develop rooftop solar power in Industrial Parks; cooperation with Saigon-Hue Investment Joint Stock Company to develop Chan May Industrial Park; investment promotion with Da Nang City; and an alliance with Microsoft, PwC, and NGS to advise on “digital transformation” strategies for the provinces of Ba Ria - Vung Tau and Long An;
- Expanded land bank and projects: The People's Committee of Bac Ninh province issued a decision approving the establishment of Dai Dong - Hoan Son II Industrial Park with a project scale of 96 hectares and a total investment of over 1 trillion VND; received an investment certificate for a project for ready-built factories at the Da Nang High-Tech Park; and implemented the Bau Tram Lakeside social housing project.
- Established the SkyX Saigontel joint venture to develop solar power; signed a cooperation agreement to develop the Binh Chau entertainment complex (Ba Ria - Vung Tau) with Asian Coast Development (ACDL) Company Limited.
- At the end of 2020, Saigontel was honored by Da Nang City for its positive contributions to investment promotion and attraction activities in the 2016–2020 period.

Year 2021:

- In January 2021, sponsored planning and digital transformation for Long An and Thai Nguyen; signed a cooperation agreement with SMBL Company Limited to attract Korean investment into Industrial Parks and High-Tech Parks.
- In April 2021, Saigontel broke ground on the Ori Garden Social Housing project; received the decision to establish 3 industrial clusters: Tan Phu 1 Industrial Cluster, Tan Phu 2 Industrial Cluster, and Luong Son - Song Cong City Industrial Cluster in Thai Nguyen province.
- In May 2021, Saigontel signed an agreement to sponsor the planning and infrastructure development of Hai Duong province for the 2021–2030 period.
- In September 2021, the Company's subsidiary, Saigontel Long An Company Limited, received an investment certificate for the project to invest in construction and business of infrastructure for Nam Tan Tap Industrial Park; Saigontel & KBC signed with Quantum Group (USA) to attract 30 billion USD in investment to Vietnam.
- In December 2021, the People's Committee of Thai Nguyen province and the Saigontel - NGS Technology Alliance officially launched the first digital citizen platform of the province - the “ThaiNguyen ID” application. Saigontel signed with Ecologic Engineering Company (India) to develop infrastructure and technology valued at up to 4 billion USD.

Year 2022:

- The Company implemented a public offering to increase its charter capital to 1,480,035,180,000 VND.
- In February 2022, SGT and SMBL signed a cooperation agreement on investment promotion in the Korean market; SGT, VinaCapital, and Aurous signed an MOU for investment in an Industrial Park and Urban Services and Housing complex in Bac Giang worth up to 2.5 billion USD.
- In May 2022: KBC, SGT GROUP & member companies attracted investments of up to 8 billion USD from US partners.
- In June–July 2022: Organized the Vietnam–Korea investment promotion conference; worked with KBIZ; attended the investment promotion conference in Korea; and promoted investment in Long An province.
- In August 2022: Signed cooperation for developing the commercial–service chain with STS Development Joint Stock Company; signed an MOU for human resource training; and developed a 150ha multi-functional complex in Long An.
- In November 2022: Chairman Dang Thanh Tam attended the 29th APEC Forum in Thailand.
- In December 2022: Saigontel partnered with MIK Group and Korean investors in Long An; supported VCCI and KBIZ in successfully organizing the “Baekdu Forum 2022”.

Year 2023:

- February 20, 2023: The People's Committee of Dong Nai province and the Saigontel - NGS Technology Alliance officially launched the first digital citizen platform of the province - the “Dong Nai CDS” application.
- May 2023: Established a branch in Thai Nguyen; commenced construction of high-tech factory spaces for rent at the Da Nang High-Tech Park; promoted investments in South Korea.
- June 2023: Conducted cooperation on medical matters (stem cells) with Japanese partners; surveyed social housing development in Hai Phong and Da Nang; worked with SIA and Taiwanese partners (ITER); transferred factory facilities in Bac Ninh for a value of VND 50 billion.
- July–September 2023: Received an MOU for green infrastructure development in Long An; signed a green growth agreement with Dong Nai; signed an MOU with Japan's Valley Campus regarding high-tech agricultural human resource training and IoT/Blockchain application; studied the Nam Do Son Port project; the Ori Garden project was awarded “The Liveable Project 2023”; promoted Taiwanese semiconductor enterprises.
- October 2023: Organized the Thai Nguyen investment promotion conference in South Korea; connected Long An investments with Korean conglomerates (Lotte, CJ, IBK, etc.); worked with ADB on green growth human resource training.



- November 2023: Attended the APEC 2023 High-Level Week; signed cooperation agreements for emission reduction research and AI application in transportation in Ho Chi Minh City and Hung Yen.

In 2024:

- January 2024: Worked with US and Taiwanese enterprises in Long An to promote cooperation in the semiconductor industry and green growth; signed a cooperation agreement with Micro Electricity to develop renewable energy in the Industrial Park.
- March–April 2024: Organized green growth conferences in Long An and Dong Nai; hosted an Israeli investment delegation exploring industrial-energy infrastructure opportunities; promoted investments in South Korea regarding high-tech and green industrial parks, and co-organized the “New Supply Chain” seminar with the participation of Samsung, Hyundai, Daewoo, etc.
- May–June 2024: Hosted a seminar on mineral potential in Lao Cai; organized the “Green Growth in Vietnam” forum with the Australian Consul General.
- July–August 2024: Conducted semiconductor industry training in Long An; provided semiconductor human resource training for Long An provincial leaders in Taiwan.
- September 2024: Became a member of the C4IR; co-organized the Ho Chi Minh City Economic Forum (HEF 2024).
- October 2024: Welcomed the Keelung City (Taiwan) government; worked with a US delegation on cooperation in technology and innovation.
- November 2024: Signed a contract with P&G Tech to invest in a Data Center at the Nam Tan Tap Green Industrial Park (Long An).
- December 2024: Co-organized the Culture – Sports – Tourism Week of Long An province (Diamond Sponsor).

In 2025

- January 2025: Organized the Vietnam Getting to Net Zero program and the Development Forum on Global High-Tech Trends and their Suitability for Vietnam in 2025.
- March 2025: The MEETING 2025 Program: LAO CAI – Business and Economic Connection Center between Vietnam and ASEAN countries with the Southwest region of China. Signed MOUs on developing natural gas/LNG distribution systems and implementing energy transition and carbon credits.
- July 2025: ABAC 2025 Bridge – Business – Beyond Program and US – Ho Chi Minh City Urban Development Dialogue – Shaping the next growth era.
- August 2025: Attended the Vietnam-Korea Economic Forum 2025 program, signed an MOU with Korean strategic partners on cooperation in the fields of agriculture-pharmaceuticals, high-performance batteries, digital transformation, and data centers.
- October 2025: Attended the HCMC Autumn Forum program in the United States.

- November 2025: Attended the HCMC Economic Forum (HEF) 2025 program and signed MOUs on cooperation in the fields of low-orbit space technology, development of industrial solutions and smart infrastructure applying AI, and promoting investment in smart ports and green logistics.
- December 2025: Organized the Neihu sample Data model survey program and signed an MOU on cooperation for the development of a Data Center project.

3. BUSINESS LINES AND GEOGRAPHIC LOCATIONS

3.1. Business lines:

SAIGONTEL develops three core business segments as follows:

- Real estate
- Telecommunications and information technology
- Project development consulting and management services

3.2. Business locations:

- **Northern region:** Hanoi, Bac Ninh, Thai Nguyen, Quang Ninh.
- **Southern region:** Ho Chi Minh City, Long An.
- **Central region:** Da Nang.

4. GOVERNANCE MODEL, BUSINESS ORGANIZATION, AND MANAGEMENT STRUCTURE

4.1. Governance model

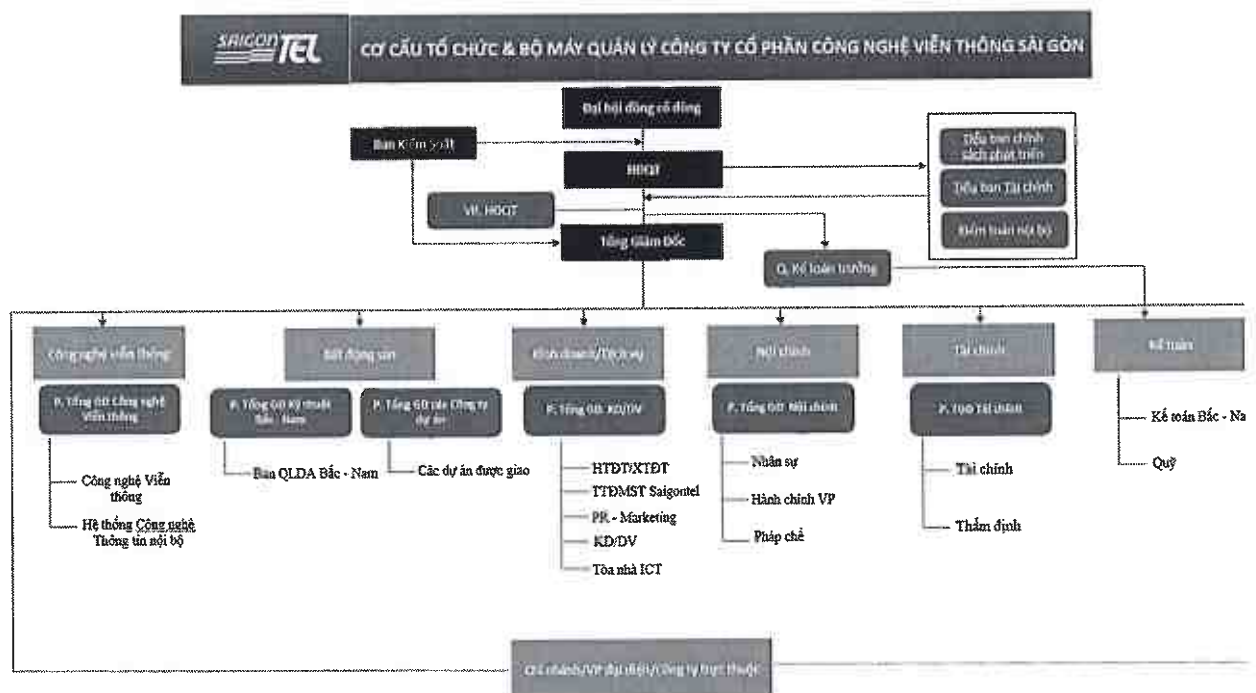
- **General Meeting of Shareholders (GMS):** This is the highest authority of the Company, comprising all shareholders with voting rights. The GMS meets annually or extraordinarily; it convenes at least once a year. The GMS has the following powers:
 - Approving, amending, and supplementing the Charter;
 - Approving the Company's development plan, the annual Financial Statements, reports of the Board of Directors, and the Board of Supervisors;
 - Deciding on the number of Board of Directors' members; electing, dismissing, or removing members of the Board of Directors and the Board of Supervisors;
 - Other rights as prescribed in the Company's Charter.
- **Board of Directors:** This is the body with full authority to exercise the rights and obligations of the Company that do not fall under the jurisdiction of the GMS, responsible for overseeing and directing the Company's business operations and affairs, and supervising the Board of Management and other managers. The rights and obligations of the Board of Directors are prescribed by law, the Company's Charter, the Regulations on Corporate Governance, and the Resolution of the GMS.

- **Board of Supervisors:** This is a body under the General Meeting of Shareholders, elected by the GMS. The Board of Supervisors performs the duty of representing shareholders to control all business activities, governance, and management operations of the Company. The Board of Supervisors operates independently of the Board of Directors and the Board of Management.

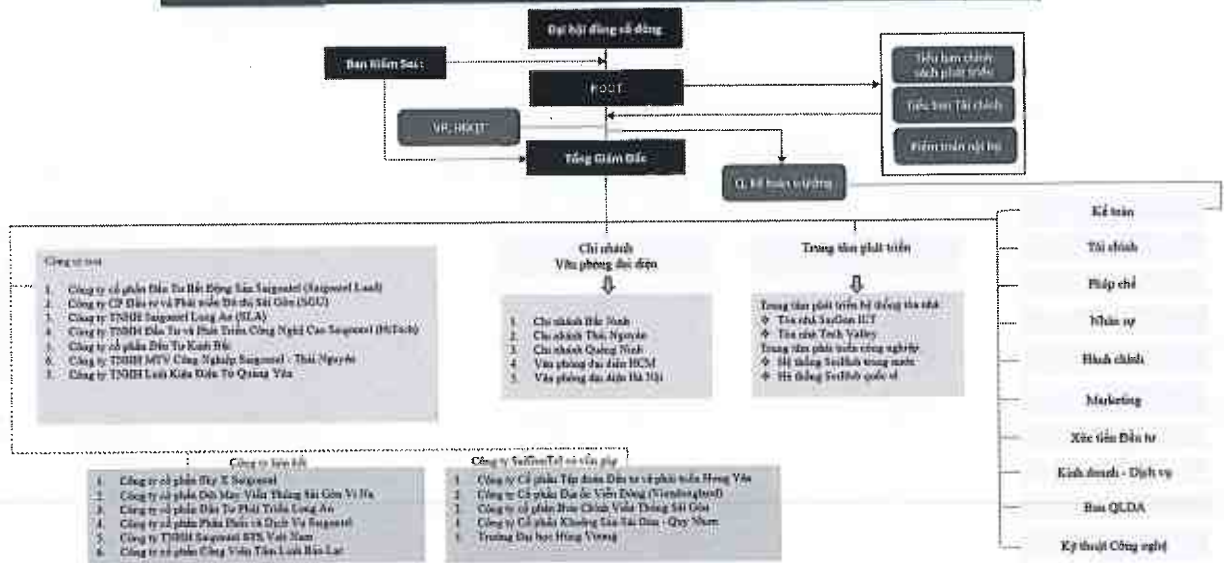
- **Board of Management:** Appointed by the Board of Directors, it has the task of organizing, directing, and managing the daily business and production activities of the Company according to the strategies and plans approved by the Board of Directors and the GMS. Additionally, there are Deputy General Directors in charge of specific blocks of the Company, including: Deputy General Director in charge of Industrial Park division; Deputy General Director in charge of Finance and Accounting; Deputy General Director in charge of Technology division; Deputy General Director in charge of Urban Real Estate division; and Deputy General Director in charge of Technical division.

4.2. Management structure

Organizational structure and management system



SAIGONTEL CƠ CẤU TỔ CHỨC & BỘ MÁY QUẢN LÝ CÔNG TY CỔ PHẦN CÔNG NGHỆ VIỄN THÔNG SÀI GÒN



4.3. SUBSIDIARIES AND ASSOCIATE COMPANIES

Subsidiaries: As of December 31, 2025, the Company has seven (07) subsidiaries.

1. SAIGONTEL REAL ESTATE INVESTMENT JOINT STOCK COMPANY

- Business Registration Certificate No.: 0106684254, issued on: November 06, 2014, in: Hanoi City.
- Address: 3rd Floor - No. 193, Trich Sai Road, Tay Ho Ward, Hanoi City.
- Contributed Capital by Saigontel: VND 35 billion (equivalent to 70% Voting rate).
- Main business areas: Wholesale and manufacturing of electronic and telecommunications equipment and components; Real estate trading, land lease rights owned, utilized, or leased by the entity...

2. KINH BAC INVESTMENT JOINT STOCK COMPANY

- Business Registration Certificate No.: 0102319613, issued on: July 17, 2007, in: Hanoi City.
- Address: 3rd Floor - No. 193, Trich Sai Road, Tay Ho Ward, Hanoi City.
- Contributed Capital by Saigontel: VND 46.24 billion (equivalent to 14.85% Voting rate).
- Main business areas: Trading of machinery, telecommunications and electronic-IT equipment, consulting on investment project construction, etc.

3. SAI GON URBAN DEVELOPMENT AND INVESTMENT JOINT STOCK COMPANY

- Business Registration Certificate No.: 0109049028, issued on: December 31, 2019, in: Hanoi City.
- Address: 2nd Floor, 24T3 Building, No. 6 Le Van Thiem, Thanh Xuan Ward, Hanoi City.
- Contributed Capital by Saigontel: VND 120 billion (equivalent to 60% Voting rate).
- Main business areas: Construction of houses, railways, roads, electrical works, water supply and drainage; Installation of electrical systems; Brokerage agencies; Wholesale of construction materials; Real estate trading; Advertising; Construction supervision.

4. SAIGONTEL INDUSTRY - THAI NGUYEN ONE MEMBER LIMITED LIABILITY COMPANY

- Business Registration Certificate No.: 4601571894, issued on: March 12, 2021, in: Thai Nguyen.
- Address: House No. 381, Luong Ngoc Quyen Road, Phan Dinh Phung Ward, Thai Nguyen.
- Contributed Capital by Saigontel: VND 1.58 billion (equivalent to 100% Voting rate).
- Main business areas: Real estate trading, land lease rights owned, utilized, or leased by the entity.

5. SAIGONTEL LONG AN COMPANY LIMITED

- Business Registration Certificate No.: 1101977241, issued on: February 18, 2021, in: Long An.
- Address: Tan Dong Hamlet, Tan Tap Commune, Tay Ninh.
- Contributed Capital by Saigontel: VND 525 billion (equivalent to 75% Voting rate).
- Main business areas: Real estate trading, land lease rights owned, utilized, or leased by the entity.

6. SAIGONTEL HIGH-TECH INVESTMENT AND DEVELOPMENT COMPANY LIMITED (SGHI-tech)

- Business Registration Certificate No.: 0402079923, issued on: January 20, 2021, in: Da Nang City.
- Address: 61A Nguyen Van Cu, Hai Van Ward, Da Nang City.
- Contributed Capital by Saigontel: VND 125 billion (equivalent to 100% Voting rate).
- Main business areas: Real estate trading, land lease rights owned, utilized, or leased by the entity...



7. QUANG YEN ELECTRONIC COMPONENTS COMPANY LIMITED

- Business Registration Certificate No.: 5702126669, issued on: December 28, 2022, in: Quang Ninh.
- Address: House A16-05 MonBay Urban Area, Ha Long Ward, Quang Ninh
- Charter Capital: VND 230 billion
- Saigontel's Contributed Capital: (*)
- Principal business activity: Electronic component manufacturing.

() At the time of the report, Saigon Telecommunication & Technologies Corporation had not contributed capital and the Subsidiary had not recorded any figures.*

Associate Company: As of December 31, 2025, the Company has six (06) associate companies.

1. SAIGON VINA TELECOM TEXTILE GARMENT JOINT STOCK COMPANY

- Enterprise Registration Certificate No. 0306192669, issued on October 30, 2008, in Ho Chi Minh City
- Address: 300A-B Nguyen Tat Thanh, Xom Chieu Ward, Ho Chi Minh City
- Saigontel's Contributed Capital: VND 139.37 billion (equivalent to 48.93% voting rate)
- Principal business activity: Real estate trading, real estate brokerage consultancy, general construction, road construction, yarn production, weaving and finishing of textile products, garment manufacturing (excluding fur clothing).

2. SKYX SAIGONTEL JOINT STOCK COMPANY

- Enterprise Registration Certificate No. 0316420755, issued on August 03, 2020, in Ho Chi Minh City
- Address: 19th Floor, CII Tower, No. 152, Dien Bien Phu Street, Thanh My Tay Ward, Ho Chi Minh City
- Saigontel's Contributed Capital: VND 3.48 billion (equivalent to 30% voting rate)
- Principal business activity: Solar power generation; Retail sale of machinery and electronic equipment; Management consultancy services; Architectural and related technical consultancy activities; Leasing of machinery, equipment, and other tangible goods.

3. LONG AN DEVELOPMENT INVEST JOINT STOCK COMPANY

- Enterprise Registration Certificate No. 1101977259, issued on February 18, 2021, in Long An
- Address: Tan Dong Hamlet, Tan Tap Commune, Tay Ninh
- Saigontel's Contributed Capital: VND 600 billion (equivalent to 40% voting rate)

- Principal business activity: Other civil engineering construction.

4. SAIGONTEL DISTRIBUTION AND SERVICE JOINT STOCK COMPANY

- Enterprise Registration Certificate No. 0313042600, issued on December 06, 2014, in Ho Chi Minh City
- Address: 69 Ba Huyen Thanh Quan, Xuan Hoa Ward, Ho Chi Minh City
- Saigontel's Contributed Capital: VND 29.40 billion (equivalent to 36.75% voting rate)
- Principal business activity: Real estate trading. Warehouse leasing. Property and factory trading.

5. SAIGONTEL STS VIETNAM COMPANY LIMITED

- Enterprise Registration Certificate No. 0318097177, issued on October 12, 2023, in Ho Chi Minh City
- Address: 2nd Floor, Tech Valley Building, Lot 46, Quang Trung Software City, Trung My Tay Ward, Ho Chi Minh City
- Saigontel's Contributed Capital: VND 11.515 billion (equivalent to 49% voting rate)
- Principal business activity: Management consultancy services, technical design services for construction project completion.

6. Bao Lac Spiritual Park Joint Stock Company

- Enterprise Registration Certificate No. 2301163643, issued on January 11, 2021, in Bac Ninh
- Address: Ngo Xa Village, Yen Phong Commune, Bac Ninh
- Saigontel's Contributed Capital: VND 30 billion (equivalent to 30% voting rate)
- Principal business activity: Funeral and related services.

5. DEVELOPMENT ORIENTATION

5.1. Key goals of the Company

Based on the results of 2025 and the plan for 2026, Saigontel continues its development orientation towards a synchronized "Industry – Urban – Service" ecosystem, focusing on completing legal procedures, accelerating the construction of key projects to generate cash flow, while expanding land funds and enhancing the operational efficiency of technology services.

- **Regarding industry:** Focus on infrastructure implementation and investment promotion at Nam Tan Tap Industrial Park (Long An), Dai Dong Hoan Son Industrial Park – Phase 2 (Bac Ninh), and the Tan Phu 1 & 2 Industrial Clusters, and Luong Son Industrial Cluster (Thai Nguyen); accelerate site clearance and complete legal procedures for early operation.

- **Urban:** Continue to record revenue from the Bau Tram Social Housing project (Da Nang); meanwhile, complete planning procedures and investment policy approvals for urban projects in Long An and Bac Ninh to prepare land funds for the next stage.
- **Service:** Maintain management and operation activities of the ICT Building, ensuring high occupancy rates; expand the provision of telecommunications and information technology infrastructure for Industrial Parks within the system and promote the role of the SoiHub innovation center.

5.2. Medium and long-term development strategy

To realize growth targets in the coming period, Saigontel continues to develop according to the Industry – Urban – Service ecosystem model, focusing on expanding the Industrial Park land fund, developing urban areas associated with Industrial Parks, and increasing technology services to improve overall exploitation efficiency, while promoting cooperation with domestic and foreign partners to mobilize investment resources.

- **Industry:** Orientation to expand the land fund for Industrial Parks and industrial clusters in localities with advantages in attracting FDI; develop infrastructure in a synchronized, sustainable, and integrated manner with technology and green energy. Saigontel prioritizes cooperation with strategic partners to develop specialized Industrial Parks, high-tech Industrial Parks, and gradually form an industrial ecosystem linked with auxiliary services and urban areas.
- **Service:** Continue to develop technology, telecommunications, and management and operation services within the Industrial Park ecosystem; promote the provision of digital infrastructure, digital transformation solutions, data centers, energy, and business support services. The Company aims to increase stable revenue sources and enhance the added value of each industrial and urban project.
- **Urban:** Orientation to develop urban areas, social housing, and auxiliary service areas attached to Industrial Parks to meet the housing needs of experts and workers. Simultaneously, Saigontel continues to prepare urban land funds in localities with industrial projects, develop synchronized social infrastructure, contributing to completing the ecosystem and enhancing long-term exploitation efficiency.

5.3. Sustainable development goals

In the context of Vietnam's deep international integration and the increasing focus on sustainable development requirements, Saigontel identifies the integration of Environmental – Social – Governance (ESG) standards into production and business activities as a key factor for long-term development. The Company is oriented to build an Industry – Urban – Service ecosystem that is green, efficient, and responsible to the community.

- **Environment:** Strictly comply with environmental protection regulations during the project implementation and operation; simultaneously research and apply green technology solutions, encourage the use of renewable energy such as rooftop solar power, and optimize resource utilization and wastewater treatment systems at Industrial Parks. The Company is oriented to develop Industrial Parks according to low-emission criteria, gradually supporting customers on their path to achieving green growth targets and enhancing competitive advantages.
- **Social:** Focus on building a safe, professional working environment and ensuring employees' rights. The Company continues to develop social housing and worker housing projects associated with Industrial Parks to contribute to stabilizing local human resources. Additionally, Saigontel maintains community support activities, especially in education, training, and human resource development to serve industrial development needs.
- **Governance:** Continue to improve the quality of corporate governance towards transparency and efficiency, ensuring the interests of shareholders and stakeholders. The Company continues to perfect the internal control system, strengthen financial risk management, cash flow management, and capital structure; simultaneously promote digital transformation in management, optimize operations, and reduce costs, aiming for stable and sustainable development in the medium and long term.

6. RISKS

6.1. Economic risks:

As a business operating in the industrial real estate, urban, and technology service sectors, with primary customers being FDI enterprises, Saigontel's business results are significantly affected by domestic and international macroeconomic fluctuations. Entering the 2026–2027 period, the global economy still carries many risks such as high interest rates in some major economies, geopolitical tensions, supply chain restructuring trends, and competition for FDI attraction among countries in the region. Although Vietnam continues to be an attractive destination for manufacturing shift capital flows, foreign investors are increasingly cautious, with higher requirements regarding implementation progress, infrastructure quality, environmental standards, and associated service ecosystems. This could prolong land lease decision-making processes, affecting the occupancy progress and revenue recognition plan of the Company's industrial park projects.

Besides that, Saigontel's industrial park development activities depend on the progress of completing legal procedures, site clearance, and infrastructure investment. In the event of an unfavorable economic environment or a slowdown in FDI inflows, land rental demand may decrease or shift to projects with better-completed infrastructure, leading to competitive pressure on rental prices and occupancy speed at projects under development. Simultaneously, fluctuations in capital costs, interest rates, and construction costs may also affect investment

efficiency, especially in the context that the Company is implementing many industrial park, industrial cluster, and auxiliary urban area projects.

To mitigate this risk, Saigontel focuses on accelerating the completion of legal procedures and infrastructure investment at key projects to enhance land bank readiness, while proactively collaborating with domestic and foreign partners to attract investors in target sectors such as high-tech, electronics, semiconductors, and supporting industries. The Company also implements market diversification, combining the development of ecosystems with supporting services and urban areas to increase added value, improve competitiveness, and stabilize revenue in a macroeconomic context still subject to many fluctuations.

6.2. Interest rate risk:

Due to the capital-intensive nature of developing industrial parks, industrial clusters, and supporting urban areas, Saigontel utilizes a certain level of debt financing for site clearance and project deployment. Therefore, market interest rate fluctuations can directly affect the Company's financial expenses and investment efficiency. In the macroeconomic context of 2026, which still poses inflationary pressures, coupled with rising demand for credit for infrastructure investment and the banking system's cautious interest rate policy, lending rates may fluctuate, particularly for medium and long-term loans with floating interest rates. This could increase capital costs during project implementation, affecting the Company's cash flow and profit margins, especially since industrial park projects often have long investment cycles and extended capital recovery periods.

To mitigate interest rate risk, Saigontel focuses on accelerating legal completion and the commercialization of land banks at key projects to generate cash flow, gradually reducing the reliance on debt. Simultaneously, the Company proactively balances its capital structure through diversification, strengthening cooperation with strategic partners, and mobilizing capital through investment cooperation contracts and lower-cost funding sources. Additionally, Saigontel implements strict cash flow management, prioritizing the use of revenue from business activities to reduce outstanding debt and optimize financial expenses, thereby contributing to the maintenance of a safe financial structure in the medium and long term.

6.3. Policy risk:

Saigontel's business operations are strictly regulated by various legal systems, from the Land Law, Law on Real Estate Business, and Telecommunications Law to the Law on Enterprises and Law on Securities, among others. The 2025–2026 period serves as a significant turning point as a series of major laws are amended, supplemented, and officially implemented. A primary risk for Saigontel lies in determining land prices based on market principles (as stipulated in the 2024 Land Law), which could lead to significantly higher site clearance compensation and land use fees at projects where land procedures are not yet completed (such as the extensions of industrial clusters in Thai Nguyen or sections in Long An where land has not yet been handed over)

compared to original estimates. This would increase the cost of goods sold, forcing the Company to adjust rental prices, which could affect its competitiveness compared to nearby industrial parks that have already stabilized their costs.

To limit this risk, Saigontel will focus maximum resources on coordinating with functional agencies to finalize legal documentation and determine financial obligations for eligible land areas in order to record investment value promptly. For remaining areas, the Company proactively reviews and updates input cost estimates based on new land price scenarios to develop appropriate rental pricing policies, while promoting accompanying utility services to increase product value and offset the increased land costs. Furthermore, the Company's legal department regularly updates policy changes to provide timely advice to the Board of Management regarding appropriate business plan adjustments.

6.4. Foreign exchange rate risk:

Amid the volatile global economic landscape of 2025, Saigontel recognizes the stability of exchange rates as a key factor in attracting FDI capital into the Company's industrial parks. As exchange rate fluctuations directly impact capital cost planning and profit conversion plans for foreign partners, Saigontel has proactively transitioned from a pure infrastructure provider to a strategic consultant. The Company not only applies flexible sales policies and payment schedules but also actively collaborates with reputable financial institutions to advise on hedging solutions and optimize cash flow for clients. This supportive approach has strengthened investor trust, ensuring the attractiveness and superior competitiveness of projects developed by Saigontel even during periods of complex monetary market fluctuations. Effective exchange rate risk management not only protects partner interests but also serves as a key foundation for the Company to maintain its growth in gross profit (reaching over 875 billion VND in 2025) and affirm its position in the industrial real estate sector in Vietnam.

6.5. Competitive risk:

Since 2023, the starting point of the new wave of FDI into Vietnam, the industrial real estate market has witnessed increasingly intense competition, not only from domestic investors but also from the entry of foreign-invested infrastructure developers and international joint ventures with strong financial capacity and extensive experience in managing industrial parks to high standards. Traditional industrial parks providing only cleared land and basic infrastructure are gradually losing their advantage to international infrastructure developers (such as VSIP, Japanese and European investors, etc.) with green industrial park models and comprehensive amenities. On the other hand, in the telecommunications and technology sector, the rapid pace of change requires the Company to continuously innovate to avoid falling behind in service quality.

In this context, Saigontel defines its competitive advantage not only by rental price or geographical location but by its ability to provide a comprehensive and specialized service ecosystem. The Company focuses on developing an integrated "Industry -

Urban - Service" model, where smart technology solutions and green standards are applied to management and operations, creating a differentiation from competitors purely focused on infrastructure. In addition, through the Innovation Center (SoiHub), Saigontel provides added value such as technology solution consulting, trade promotion, and comprehensive legal support. This strategy helps the Company shift its role from a mere land lessor to a trusted strategic partner that meets the rigorous requirements of next-generation FDI investors.

6.6. Other risks:

In addition to the risks mentioned above, Saigontel also pays special attention to the management of other risks such as natural disasters, pandemics, and incidents regarding the environment and labor safety, which could interrupt business operations and affect the Company's reputation. Particularly, with real estate projects spread across various localities nationwide, safety and environmental management becomes increasingly complex. The Company manages these risks by strictly adhering to safety, fire prevention, and environmental protection standards at all projects, starting from the design and construction stages. Furthermore, Saigontel maintains full property and personnel insurance coverage to mitigate losses and develops incident response scenarios to ensure business continuity in all situations.

PART 2: OPERATIONAL STATUS DURING THE YEAR

1. PRODUCTION AND BUSINESS OPERATIONAL STATUS

1.1. Results of production and business activities during the year

Revenue structure by business segment

Unit: Million VND

No.	Indicator	2024		2025		
		Value	Proportion	Value	Proportion	
1	Trade - service revenue	957.283	51,91%	328.908	17,73%	-65,64%
2	Revenue from real estate business, office leasing, land & factory rental	886.772	48,09%	1.526.285	82,27%	72,12%
	Total net revenue	1.844.055	100%	1.855.193	100%	0,60%

In 2025, Saigontel's total net revenue reached 1,855.19 billion VND, a slight increase of 0.6% compared to 2024. Although the scale of revenue did not fluctuate

significantly, the revenue structure saw clear changes, reflecting the Company's strategic repositioning toward focusing on the industrial real estate sector.

The real estate, land lease, office, and factory business segment recorded strong growth, increasing 72.12% compared to the previous year, reaching 1,526.29 billion VND and accounting for 82.27% of total revenue. This breakthrough mainly came from accelerating infrastructure handover and recording significant revenue at key projects such as Dai Dong Hoan Son Industrial Park – Phase 2 (1,219 billion VND) and Tan Phu 1 Industrial Cluster (256 billion VND). Consequently, industrial real estate has officially become the Company's revenue pillar.

Conversely, revenue from trade and service activities reached only 328.91 billion VND, accounting for 17.73% of total revenue and decreasing sharply by 65.64% compared to 2024. This decline reflects the Company's strategic orientation in narrowing low-margin activities while concentrating resources on industrial park infrastructure projects and services with higher added value.

The fundamental shift in the 2025 revenue structure shows that SAIGONTEL has resolutely implemented its “Industry - Urban - Service” strategy. The increase in the proportion of the real estate segment not only contributes significantly to revenue but also helps improve business efficiency, evidenced by the fact that profit before tax exceeded the plan by 24.99%. At the same time, the leasing and exploitation of industrial park infrastructure also contribute to creating more stable cash flow for the enterprise.

In general, the 2025 revenue structure reflects the clear and well-directed strategic shift of SAIGONTEL. With growth momentum from industrial real estate and the continued development of innovative projects such as SoiHub, the Company is creating a foundation for a stronger growth phase in 2026 and subsequent years, while aiming toward long-term sustainable development.

1.2. Execution status compared to the plan

Unit: Million VND

No.	Category	Actual 2025	Plan 2025	Actual 2025	% Actual/Plan	% Change 2025/2024
1	Net revenue	1.844.055	2.000.000	1.855.193	92,76%	100,60%
2	Profit before tax	219.657	400.000	499.953	124,99%	227,61%

In 2025, SAIGONTEL recorded performance results characterized by a differentiation between revenue and profit. Specifically, net revenue reached VND 1,855.19 billion, equivalent to 92.76% of the annual plan, while profit before tax reached VND 499.95

billion, exceeding the set target by 24.99%. Compared to 2024, revenue increased by only 0.60%, but profit before tax grew strongly by 127.61%, reflecting a marked improvement in operational efficiency.

Net revenue did not meet the target mainly because the revenue recognition progress for certain projects did not meet expectations, particularly for real estate projects that were dependent on handover progress and legal finalization. This caused total revenue to fall short of the plan despite remaining stable compared to the previous year.

Conversely, profit before tax significantly exceeded the target due to the increased proportion of the industrial real estate segment – a sector with higher profit margins compared to commercial and service activities. Recording high revenue from key projects, along with the strategy to streamline low-margin operations, contributed to the improvement of the Company's overall profit margin.

Although net revenue did not meet the plan, SAIGONTEL still achieved positive results as profit far exceeded the set target. This shows that the strategy of shifting towards the industrial real estate sector has initially yielded clear results, not only improving profitability but also enhancing the quality of growth of the business in 2025.

2. ORGANIZATION AND PERSONNEL

2.1. List of Board of Directors' members (as of December 31, 2025)

No	Name	Position
1	Đặng Thành Tâm	Chairman of the Board of Directors and Legal Representative
2	Nguyễn Cẩm Phương	Member of the Board of Directors, CEO, Authorized Person for Information Disclosure, and Head of Representative Office in HCMC
3	Nguyễn Thị Kim Thanh	Non-executive member of the Board of Directors
4	Hồ Thị Kim Oanh	Non-executive member of the Board of Directors
5	Nguyễn Thanh Thái	Independent members of the Board of Directors

2.2. Biographies of Board of Directors' members

• Mr. Dang Thanh Tam - Chairman of the Board of Directors

- **Date of birth:** April 15, 1964
- **Qualification:**

- Marine Engineer
- Bachelor of Law
- Bachelor of Business Administration
- Diploma in Business Management - Henley Management College - UK

- **Positions at other companies:**

- Chairman of the Board of Directors of Kinh Bac City Development Holding Corporation (KBC)
- Chairman of the Board of Directors of Sai Gon - Tay Bac Urban Development Joint Stock Company (SCD)
- Chairman of the Board of Directors of Sai Gon - Hai Phong Industrial Park Joint Stock Company (SHP)
- Chairman of Trang Cat Urban Development Single Member Limited Liability Company (TCC)
- Chairman of the Board of Members of SAIGONTEL Long An Company Limited
- Chairman of the Board of Directors of Long An Development Invest Joint Stock Company
- Chairman of Tan Phu Trung Long An Industrial Park Single Member Limited Liability Company (TPT-LA)
- Director of Hung Yen Investment and Development Group Joint Stock Company
- Chairman of the University Council of Hung Vuong University Ho Chi Minh City
- Director of Asia Pacific Sustainable Green Development Joint Stock Company (Former name: DTT Investment and Development Joint Stock Company)

- **Work history:**

- 1988 - 1996: Marine officer, Saigon Shipping Company
- 1996 - 2007: General Director of Tan Tao Industrial Park Joint Stock Company, Ho Chi Minh City (ITACO)
- 2002 - present: Chairman of the Board of Directors of Saigon Telecommunication & Technologies Corporation
- 2003 - present: Chairman of the Board of Directors of Kinh Bac City Development Holding Corporation, Member of the APEC Business Advisory Council

- 2006 - 2014: Chairman of the Board of Directors of Saigon Investment Joint Stock Company
 - 2009 - present: Chairman of Vietnam CEO Club, Chairman of Sao Vang Dat Viet Club
 - 2010 - present: Member of the Executive Committee of the Vietnam Chamber of Commerce and Industry (VCCI)
 - 2014 - present: Chairman of the Board of Directors of Sai Gon - Hai Phong Industrial Park Joint Stock Company
 - 2019 - present: Chairman of the Board of Directors of Sai Gon - Tay Bac Urban Development Joint Stock Company, General Director of Vinatex - Tan Tao Investment Joint Stock Company
 - Chairman of the Board of Members of Tan Phu Trung - Long An Industrial Park Single Member Limited Liability Company
 - 2020 - present: Chairman of Trang Cat Urban Development Single Member Limited Liability Company
 - 2021 - present: Chairman of the Board of Members of SAIGONTEL Long An Company Limited, Director of Hung Yen Investment and Development Group Joint Stock Company
 - 2022 - present: Chairman of the Board of Directors of Long An Development Invest Joint Stock Company
 - 2021 - present: Chairman of the Board of Members of SAIGONTEL Long An Company Limited, Director of Hung Yen Investment and Development Group Joint Stock Company
 - 2022 - present: Chairman of the Board of Directors of Long An Development Invest Joint Stock Company
- **Number of shares owned (representative, personal): 10,060,740 shares, accounting for 6.79% of Charter capital**

Ms. Nguyen Cam Phuong - Member of the Board of Directors and General Director

- **Date of birth:** November 13, 1976
- **Qualification:**
 - Bachelor of Law
 - Master of Business Administration
- **Positions at other companies:**
 - Chairman of the Board of Directors of Saigon Postel Corporation

- Permanent Deputy General Director of Saigon - Ham Tan Tourism Corporation
- Member of the Board of Directors and General Director of Saigon Vi Na Telecommunications Textile Joint Stock Company (SGVN)
- Member of the Board of Members and General Director of Saigontel Long An Company Limited
- Member of the Board of Directors of Long An Development Invest Joint Stock Company
- Member of the Board of Directors of SAIGONTEL Real Estate Investment Joint Stock Company (SGTLand)
- Chairman of the Board of Directors of Sai Gon Urban Development And Investment Joint Stock Company (SGU)
- General Director of SAIGONTEL - Thai Nguyen Industry Single Member Limited Liability Company
- General Director of SAIGONTEL - Quang Ninh Industry Single Member Limited Liability Company
- General Director of SAIGONTEL - Quang Yen Industry Single Member Limited Liability Company
- Member of the Board of Directors of Sai Gon - Lam Dong Investment & Tourism Joint Stock Company
- Member of the Board of Members and Legal Representative of SaigontelSTS Vietnam Company Limited
- General Director of Vietnam Infrastructure Investment Group Joint Stock Company
- General Director of Kum Ba Joint Stock Company

- **Work history:**

- 2012 - present: Member of the Board of Directors and General Director of Saigon Telecommunication & Technologies Corporation
- 2020 - present: General Director of Kum Ba Joint Stock Company
- 2021 - present:
 - General Director of Saigontel Long An Company Limited
 - Director of SAIGONTEL - Thai Nguyen Industry Single Member Limited Liability Company
 - Director of SAIGONTEL - Quang Ninh Industry Single Member Limited Liability Company



- Director of SAIGONTEL - Quang Yen Industry Single Member Limited Liability Company
 - Chairman of the Board of Directors of Saigon Postel Corporation
 - Permanent Deputy General Director of Saigon - Ham Tan Tourism Corporation
 - General Director of Vung Tau Investment Group Joint Stock Company
 - 2023 - present: Member of the Board of Members and Legal Representative of SaigontelSTS Vietnam Company Limited
 - 2024 - present: General Director of Vietnam Infrastructure Investment Group Joint Stock Company
- **Number of shares owned (representative, personal):** 0 shares

➤ **Ms. Nguyen Thi Kim Thanh - Member of the Board of Directors**

- **Date of birth:** March 06, 1970
- **Qualification:** Bachelor of Economics
- **Positions at other companies:**
 - Member of the Board of Directors of Saigon - Ham Tan Tourism Corporation
- **Work history:**
 - 1992 - 1994: Worked at Pacific Airlines
 - 1994 - 1996: Worked at Vietnam Airlines
 - 2002 - 2023: Deputy General Director of Saigon Tourism Joint Stock Company
 - 2014 - present: Member of the Board of Directors of Saigon Telecommunication & Technologies Corporation
 - 2020 - present: Member of the Board of Directors of Saigon - Ham Tan Tourism Corporation
- **Number of shares owned (representative, personal):** 2,203,852 shares, accounting for 1.49% of Charter capital

➤ **Ms. Ho Thi Kim Oanh - Member of the Board of Directors**

- **Date of birth:** February 20, 1973
- **Qualification:** Bachelor of Economics
- **Positions at other companies:**
 - Legal representative of Saigon Investment Joint Stock Company (SGI)

- Head of the Board of Supervisors of Vinatex - Tan Tao Investment Joint Stock Company (Vinatexin)
- Head of the Board of Supervisors of Saigon - Da Nang Investment Joint Stock Company (SDN)
- **Work history:**
 - 2014 - 2023: Chairman of the Board of Directors and General Director of Saigon Investment Joint Stock Company
 - 2018 - present: Member of the Board of Directors of Saigon Telecommunication & Technologies Corporation
 - 2014 - 2023: Head of the Board of Supervisors of Vinatex - Tan Tao Investment Joint Stock Company (Vinatexin)
 - 2014 - present: Head of the Board of Supervisors of Saigon - Da Nang Investment Joint Stock Company (SDN)
- **Number of shares owned (representative, personal):** 12,941 shares, accounting for 0.01% of Charter capital

↓ **Mr. Nguyen Thanh Thai - Member of the Board of Directors**

- **Date of birth:** September 01, 1984
- **Qualification:** Bachelor of General Accounting
- **Positions at other companies:** Member of the Board of Directors of Vinatex - Tan Tao Investment Joint Stock Company (Vinatexin)
- **Work history:**
 - 2006 - 2008: Accounting Specialist at Petrolimex Gas Can Tho Co., Ltd.
 - 2008 - 2013: Customer Relations Specialist at Nam Viet Joint Stock Commercial Bank - Can Tho Branch
 - 2014 - 2016: Credit Appraisal Specialist at National Citizen Joint Stock Commercial Bank - Southern Office
 - 2017 - 2023: Deputy Head of Customer Relations - Saigon Enterprise Center at National Citizen Joint Stock Commercial Bank - Saigon Branch, Assistant to Chairman of the Board of Directors - SGI Investment Fund Joint Stock Company
 - June 2020 - present: Member of the Board of Directors of Saigon Telecommunication & Technologies Corporation
 - 2020 - present: Member of the Board of Directors of Vinatex - Tan Tao Investment Joint Stock Company (Vinatexin)
- **Number of shares owned (representative, personal):** 0 shares

2.3. List of Board of Management members (as of December 31, 2025)

No.	Name	Position
1	Nguyễn Cẩm Phương	Member of the Board of Directors, CEO
2	Lê Nguyễn Hoàng Anh	Deputy CEO of Finance, Acting Chief Accountant
3	Vũ Ngọc Ánh	Deputy CEO and Director of Bac Ninh Branch
4	Phạm Văn Lực	Deputy CEO of Urban Development
5	Nguyễn Anh Tú	Deputy CEO of Engineering and Director of Thai Nguyen Branch

2.4. Biographies of Board of Management members

➔ Mr. Le Nguyen Hoang Anh - Deputy General Director of Finance and Acting Chief Accountant

- **Date of birth:** February 26, 1984
- **Qualification:** Bachelor of Economics
- **Positions at other companies:**
 - Chairman of the Board of Directors of SAIGONTEL Distribution and Service Joint Stock Company (SDJ).
 - Member of the Board of Directors of SAIGONTEL Real Estate Investment Joint Stock Company (SGTLand).
 - General Director of TNGlobal Joint Stock Company.
 - Chief Accountant of Saigon Vi Na Telecommunication Textile and Garment Joint Stock Company
- **Work experience:**
 - 2008 - 2010: Employee at Western Joint Stock Commercial Bank
 - 2010 - 2011: Specialist at Ho Chi Minh City Securities Corporation
 - 2011 - 2013: Head of Large Corporate Clients Department at Western Joint Stock Commercial Bank
 - 2013 - 2014: Head of Customer Relationship Department at Nam Viet Joint Stock Commercial Bank
 - 2014 - present: Deputy General Director in charge of Finance and concurrently Acting Chief Accountant of Saigon Telecommunication and Technologies Corporation

- 2015 - 2023: Board of Directors' member and Deputy General Director of Saigon Telecommunication and Technologies Corporation, General Director of TNGlobal Joint Stock Company
 - 2017 - present: Chairman of the Board of Directors of SAIGONTEL Distribution and Service Joint Stock Company (SDJ).
 - 2019 – present: Chief Accountant of Saigon Vi Na Telecommunication Textile and Garment Joint Stock Company
 - 2014 - present: Board of Directors' member of SAIGONTEL Real Estate Investment Joint Stock Company (SGTLand)
 - 2015 - present: General Director of TNGlobal Joint Stock Company
- **Number of shares owned (as representative, as individual):** 82,218 shares, accounting for 0.06% of charter capital

✚ **Mr. Vu Ngoc Anh - Deputy General Director and Director of Bac Ninh Branch**

- **Date of birth:** March 09, 1974
- **Qualification:** Traffic Engineer
- **Position in other companies:**
 - Chairman of the Board of Directors of Saigon - Da Nang Investment Joint Stock Company (SDN)
 - General Director – Legal Representative of Kinh Bac - Da Nang Investment One Member Limited Liability Company
 - Director – Legal Representative of SAIGONTEL - Hung Yen Industrial One Member Limited Liability Company
- **Work experience:**
 - 2013 - present: Deputy General Director of Saigon Telecommunication and Technologies Corporation, Director of SGT Bac Ninh Branch
 - 2014 - present: Chairman of the Board of Directors of Saigon - Da Nang Investment Joint Stock Company
 - 2018 - present: Chairman of the Board of Directors of Kinh Bac - Da Nang Investment One Member Limited Liability Company
- **Number of shares owned (as representative, as individual):** 0 shares

✚ **Mr. Pham Van Luc - Deputy General Director of Urban Affairs and Head of Representative Office in Hanoi**

- **Date of birth:** December 25, 1985
- **Qualification:** Bachelor
- **Position in other companies:**

- General Director of SAIGONTEL Real Estate Investment Joint Stock Company (SGTLand)
- Legal Representative of Kinh Bac Investment Joint Stock Company

- **Work experience:**

- 2010 - 2013: Deputy Director of B&T High-Tech Trading and Service Company Limited.
- 2018 - present: General Director of SAIGONTEL Real Estate Investment Joint Stock Company
- 2019 - 2023: General Director of Robin Hill Tourist Resort Limited Liability Company
- 2019 - present: Deputy General Director of Urban Area of Saigon Telecommunication and Technologies Corporation
- 2021 - 2023: Deputy Director of Hung Yen Investment and Development Group Joint Stock Company
- 2023 - present: Legal Representative of Kinh Bac Investment Joint Stock Company

- **Number of shares owned (as representative, as individual):** 0 shares

✚ **Mr. Nguyen Anh Tu - Deputy General Director of Engineering and Director of Thai Nguyen Branch**

- **Date of birth:** November 07, 1982
- **Qualification:** Construction Engineer
- **Position in other companies:** Legal Representative and General Director of Kinh Bac Investment Joint Stock Company
- **Work experience:**
 - 2006 - 2008: Design Engineer at Vietnam Construction Joint Stock Company (Vinacico) - Cienco 1
 - 2008 - 2009: Design Engineer at Taisei Corporation
 - 2009 - 2017: Project Director at Ecoba Vietnam Joint Stock Company
 - 2018 - present: General Director of Kinh Bac Investment Joint Stock Company
 - 2019 - present: Deputy General Director of Engineering of Saigon Telecommunication and Technologies Corporation

- **Number of shares owned (as representative, as individual):** 0 shares

2.5. List of the Board of Supervisors (as of December 31, 2025)

No.	Name	Position
1	Nguyễn Đức Thuận	Head of the Supervisory Board
2	Sú Ngọc Bích	Member of the Board of Supervisors
3	Lê Thị Kim Nhung	Member of the Board of Supervisors

2.6. Profiles of the Board of Supervisors

➤ Mr. Nguyen Duc Thuan - Head of the Board of Supervisors

- **Date of birth:** December 26, 1975
- **Qualification:**
 - Master of Business Administration;
 - Bachelor of Accounting - Auditing;
 - Chief Accountant Certificate.
- **Position in other companies:** Chief Accountant of TGM Joint Stock Company
- **Work experience:**
 - 1999 - 2007: Payable and Sales Accountant at Saigon Pharmaceutical Company
 - 2008 - 2009: Deputy Head of Accounting Department at Offshore Petroleum Trading and Service Company Limited
 - 2010 - 2015: Chief Accountant of Petroleum Industrial Raw Materials Distribution Company - PetroVietnam General Services Joint Stock Company
 - 2016: Chief Accountant of Apis Joint Stock Company
 - 2016 - 2019: Chief Accountant of Metal Petrochem Joint Stock Company
 - 2020 - present: Chief Accountant of TGM Joint Stock Company
 - 2021 - present: Head of the Board of Supervisors of Saigon Telecommunication and Technologies Corporation
- **Number of shares owned (as representative, as individual):** 0 shares

➤ Ms. Su Ngoc Bich - Member of the Board of Supervisors

- **Date of birth:** November 13, 1974
- **Qualification:** Bachelor of Finance - Accounting

- **Position in other companies:** Chief Accountant at Vinatexin - Tan Tao Investment Joint Stock Company (Vinatexin)
- **Work experience:**
 - 1998 - 1999: Accountant at Duc Hanh Traffic Construction Company Limited
 - 1999 - 2001: General Accountant at Hoang Long Advertising Company Limited
 - 2001 - 2004: General Accountant at Masan Investment Joint Stock Company
 - 2004 – 2013: General Accountant at Saigon Construction Investment and Service Joint Stock Company
 - 2008 - 2023: Chief Accountant of Saigon - Binh Dinh Energy Joint Stock Company
 - 2014 - present: Member of the Board of Supervisors of Saigon Telecommunication and Technologies Corporation
 - 2017 - 2023: Chief Accountant of Kumba Joint Stock Company
 - 2023 – Present: Chief Accountant at Vinatexin - Tan Tao Investment Joint Stock Company (Vinatexin)
- **Number of shares owned (as representative, as individual):** 0 shares

✦ **Ms. Le Thi Kim Nhung - Member of the Board of Supervisors**

- **Date of birth:** February 08, 1967
- **Qualification:** Bachelor of Management
- **Position in other companies:** None
- **Work experience:**
 - 2001 - 2006: Head of Ticketing Department at Ngan Vu Company Limited
 - 2006 - 2014: Head of Ticketing Department at Saigon Tourist Joint Stock Company
 - 2014 – 4/2015: Administrative and HR Specialist at Saigon Telecommunication and Technologies Corporation
 - 04/2015 - present: Member of the Board of Supervisors of Saigon Telecommunication and Technologies Corporation
- **Number of shares owned (as representative, as individual):** 1,685,907 shares, accounting for 1.14% of charter capital

2.7. Number of employees (as of December 31, 2025)



No.	Classification nature	Quantity	Percentage
A	By education level	303	100%
1	Postgraduate	10	3,30%
2	University	190	62,71%
3	College	14	4,62%
4	Others	89	29,37%
B	By gender	303	100%
1	Male	192	63,37%
2	Female	111	36,63%
C	By seasonality of labor	303	100%
1	Permanent labor	303	100%
2	Seasonal labor	0	0%

2.8. Average income

Criteria	2022	2023	2024	2025
Total number of employees (people)	300	300	307	303
Average income (VND/person/month)	21,239,584	22,028,390	22,138,534	23,418,226

2.9. HR policy

Regarding training

human resources are the key factor determining success in core sectors such as telecommunications and real estate; Saigontel constantly invests in training programs to improve the team's capacity, meeting the stringent standards of each job position. The Company continuously organizes specialized courses, creating all conditions for staff to catch up with technological advances and global innovation trends. In addition to efforts to improve professional qualifications, collective cultural activities are also maintained regularly to foster unity and build an engaged working environment.

Specifically, 2025 marks a strategic turning point as Saigontel officially implements the Corporate Academy model. This is an important foundation for systematizing operational standards and core professional competencies, while establishing a clear career development path for each employee.

The training policy is implemented specifically through the following levels:

- For new employees: The Company implements a well-structured onboarding training program immediately upon receiving personnel, helping employees firmly grasp the development history, organizational regulations, and welfare policies for workers.
- For permanent employees: Periodically organize internal professional development classes or send potential personnel to attend short-term and long-term intensive training courses at prestigious domestic and foreign organizations.
- Flexible training based on demand: Based on the actual requirements of each project, the Company proactively organizes out-of-plan professional training sessions to ensure work efficiency and rapid adaptation to the market.

Regarding recruitment

Saigontel prioritizes attracting talent with high professional qualifications, especially the executive management team. Recruitment is carried out based on the assessment of capacity, experience, and skills suitable for each specific position. The Company always ensures fair career advancement opportunities for all subjects through clear roadmaps and standards. Saigontel welcomes high-qualified candidates from leading universities and also creates opportunities for high-performing fresh graduates. In 2025, recruitment work is also supported by digital tools to increase accuracy and management efficiency.

Working environment

Employees at Saigontel work in a professional, dynamic environment with a friendly, sociable, and united culture. To improve the value of the workforce and career orientation, every employee is ensured equal training and development opportunities. The Company is fully equipped with machinery, equipment, tools, and ensures labor safety factors to optimally support employees. At the same time, the Company encourages energy-saving and environmental protection initiatives in the workplace, spreading the green living culture to every employee.

Regarding salary and bonuses

Human resources are the core foundation for sustainable development; therefore, the Company always complies with and ensures full benefits for employees in accordance with the provisions of the Labor Code, Law on Social Insurance, and Law on Unemployment Insurance. Employees in the Company are guaranteed full health insurance, social insurance, and unemployment insurance benefits, along with an annual periodic health check-up program to protect their physical and mental health. Especially in the context of increasingly fierce competition for high-quality human

resources, the Company focuses on building a salary and bonus system based on fair, reasonable, and transparent criteria to attract and retain talent. Saigontel has pioneered the application of advanced technological solutions in management and KPI evaluation, helping to accurately record the capacity and contribution of each individual, thereby creating motivation to improve productivity and sense of responsibility. Continuously perfecting flexible remuneration policies along with a clear promotion roadmap not only helps increase the commitment of the staff but also strengthens Saigontel's position as a professional and reliable working environment in the industry.

Regarding remuneration and welfare

With the philosophy of putting people at the center of all development, Saigontel continuously perfects its comprehensive welfare system, aiming to build a happy, cohesive working environment that brings sustainable value to employees:

Supporting optimal working conditions

The Company is always attentive in providing maximum support for the necessary conditions to ensure employees feel secure at work. Benefits such as lunch allowances, business travel expenses, and long-distance travel allowances are always fully implemented according to regulations. Depending on the nature of the job, employees are supported with transport, fuel, and parking fees.

Healthcare and High-end Insurance

Besides the annual periodic health check-up program for all employees, Saigontel also deploys a high-end Bao Viet health insurance package for personnel with at least 2 years of seniority or individuals with special contributions. This is a testament to the Company's efforts in protecting health and improving the quality of life for its human resources team.

Humane policies for female employees

Understanding and appreciating the contributions of women, Saigontel maintains a priority policy of arranging private pick-up and drop-off vehicles for female employees during pregnancy. This practical concern not only helps reduce difficulties during transportation but also demonstrates a humane and thoughtful corporate culture.

的精神 connection and Culture of solidarity

The Company focuses on cultivating team spirit through teambuilding programs, arts, sports, and annual picnic activities. In particular, the Company cooperates with the Trade Union to organize tours and vacations both domestically and internationally with all expenses covered by the Company, helping to regenerate energy and tighten the bond within the big Saigontel family.

Caring for mental well-being and employees' home front

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Saigontel always accompanies employees on important occasions like holidays and Tet with meaningful gifts. Other special care work is also attended to with gatherings and gift-giving on International Children's Day (June 1st) and the Mid-Autumn Festival. In addition, condolences for illness, funeral and wedding benefits, as well as celebrations of International Women's Day (March 8th) and Vietnamese Women's Day (October 20th), are always held regularly, ensuring that employees always feel the sharing and respect from the organization.

Safety and occupational health policy

Saigontel always sets the goal of ensuring occupational safety as a top priority in all production and business activities. The Company builds a safe, clean working environment and minimizes the risks of accidents, helping employees feel secure to dedicate themselves.

In office areas, workspaces are scientifically designed, focusing on hygiene and safety standards. The Company periodically invests in and upgrades modern ventilation and lighting systems along with optimal utility equipment. These efforts not only create an airy, professional space but also ensure the best health conditions for the staff throughout their working time at the headquarters.

The specific nature of operations in the field of Industrial Park infrastructure development and high-rise projects requires strict safety standards. Saigontel commits to providing adequate and timely personal protective equipment (PPE) that meets standards for employees working directly on-site, including helmets, safety glasses, specialized gloves, and reflective vests. Complying with PPE equipment helps protect employees to the maximum against accidents and injuries specific to the industry.

Not only stopping at providing tools, Saigontel focuses on building a "Safety Culture" through periodic training programs. The Company organizes training courses on safe working procedures, incident response skills, and disseminates legal regulations on occupational health and safety. These activities help each employee not only master techniques but also raise their awareness of self-protection and strictly adhere to the Company's safety standards, contributing to the stable and sustainable development of the entire system.

3. INVESTMENT SITUATION, PROJECT IMPLEMENTATION STATUS

3.1. Project investment situation in 2025

In 2025, adhering to the established strategic direction, Saigontel maximally focused its financial and human resources to accelerate the progress of infrastructure construction, complete legal procedures, and bring key projects into operation. Investment activities recorded positive changes in all 03 core business segments: Industrial - Urban - Service, specifically:

- **Dai Dong Hoan Son Industrial Park Project - Phase 2 (Bac Ninh):** In 2025, the Company completed Site Clearance compensation for 99.57% of the area.

Regarding infrastructure, the project implemented technical infrastructure, split the Land Lease Right certificate for 35.8/66.82 ha of commercial land, and proceeded with handover to customers, generating recorded revenue of 1,219 billion VND.

- **Nam Tan Tap Industrial Park Project (Long An):** The Company has completed Site Clearance for 111.61 ha (reaching 75% of the project area) and carried out leveling on the area granted in the first phase (46 ha). The project has been granted a construction permit and is ready for the next construction phases.
- **Tan Phu 1 & 2 Industrial Clusters (Thai Nguyen):** The project has completed the adjustment of the Decision on establishment and achieved 126 ha in Site Clearance (accounting for 96% of the total project area). At Tan Phu 1, the Company completed leveling 72% of the area, completed technical infrastructure and traffic connections, recording revenue of 256 billion VND. At Tan Phu 2, the leveling progress reached 45% of the area.
- **Luong Son Industrial Cluster (Thai Nguyen):** The Company completed the adjustment of the Decision on establishing the Industrial Cluster and paid for Site Clearance for 18.32 ha (accounting for 53.1% of the area). The project is currently completing subsequent legal steps to implement ground leveling and infrastructure construction.
- **Factory for rent project at Da Nang High-Tech Park:** The Company completed legal procedures for lot A23 (8 ha) and completed construction of factory C2 with an area of 2,400 m² to put into business, recording rental revenue of 2.2 billion VND. Factory C1 is being constructed to be put into operation in 2026.
- **Bau Tram Social Housing Project (Da Nang):** The project completed construction and handed over apartments for both 02 phases with a total floor area of over 265,000 m². Revenue recorded from the sale and handover of apartments reached 150 billion VND in 2025.
- **Other Urban Real Estate projects:**
 - + **SAIGONTEL Apartment Project (Bac Giang):** *Handed over apartments and completed the sale of the final units, recording revenue of 2 billion VND.*
 - + **300A-B Nguyen Tat Thanh Project (HCMC):** *Focusing on executing legal work related to this 26-story project.*
- **Office leasing and utility services:** The ICT1 building at Quang Trung Software City maintained an occupancy rate of 100%, and the ICT2 building (Tech Valley), newly put into operation from the end of 2024, achieved an occupancy rate of approximately 63% in 2025, bringing in stable revenue from office leasing and utility services.

3.2. Subsidiaries, associate companies:

Business operation status at SAIGONTEL subsidiaries:

No.	Name of company	Address	Investment value (VND)	Voting rate
1	Saigontel Real Estate Investment Joint Stock Company	3rd Floor, No. 193, Trich Sai Street, Tay Ho Ward, Hanoi City	35,000,000,000	70%
2	Kinh Bac Investment Joint Stock Company	3rd Floor, No. 193, Trich Sai Street, Tay Ho Ward, Hanoi City	46,243,000,000	100%
3	Sai Gon Urban Development And Investment Joint Stock Company	2nd Floor, 24T3 Building, No. 6 Le Van Thiem, Thanh Xuan Ward, Hanoi City	120,000,000,000	60%
4	Saigontel Thai Nguyen Industrial Company Limited	No. 381, Luong Ngoc Quyen Street, Phan Dinh Phung Ward, Thai Nguyen	1,583,000,000	100%
5	Saigontel Long An Company Limited	Tan Dong Hamlet, Tan Tap Commune, Tay Ninh	525,000,000,000	75%
6	Saigontel High-Tech Investment and Development Company Limited (SGHi-Tech)	61A Nguyen Van Cu, Hai Van Ward, Da Nang City	125,000,000,000	100%
7	Quang Yen Electronic Components Company Limited	House A16-05, MonBay Urban Area, Ha Long Ward, Quang Ninh	230,000,000,000	100%

Business operation status at SAIGONTEL associate companies:

No.	Name of company	Address	Investment value (VND)	Voting rate
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1	Saigon Vina Telecommunication Textile Joint Stock Company	300A-B Nguyen Tat Thanh, Xom Chieu Ward, Ho Chi Minh City	139,368,680,000	48,93%
2	Skyx Saigontel Joint Stock Company	19th Floor, CII Tower, No. 152, Dien Bien Phu Street, Thanh My Tay Ward, Ho Chi Minh City	3,480,000,000	30%
3	Long An Development Invest Joint Stock Company	Tan Dong Hamlet, Tan Tap Commune, Tay Ninh	600,000,000,000	40%
4	Saigontel Distribution and Service Joint Stock Company	3A Floor, No. 12 Pham Dinh Toai, Xuan Hoa Ward, Ho Chi Minh City	29,400,000,000	36.75%
5	SAIGONTEL STS Vietnam Company Limited	6th Floor, No. 12 Pham Dinh Toai, Xuan Hoa Ward, Ho Chi Minh City	11,515,000,000	49%
6	Bao Lac Spiritual Park Joint Stock Company	Ngo Xa Village, Yen Phong Commune, Bac Ninh	30,000,000,000	30%

4. FINANCIAL POSITION

4.1. Financial position

Unit: Million VND

No.	Criteria	2024	2025	% Change
1	Total asset value	8,244,899	7,648,214	-7.24%
2	Net revenue	1,844,055	1,855,193	0.60%
3	Profit from business activities	223,963	492,447	119.88%
4	Other income	-4,305	7,506	-274.35%
5	Profit before tax	219,657	499,953	127.61%
6	Profit after tax	127,501	327,165	156.60%

7	Dividend rate	-	-	-
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In 2025, the Company's financial position improved significantly in operating efficiency, although total asset scale tended to decrease slightly. Specifically, the total asset value reached 7,648 billion VND, a decrease of 7.24% compared to 2024. This decrease mainly stemmed from a sharp reduction in short-term receivables, particularly trade receivables, as the Company recovered a large portion of debts from real estate projects, especially industrial park projects that had reached the stage of handover and revenue recognition.

Net Revenue in 2025 reached 1,855 billion VND, a slight increase of 0.60% compared to the previous year, showing that the basic scale of operation was maintained stably. However, profit from business activities reached 492.45 billion VND, a strong increase of 119.88%, reflecting a significant improvement in operating efficiency. This result mainly came from increasing the proportion of the industrial real estate segment - a field with higher profit margins than commercial-service activities.

In addition, Profit Before Tax reached 499.95 billion VND, an increase of 127.61%, while Profit After Tax reached 327.17 billion VND, an increase of 156.60% compared to 2024. Other income also turned positively from negative to positive, contributing to the overall result.

4.2. Key financial indicators:

Criteria	Unit	2024	2025
Liquidity indicators			
Current ratio	Times	1.73	1.67
Quick ratio	Times	0.76	0.54
Capital structure indicators			
Liabilities/Total assets ratio	%	74.63	68.38
Liabilities/Owner's equity ratio	%	294.23	216.23
Operational capacity indicators			
Inventory turnover	Times	0.44	0.28
Total asset turnover	Times	0.24	0.23
Profitability indicators			

Profit after tax/Net revenue ratio	%	6.91	17.64
Profit after tax/Average owner's equity ratio	%	6.29	14.51
Profit after tax/Average total assets ratio	%	1.66	4.12
Profit from business activities/Net revenue ratio	%	12.15	26.54

Indicators on liquidity

In 2025, Saigontel's solvency ratios decreased slightly compared to 2024, with the current ratio falling from 1.73 to 1.67 times and the quick ratio dropping from 0.76 to 0.54 times. The primary reason was a decrease in current assets, particularly receivables, as the Company had collected the majority of debts from real estate projects. Additionally, other receivables also declined due to a reduction in advances, deposits, and cooperation-related investment items. Overall, this decrease reflects the improved quality of assets and enhanced cash flow recovery, which contributes to strengthening the Company's financial foundation.

Indicators on capital structure

In 2025, Saigontel's capital structure improved as the Debt/Total Assets ratio fell from 74.63% to 68.38% and the Debt/Owner's Equity ratio dropped from 294.23% to 216.23%. This indicates that reliance on debt has decreased, while financial autonomy has increased compared to the previous year.

The main reason is that Owner's Equity increased thanks to retained earnings, while several liabilities decreased significantly. Notably, other current payables and other long-term payables fell by 59.2% and 96.6%, respectively, equivalent to a decrease of approximately VND 479 billion and VND 418 billion, to VND 330.19 billion and VND 14.88 billion at the end of 2025. This decline primarily stemmed from a reduction in customer deposits, escrow accounts, and payables related to projects.

Indicators on operational capacity

In 2025, indicators reflecting Saigontel's operational capacity decreased slightly. Specifically, inventory turnover dropped from 0.44 to 0.28 times, mainly due to a sharp 26.67% decline in the cost of goods sold compared to the previous year, from VND 1,336 billion to VND 979.76 billion. In particular, the cost of sales in the trade-service segment fell by 69.69% compared to 2024, to VND 269.94 billion in 2025, while inventory increased by 10.08% compared to the same period last year, reaching VND 3,726 billion. However, inventory in the real estate sector consists mainly of work-in-progress costs of projects, which have the potential to be converted into revenue in subsequent periods.

Additionally, as net revenue and total assets remained relatively unchanged, total asset turnover only saw a minor decline from 0.24 to 0.23 times in 2025, reflecting that there has been no significant improvement in asset utilization efficiency.

Indicators on profitability

In 2025, the indicators reflecting Saigontel's profitability improved significantly compared to 2024. Specifically, the ratio of Profit After Tax/Net Revenue increased from 6.91% to 17.64%, the ratio of Profit After Tax/Average Owner's Equity increased from 6.29% to 14.51%, and the ratio of Profit After Tax/Average Total Assets increased from 1.66% to 4.12%. Simultaneously, the ratio of Operating Profit/Net Revenue also saw a strong increase from 12.15% to 26.54%.

This result primarily stems from the Company's effective cost control, especially the sharp decrease in the cost of goods sold, while revenue increased only slightly. Consequently, profit margins improved considerably, leading to superior profit growth, up 156.60% compared to 2024, reaching VND 327.16 billion. Furthermore, shifting the structure towards the high-margin industrial real estate segment also contributed to enhancing profitability.

5. SHAREHOLDER STRUCTURE, CHANGES IN OWNER'S CONTRIBUTED CAPITAL

5.1. Number and type of shares

- Total number of issued shares: 148,003,518 shares
- Number of outstanding shares: 148,003,208 shares
- Number of freely transferable shares: 148,003,518 shares
- Number of Treasury Shares: 310 shares
- Type of share: Common share
- Par value: VND 10,000 per share
- Other securities: None

5.2. Shareholder structure (as of March 18, 2026)

No.	Type of shareholder	Number of shareholders	Number of shares	Ownership percentage
I	Domestic shareholders	2,064	139,859,643	94.50%
1	Individual	2,041	50,812,601	34.33%
2	Organization	23	89,047,042	60.17%
II	Foreign shareholders	131	8,143,565	5.50%
1	Individual	118	7,765,527	5.25%
2	Organization	13	378,038	0.26%

III	Treasury shares	1	310	0.00%
	Total	2,196	148,003,518	100%

5.3. List of major shareholders

No.	Name of organization/individual	Number of shares (shares)	Value (VND)	Ownership percentage (%)
1	Kinh Bac City Development Holding Corporation	31,793,846	317,938,460,000	21.48%
2	Asia Pacific Sustainable Development Joint Stock Company (Old name: DTT Investment and Development Joint Stock Company)	25,000,000	250,000,000,000	16.89%
3	Mr. Dang Thanh Tam	10,060,740	100,607,400,000	6.80%
4	Ms. Nguyen Thi Kim Xuan	7,452,178	74,521,780,000	5.04%
	Total	74,306,764	743,067,640,000	50.21%

MAXIMUM FOREIGN OWNERSHIP PERCENTAGE: 0% (*)

(*) According to Official Dispatch No. 6378/UBCK-PTTT regarding the notification of the maximum foreign ownership percentage at Saigon Telecommunication & Technologies Joint Stock Company.

TREASURY SHARE TRANSACTIONS: None.

5.4. Changes in Owner's Contributed Capital

Unit: VND billion

Date capital increase	Increased capital value	Charter capital after capital increase	Form of capital increase	Issuing authority
14/05/2002	-	10	Initial Charter capital	HCMC Department of Planning and Investment

19/03/2003	13	23	Additional capital contribution by shareholders	HCMC Department of Planning and Investment
18/01/2007	27	50	Additional capital contribution by shareholders	HCMC Department of Planning and Investment
20/03/2007	100	150	Additional capital contribution by shareholders	HCMC Department of Planning and Investment
08/05/2007	60	210	Additional capital contribution by shareholders	HCMC Department of Planning and Investment
25/06/2007	240	450	Additional capital contribution by shareholders	HCMC Department of Planning and Investment
17/07/2008	135	585	2007 dividend payment in shares	SSC and HCMC Department of Planning and Investment
29/07/2009	87,750	672,750	2008 dividend payment in shares	SSC and HCMC Department of Planning and Investment
27/08/2010	67,269	740,019	2009 dividend payment in shares	SSC and HCMC Department of Planning and Investment
26/09/2022	740	1,480	Public offering	SSC and HCMC Department of Planning and Investment



6. Company report on environmental and social impact

In 2025, SAIGONTEL continued to affirm its sustainable development strategy, in which Environmental, Social, and Governance (ESG) standards are deeply integrated into operations and investment activities, viewing this as the foundation for long-term growth and the strengthening of competitive advantages.

Environmental impact

In 2025, SAIGONTEL maintained the implementation of its green development strategy by partnering with members of the Green Growth Infrastructure Development Alliance to access advanced technology solutions for application at key projects such as Dai Dong Hoan Son Industrial Park Phase 2, Tan Phu Industrial Clusters 1 & 2, and Nam Tan Tap Industrial Park, aiming to build low-emission industrial parks that meet the stringent standards of high-quality FDI capital flows and to accompany the Government's Net Zero roadmap.

Energy consumption

SAIGONTEL maintains energy-efficient usage policies and prioritizes renewable energy sources. The Company continues to encourage and facilitate businesses within its Industrial Parks to implement rooftop solar power systems. Additionally, all public lighting and operational systems at office buildings and Industrial Parks continue to utilize electricity-saving LED technology and other energy-saving solutions to optimize operating costs and reduce power consumption from the national grid.

Water consumption

The Company continues to focus on protecting and efficiently using water resources. To ensure a stable water supply for production and compliance with environmental protection regulations, the Company has completed and put into operation two important technical infrastructure items, including a water supply plant with a capacity of 15,000 m³/day and a wastewater treatment plant with a capacity of 1,400 m³/day at Dai Dong Hoan Son Industrial Park Phase 2. These systems ensure a stable water supply for production activities and treat wastewater to meet standards before discharge into the environment, contributing to the protection of local water quality.

Compliance with environmental protection laws

SAIGONTEL always focuses on compliance with environmental regulations, which is the foundation for safe and sustainable business operations.

- **Waste and water resource control:** The centralized wastewater treatment systems at the operating Industrial Parks are consistently maintained and strictly monitored to ensure the quality of output water meets required standards.
- **Management system based on international standards:** The Company continues to strictly maintain its Environmental Management System in accordance with ISO 14001 standards, ensuring that environmental risks are identified, controlled, and mitigated throughout the project lifecycle.

Report regarding labor issues

Number of employees and average salary for employees:

Indicator	2022	2023	2024	2025
Total number of employees (people)	300	300	307	303
Average income (VND/person/month)	21,239,584	22,000,000	22,138,534	23,418,226

Saigontel has always defined human beings as core assets, playing a key role in the sustainable development of the enterprise. On this basis, the Company continuously builds a professional, transparent, and attractive working environment to attract, retain, and develop high-quality human resources.

- **Working environment and occupational safety:** The Company maintains a fair, modern, and safe working environment while applying competitive salary, bonus, and welfare policies in the market. Occupational safety at construction sites is always a top priority through the organization of periodic training and the full provision of protective equipment and firefighting systems, contributing to ensuring the health and safety of employees.
- **Investment in human development:** In 2025, the Company officially implemented an internal Academy, aiming to standardize the training system and enhance professional capabilities and strategic thinking for the workforce. At the same time, the Innovation Center (SoiHub) continues to affirm its role as a knowledge platform by organizing in-depth training programs on semiconductor technology, artificial intelligence, and green transformation, contributing to building a high-quality workforce ready to meet future technology development trends.

Report regarding responsibilities to the local community

In parallel with business activities, SAIGONTEL has always identified social responsibility as one of the pillars of its sustainable development strategy. In 2025, the Bau Tram Social Housing project (Da Nang), implemented in cooperation between the Company and Saigon-Da Nang Investment Joint Stock Company, was completed and handed over to workers. The project not only contributes to addressing the urgent housing demand but also helps stabilize the labor source for Industrial Parks and High-Tech Parks in the area.

Furthermore, SAIGONTEL continues to affirm its role as an enterprise engaged with the local community through fulfilling its obligations to the state budget while maintaining annual social security activities. The Company actively participates in gratitude programs for policy-beneficiary families, supports scholarship funds, and implements many community-oriented activities in localities where projects are located, contributing to the promotion of sustainable socio-economic development.

Report regarding green capital market activities per The State Securities Commission guidelines

Currently, SAIGONTEL has not implemented activities related to the green capital market. However, the Company is always interested in this field and will proactively participate upon receiving specific guidance from The State Securities Commission.

PART 3: REPORT AND EVALUATION OF THE BOARD OF MANAGEMENT

1. ASSESSMENT OF PRODUCTION AND BUSINESS PERFORMANCE

In 2025, the global economic and political landscape continued to experience complex developments; however, under the guidance of the Board of Directors and the dedicated efforts of all employees, the Board of Management steered business operations in alignment with core objectives, ensuring stability and efficiency.

Advantages:

- Stable domestic macroeconomic policies, along with legal policies concerning land and real estate being gradually refined, created favorable conditions for the implementation and revenue recognition of projects.
- The wave of investment shifts and FDI inflows, particularly in the industrial and high-tech sectors, continued to increase in Vietnam, consistent with the Company's orientation toward developing its industrial parks.
- Significant investments in major transport infrastructure projects were prioritized, contributing to improved connectivity and increased commercial value for the Company's industrial parks and projects.

Difficulties:

- The volatile global economic context affected investment attraction and project execution; access to medium and long-term capital remained challenging.
- Competitive pressure in the industrial park sector intensified, coupled with increasing investor requirements for environmental standards, sustainable development (ESG), and green transition.
- Site clearance processes at certain projects encountered obstacles, affecting the execution schedule and revenue recognition plans.

2025 Production and Business Performance Results

Unit: million VND

No.	Indicator	2025 Plan	2025 Actual	Actual/Plan 2025
1	Net Revenue	2,000,000	1,855,193	92.76%
2	Profit Before Tax	400,000	499,953	124.99%

In 2025, the Company recorded its operational results against a backdrop of ongoing market volatility while maintaining stability and gradually improving operational efficiency. Net Revenue reached VND 1,855.19 billion, equivalent to 92.76% of the target, indicating that the Company did not meet its projected revenue goal. This was primarily due to delays in the implementation and handover of several real estate and industrial park projects, which affected revenue recognition for the period.

Conversely, Profit Before Tax reached VND 499.95 billion, equivalent to 124.99% of the target, thereby exceeding the goal. This result reflects efficiency in cost management, the optimization of investment activities, and the effective leveraging of high-margin revenue streams. Compared to the same period last year, profit still grew positively despite revenue missing the target, demonstrating the Company's focus on business efficiency.

2. FINANCIAL POSITION

2.1. Asset Position

Unit: Million VND

Indicator	2024	2025	Actual 2025 / Actual 2024	2024 Proportion	2025 Proportion
Current assets	6,055,066	5,493,509	90.73%	73.44%	71.83%
Long-term assets	2,189,833	2,154,705	98.40%	26.56%	28.17%
Total assets	8,244,899	7,648,214	92.76%	100%	100%

In 2025, total assets of SAIGONTEL reached VND 7,648.21 billion, a decrease of 7.24% compared to 2024. Current assets continued to account for a large portion of the asset structure, totaling VND 5,493.51 billion (representing 71.83% of total assets), though this was a decrease of 9.27% compared to the same period last year. This reduction mainly stemmed from a significant decline in short-term receivables as the Company accelerated debt recovery from handed-over projects, alongside the recovery of various advances, deposits, and investment cooperation funds during the period.

Meanwhile, non-current assets reached VND 2,154.71 billion, a slight decrease of 1.60%, representing 28.17% of total assets. The asset structure trended toward a reduced proportion of current assets and a slight increase in non-current assets, reflecting the transition from an investment-accumulation phase to an operational and capital recovery phase for several projects. In general, the Company's asset structure

remains consistent with the specific characteristics of operations in the real estate and industrial park sectors.

2.2. Liabilities Position

Unit: Million VND

Indicator	2024	2025	Actual 2025 / Actual 2024	2024 Proportion	2025 Proportion
Short-term liabilities	3,502,809	3,296,158	94.10%	56.92%	63.03%
Long-term liabilities	2,650,671	1,933,472	72.94%	43.08%	36.97%
Total Liabilities	6,153,480	5,229,630	84.99%	100%	100%

In 2025, total liabilities of SAIGONTEL reached VND 5,229.63 billion, a decrease of 15.01% compared to 2024. This reduction was primarily driven by a decline in long-term debt, while short-term debt only saw a slight decrease.

Specifically, short-term debt reached VND 3,296.16 billion, down 5.90% from the previous year, though its proportion of total liabilities increased to 63.03%. Conversely, long-term debt decreased sharply by 27.06% to VND 1,933.47 billion, mainly because the Company reduced other long-term payables and restructured its capital sources in a more cautious manner.

The debt structure has shifted toward a higher proportion of short-term debt, mainly because many loans scheduled for repayment in 2026 were reclassified as short-term liabilities in 2025.

3. ORGANIZATIONAL STRUCTURE, POLICY, AND MANAGEMENT IMPROVEMENTS

In 2025, Saigontel continued to push for restructuring and governance innovation to flexibly adapt to the market context and long-term development orientation.

Regarding organizational structure, the Company reviewed and perfected the functional duties of departments and subsidiaries toward a streamlined and specialized direction, while merging departments with similar functions to reduce intermediate layers, thereby enhancing coordination effectiveness and decision-making speed. The task force model for each key project continued to be deployed, contributing to enhanced progress monitoring and investment cost control.

Regarding management policy, the Company promoted the application of an objectives-based governance system (KPIs/OKRs) linked to performance efficiency, while refining salary and reward mechanisms to be more transparent and tied to actual performance outcomes. The internal control system continued to be strengthened, focusing on financial risk management, legal compliance, and meeting standards for sustainable development (ESG).

Furthermore, Saigontel advanced digital transformation in governance and operations by upgrading the ERP system and finalizing e-office procedures. Digitization helps enhance data quality, supports reporting and real-time decision-making, and contributes to optimizing management costs and overall operational efficiency.

4. FUTURE DEVELOPMENT PLAN

Based on the achieved results, SAIGONTEL has defined 2026 as a year of in-depth development. The Company will prioritize resources for completing legal and infrastructure requirements for the Nam Tan Tap IP and Tan Phu 1 & 2 Industrial Clusters; while simultaneously expanding land banks in localities with potential for FDI attraction. In parallel, the Company will push for the development of an ecosystem of services supporting IPs and Social Housing (NOXH) projects to create a stable cash flow. Additionally, M&A activities and international cooperation will continue to be emphasized to diversify capital sources and improve project implementation capabilities.

2026 Planning Targets:

Unit: million VND

Consolidated indicator	2025 Actual	2026 Plan	% Growth
Total revenue	1,855,193	2,000,000	7.81%
Profit Before Tax	499,953	500,000	0.01%

5. REPORT EVALUATING THE COMPANY'S ENVIRONMENTAL AND SOCIAL RESPONSIBILITY

Assessment related to environmental indicators (water consumption, energy, emissions, etc.)

In 2025, Saigontel continued to implement its green growth orientation through the investment and synchronous operation of environmental technical infrastructure at its industrial parks, while maintaining an environmental management system in accordance with ISO 14001 standards and ensuring full compliance with legal regulations regarding environmental protection. At key projects such as the Dai Dong Hoan Son IP (Phase 2), the Company placed into stable operation a clean water supply plant with a capacity of 15,000 m³/day and a centralized wastewater treatment

plant with a capacity of 1,400 m³/day, contributing to ensuring a water supply for production and verifying wastewater quality against standards prior to discharge.

Furthermore, the Company actively deployed energy-saving solutions, such as using LED street lighting systems and encouraging enterprises within the industrial parks to adopt rooftop solar power, aiming to reduce emissions and enhance energy use efficiency.

Assessment related to corporate social responsibility toward local communities

In 2025, Saigontel reaffirmed its role and responsibility toward the community through the implementation of practical social welfare activities. The Company completed and handed over the Bau Tram Social Housing project (Da Nang), contributing to addressing housing needs for workers and stabilizing human resources in the locality.

In addition, the Company fulfilled its full tax obligations to the State budget while maintaining annual community activities, such as supporting families under social welfare policies, sponsoring educational scholarship funds, and participating in disaster relief programs in localities where the Company operates, thereby contributing to the promotion of sustainable socio-economic development.

Assessment related to employees

In 2025, Saigontel reaffirmed its role and responsibility toward the community through the implementation of practical social welfare activities. The Company completed and handed over the Bau Tram Social Housing project (Da Nang), contributing to addressing housing needs for workers and stabilizing human resources in the locality.

In addition, the Company fulfilled its full tax obligations to the State budget while maintaining annual community activities, such as supporting families under social welfare policies, sponsoring educational scholarship funds, and participating in disaster relief programs in localities where the Company operates, thereby contributing to the promotion of sustainable socio-economic development.

PART 4: REPORT AND ASSESSMENT OF THE BOARD OF DIRECTORS

1. ASSESSMENT BY THE BOARD OF DIRECTORS REGARDING COMPANY OPERATIONS

Finance

- Regarding financial review and control: In 2025, with the advisory support of the Finance Sub-Committee, SAIGONTEL successfully completed the review of periodic financial statements and the financial position in a comprehensive and timely manner. Overall, the Company's financial health has shown positive transformation over the past year, with total liabilities at the end of the year decreasing significantly compared

to the beginning of the period, thereby reducing the pressure of capital costs and bringing financial ratios to a safe level.

- Regarding cash flow and capital management: SAIGONTEL has effectively managed and ensured cash flow stability to finance core business activities and reinvest in the infrastructure of key projects throughout 2025. Simultaneously, the Company completed its debt principal and interest payment obligations on time, maintaining credit credibility with partners.

- Regarding the internal control system: The Company completed the review and refinement of the internal financial control system over the past year. Upgrading the risk management process of the Finance-Accounting department has helped SAIGONTEL enhance governance practices, ensuring compliance and transparency in governance activities for the 2025 fiscal year.

Investment activities

- Regarding project appraisal and implementation: In 2025, the Company focused on thoroughly evaluating and executing existing projects, helping to maintain control over investment disbursement progress, especially by accelerating construction and recording the value of construction in progress for key projects, ensuring that investment capital was used for its intended purpose according to the annual plan.

- Regarding investment strategy: SAIGONTEL has consistently pursued an in-depth investment strategy over the past year, prioritizing resources for completing legal procedures and technical infrastructure for clean land funds, thereby creating a solid foundation ready for commercial operations in 2026.

Environmental activities

- Regarding legal compliance: SAIGONTEL has strictly and fully complied with environmental protection laws throughout 2025. The Company has stably operated wastewater treatment and waste management systems at Industrial Parks, ensuring that discharge monitoring indices remain within permitted limits.

- Regarding environmental standards: In 2025, SAIGONTEL expanded the application of energy and resource-saving solutions across all operational systems. This serves as an important premise for the Company to continue enhancing ESG standards, meeting the requirements of international partners in the coming period.

Management and administration

- Regarding digital transformation: SAIGONTEL has implemented key items of the digital transformation plan according to the orientation of the Board of Directors, in which technology is applied to operational processes, helping to optimize data management and reduce enterprise management costs.

- Regarding corporate culture: The Company finalized and extensively implemented a corporate culture set, including defining the Vision, Mission, Core Values, and long-term development policy objectives for every employee over the past year. SAIGONTEL evaluates that the working environment in 2025 has achieved

closer cohesion, creating motivation for the comprehensive development of all employees.

- Regarding process improvement: The Company completed the review and update of the operational process system in 2025 to suit its new scale. SAIGONTEL records that labor productivity has improved thanks to the standardization of these processes.

2. ASSESSMENT OF THE BOARD OF DIRECTORS ON THE PERFORMANCE OF THE BOARD OF MANAGEMENT

In 2025, the oversight activities of the Board of Directors over the Board of Management were carried out strictly, in compliance with the Regulations on Corporate Governance. The Board of Directors highly appreciates the efforts of the Board of Management in the context of a challenging economic environment over the past year:

- **Supervision of business plan implementation:** The Board of Management strictly adhered to the 2025 production and business targets approved by the General Meeting of Shareholders, while flexibly adjusting business solutions to market fluctuations, thereby helping the Company achieve optimistic profit results.

- **Checking the execution of resolutions:** The Board of Management organized the serious, full, and timely implementation of Resolutions and Decisions issued by the Board of Directors in 2025.

- **Organizing the General Meeting of Shareholders:** The Board of Directors and the Board of Management coordinated to successfully organize the 2025 Annual General Meeting of Shareholders on April 25, 2025, ensuring compliance with legal procedures.

- **Promoting business activities:** In 2025, the Board of Management effectively executed the Board of Directors' direction on accelerating market operations and enhancing service quality. As a result, the Company successfully signed many important contracts with strategic partners, ensuring stable revenue sources.

- **Comprehensive risk management:** The Board of Management effectively carried out risk management in investment and business according to the direction of the Board of Directors. The Company's financial indicators in 2025 were always maintained at safe levels, ensuring stability and financial safety.

- **Personnel policy:** The Board of Directors acknowledges that the Board of Management effectively implemented remuneration policies, ensuring salaries, bonuses, and benefits for employees in 2025, contributing to a stable workforce.

- **Compliance and information transparency:** The Board of Directors assesses that the Board of Management operated within its authority, complying with the law and the Company Charter. The obligation to report and provide information to the Board of Directors and the Supervisory Board in 2025 was carried out fully and transparently.

3. PLANS AND ORIENTATION OF THE BOARD OF DIRECTORS

Regarding business and financial plans

- Continue to oversee and approve the business plans of the Board of Management regarding the operations of SGT and member units.
- Formulate plans to balance cash flow, mobilize capital, and build appropriate financial plans that are balanced with investment activities and payments of due debts.
- Supervise the implementation of projects that the Company is planning to invest in.
- Continue to implement investment activities for projects that have been granted Investment Certificates.
- Implement the planning of investments, organizational structure, implementation progress, and preparation of financial resources for real estate projects scheduled for development in 2026.

Regarding management

- Implement various measures to strengthen strict business activity management and use costs reasonably to enhance business efficiency.

Regarding personnel and labor

- Complete the organizational structure of personnel, build a professional, capable, and experienced team; ensure the standard of living for employees is raised, with a focus on personnel planning, training, and recruitment to timely meet the Company's manpower needs.
- Develop salary and bonus policies, improve welfare regimes for employees, create a professional, safe, and comfortable working environment, and encourage employee creativity.

PART 5: CORPORATE GOVERNANCE

1. BOARD OF DIRECTORS

1.1. Members and composition of the Board of Directors (as of December 31, 2025)

No.	Name	Position
1	Mr. Dang Thanh Tam	Chairman of the Board of Directors
2	Ms. Nguyen Thi Kim Thanh	Non-executive Member of the Board of Directors
3	Ms. Nguyen Cam Phuong	Member of the Board of Directors and CEO
4	Ms. Ho Thi Kim Oanh	Non-executive Member of the Board of Directors
5	Mr. Nguyen Thanh Thai	Independent members of the Board of Directors

(*) Information about the resumes of the Board of Directors members is presented in Section 2.2.

1.2. Sub-committees under the Board of Directors

In 2025, the main activities of the sub-committees included advising, providing feedback, and supervising the 2025 business plans of member units and the Parent Company. The sub-committees under the Board of Directors report as follows:

Finance Sub-Committee

- Advise on the business plans for 2025 of the units.
- Govern and interact closely with subsidiaries and member companies to ensure the most effective operations, including monitoring and evaluating the execution of each company's business plan to ensure the goals set at the General Meeting of Shareholders are achieved.
- Ensure full, timely, and effective review of financial statements and the financial position, while completing the internal financial control system and upgrading the risk management system of the Finance-Accounting department.
- Supervise the activities of the Finance-Accounting department to enhance governance practices and ensure compliance with regulations and standards.
- Conduct assessment work on feasibility study reports for existing projects and new development projects.

Development Policy Sub-Committee

- Implement the digital transformation plan for the Company, ensuring that this process is carried out effectively and in harmony with the overall development goals of the Company.
- Complete and implement the corporate culture set, including defining the Vision, Mission, Core Values, and long-term development policy objectives. This helps create a positive working environment that encourages the creativity and sustainable development of the Company.
- Improve processes to suit the actual operational reality of the Company.

1.3. Activities of the Board of Directors

1.3.1. Evaluation of the Board of Directors' activities during the year

In 2025, the Board of Directors' oversight of the Board of Management was carried out strictly, in compliance with the Regulations on Corporate Governance and the Charter of the Board of Directors. Oversight was maintained regularly through periodic and extraordinary meetings to monitor operations closely, while providing timely directions for the Company's overall development, specifically:

- Closely supervise the implementation of the annual production and business plan; meanwhile, based on the actual situation, the Board of Directors reserves the right to adjust the business plan in stages to align with market fluctuations and the Company's business operations;



- Inspect and supervise the Board of Management's implementation of the Board of Directors' resolutions, ensuring that all policies are carried out according to the prescribed direction and schedule;
- Organize the 2025 Annual General Meeting of Shareholders in full compliance with current legal regulations on April 25, 2025;
- Promote in-depth business activities, improve the quality of provided services to ensure stable annual revenue for the Company, and supervise the execution of contracts with the Company's clients;
- Closely monitor risk management in investment, business activities, cash flow management, and financial planning tailored to each stage as well as market fluctuations, ensuring financial indicators remain at safe levels, and maintaining stable cash flow to fund business operations, reinvestment, and debt repayment in 2025;
- Ensure a supportive work environment and promotion opportunities, and increase salary, bonuses, and allowance regimes for staff and employees;
- The Board of Management has operated the company's production and business activities in accordance with their assigned tasks and authority under the provisions of the law, the Company's Charter, and internal management regulations, as well as fully implementing the decisions of the Board of Directors. The Board of Management has fulfilled its duty to provide information and create favorable conditions for the Board of Supervisors to access and inspect the financial situation and other activities of the Company.

1.3.2. Number of Meetings of the Board of Directors

In the 2025 fiscal year, the Board of Directors held 17 sessions, including both in-person meetings and the collection of written opinions from Board of Directors' members. All Meetings of the Board of Directors complied with the regulations of the Law and the Company's Charter.

No.	Board of Directors' members	Position	Number of meetings attended by Board of Directors	Attendance rate
1	Mr. Dang Thanh Tam	Chairman of the Board of Directors	17/17	100%
2	Ms. Nguyen Cam Phuong	Board of Directors' members	17/17	100%
3	Ms. Ho Thi Kim Oanh	Non-executive Member of the Board of Directors	17/17	100%



4	Ms. Nguyen Thi Kim Thanh	Non-executive Member of the Board of Directors	17/17	100%
5	Mr. Nguyen Thanh Thai	Independent members of the Board of Directors	17/17	100%

1.3.3. Content and results of the meetings

The Board of Directors held 17 sessions, including 04 annual periodic meetings and 13 extraordinary meetings. All Meetings of the Board of Directors complied with the regulations of the Law and the Company's Charter. Furthermore, during these meetings, the Board of Directors discussed, debated, and evaluated key issues fully and prudently.

Details of the Resolutions/Decisions approved by the Board of Directors in 2025:

No.	Decision Number	Date of meeting	Content	Percentage Approval rate
1	01/2025/QD-HDQT	13/02/2025	Approving the procurement of cars for the Bac Ninh Branch to serve the branch's business with a value not exceeding 2.1 billion.	100%
2	02/2025/QD-HDQT	24/02/2025	Approving the procurement of cars for the Bac Ninh Branch to serve the branch's business with a value not exceeding 5 billion.	100%
3	03/2025/QD-HDQT	05/03/2025	Approving the closing of the shareholder list to conduct the 2025 Annual General Meeting of Shareholders of Saigon Telecommunication & Technologies Corporation.	100%
4	04/2025/QD-HDQT	20/03/2025	Approving the detailed adjustments to the investment policy for the Luong Son Thai	100%

			Nguyen Industrial Cluster Project.	
5	05/2025/QD-HDQT	04/04/2025	Approving the set of documents to be submitted to the 2025 Annual General Meeting of Shareholders of Saigon Telecommunication & Technologies Corporation.	100%
6	06/2025/Board of Directors' Resolution	May 14, 2025	Approval of the plan to sell treasury shares.	100%
7	07/2025/Board of Directors' Resolution	May 27, 2025	Approval of credit implementation and related contracts between Saigon Telecommunication & Technologies Joint Stock Company and Joint Stock Commercial Bank for Foreign Trade of Vietnam – Branch 1, with a credit limit of 185 billion VND.	100%
8	08/2025/Board of Directors' Resolution	June 18, 2025	Approval of the cessation of the plan to sell treasury shares.	100%
9	09/2025/Board of Directors' Resolution	July 10, 2025	Approval of the selection of an audit firm for the semi-annual review and the 2025 annual financial statement audit.	100%
10	10/2025/Board of Directors' Resolution	August 08, 2025	Approval of the policy for carrying out transactions with related parties, including the list of related parties.	100%
11	11/2025/Board of Directors' Resolution	August 22, 2025	Approval of the establishment of the Saigontel Quang Ninh branch.	100%

12	11A/2025/Board of Directors' Resolution	August 22, 2025	Approval for SAIGONTEL High Tech Investment and Development Company Limited to invest in projects, borrow funds, pledge assets, and appoint an authorized representative to sign with the Bank for Investment and Development of Vietnam (BIDV) - Nam Saigon Branch.	100%
13	12/2025/Board of Directors' Resolution	September 09, 2025	Appointment of the Director of the Quang Ninh Branch.	100%
14	12A/2025/Board of Directors' Resolution	September 09, 2025	Approval of the authorization of powers for the Saigontel branch in Quang Ninh province.	100%
15	12B/2025/Board of Directors' Resolution	September 09, 2025	Issuance of regulations regarding the authority and responsibilities of the Director of the Saigontel branch in Quang Ninh province.	100%
16	13/2025/Board of Directors' Resolution	October 01, 2025	Approval of amendments and supplements to certain articles of the Charter of Saigon Telecommunication & Technologies Joint Stock Company.	100%
17	14/2025/Board of Directors' Resolution	October 24, 2025	Approval of the procurement of cars for the Saigontel branch in Thai Nguyen and the Saigontel branch in Quang Ninh.	100%
18	15/2025/Board of Directors' Resolution	November 07, 2025	Approval of the adjustment to the project 'Construction investment and business of technical infrastructure in Dai Dong Hoan Son Industrial	100%

			Park, phase II, Tien Du district, Bac Ninh province'	
19	16/2025/Board of Directors' Resolution	October 12, 2025	Approval of the implementation of the plan to offer shares to existing shareholders in 2025	100%
20	16A/2025/Board of Directors' Resolution	October 12, 2025	Approval of the registration file for the share offering to existing shareholders in 2025	100%
21	17/2025/Board of Directors' Resolution	December 30, 2025	Approval of the schedule adjustment for the Tan Phu 1 Industrial Cluster project in Thai Nguyen	100%

1.4. Activities of the independent Member of the Board of Directors

The Board of Directors has 01 independent member, Mr. Nguyen Thanh Thai. The independent Member of the Board of Directors possesses professional competence and years of experience in the Company's primary fields of activity, thereby making significant contributions to the decision-making of the Board of Directors. In 2025, the independent Member of the Board of Directors provided full participation in decisions and issues under the authority of the Board of Directors, especially regarding transactions between the Company and affiliated persons to ensure transparency, control conflicts of interest, and protect the interests of the Company and shareholders.

1.5. List of members of the Board of Directors who possess a training certificate on corporate governance.

In the upcoming period, members of the Board of Directors, members of the Board of Supervisors, and the Board of Management of the Company will participate in Training courses on corporate governance at institutions recognized by the State Securities Commission (If any). However, the Company continuously monitors and updates regulations related to corporate governance as well as participates in corporate governance training courses provided by regulatory bodies.

2. BOARD OF SUPERVISORS

2.1. Members and structure of the Board of Supervisors (as of December 31, 2025)

No.	Name	Position
1	Mr. Nguyen Duc Thuan	Head of the Supervisory Board
2	Ms. Le Thi Kim Nhung	Member of the Supervisory Board

3	Ms. Su Ngoc Bich	Member of the Supervisory Board
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() Information regarding the curriculum vitae of the Board of Supervisors is presented in Section 2.2.*

2.2. Activities of the Board of Supervisors

2.2.1. Evaluation of the Board of Supervisors' activities during the year

Supervisory activities of the Board of Supervisors regarding the Board of Directors, Board of Management, and shareholders

In 2025, the Board of Supervisors of Saigon Telecommunication & Technologies Corporation carried out the following key supervisory tasks:

- Inspect and supervise before, during, and after the Board of Directors and Board of Management issue regulations; participate in contributing opinions and implement control during the drafting and amendment stages of regulations and policies;
- Inspect and supervise the appropriateness of the decision-making authority of the Board of Directors and the General Director of the Company; supervise the procedure for issuing corporate documents, ensuring compliance with the Law and the Company's Charter.
- Supervise the preparation of financial statements, ensuring the honesty and reasonableness of the financial data published.
- Inspect and appraise the Evaluation Report on the management and administration of the Board of Management and review the financial statements for the year 2025 issued by the Company.
- Inspect and supervise the procedures and sequences for organizing the Annual General Meeting of Shareholders, ensuring full compliance with the law and the Company's Charter.

Coordination between the Board of Supervisors and the operations of the Board of Directors, the Board of Management, and other managers

- The Board of Supervisors regularly maintains a mechanism for exchanging information with the Board of Directors and the Board of Management through various forms such as direct meetings, written correspondence, and email to stay updated on the Company's operations.
- The Board of Supervisors also regularly sends representatives to participate in meetings of specialized departments to enhance the quality of supervision as well as the independence of control activities. At these meetings, the Board of Supervisors provided constructive feedback within its functions and authority.
- The Board of Directors, Board of Management, and departments within the Company coordinated and created favorable conditions for the Board of Supervisors

to perform its functions and duties as prescribed. All relevant reports and supporting documents were fully provided to the Board of Supervisors upon request, ensuring that supervisory activities proceeded smoothly and effectively.

2.2.2. Number of Meetings of the Board of Supervisors

In 2025, the Board of Supervisors held 04 sessions with the full participation of its members. Specifically, the number of meetings of the Board of Supervisors is as follows:

No.	Name	Position	Number of meetings attended	Attendance percentage
1	Mr. Nguyen Duc Thuan	Head of the Supervisory Board	04/04	100%
2	Ms. Le Thi Kim Nhung	Member of the Supervisory Board	04/04	100%
3	Ms. Su Ngoc Bich	Member of the Supervisory Board	04/04	100%

2.2.3. Content and results of the meetings

Specific content of the sessions of the Board of Supervisors conducted in 2025 is as follows:

No	Minutes No.	Date	Content
1	01/2025/SGT-BBH-Supervisory Board	April 28, 2025	<ul style="list-style-type: none"> - Evaluation of the Company's performance in the first 3 months of the year - Assignment of tasks to members in accordance with the Resolution passed at the 2025 Annual General Meeting of Shareholders
2	02/2025/SGT-BBH-Supervisory Board	July 25, 2025	<ul style="list-style-type: none"> - Evaluation of the Company's performance in the first 3 months of the year - Review of the Company's 6-month interim financial statements
3	03/2025/SGT-BBH-	October 15, 2025	<ul style="list-style-type: none"> - Evaluation of the Company's performance in the third quarter

	Supervisory Board		
4	04/2025/SGT-BBH-Supervisory Board	December 31, 2025	- Evaluation of the Company's 2025 annual performance - Preparation task assignment for the Supervisory Board's report at the 2026 Annual General Meeting of Shareholders

3. TRANSACTIONS, REMUNERATION, AND BENEFITS OF THE BOARD OF DIRECTORS, BOARD OF MANAGEMENT, AND THE BOARD OF SUPERVISORS

3.1. Salaries, bonuses, remuneration, and benefits

No.	Name	Position	Income (VND)
Members of the Board of Directors and Supervisory Board			
1	Mr. Dang Thanh Tam	Chairman of the Board of Directors	-
2	Ms. Nguyen Thi Kim Thanh	Non-executive Member of the Board of Directors	156,000,000
3	Ms. Nguyen Cam Phuong	Member of the Board of Directors	156,000,000
4	Ms. Ho Thi Kim Oanh	Non-executive Member of the Board of Directors	156,000,000
5	Mr. Nguyen Thanh Thai	Independent members of the Board of Directors	156,000,000
6	Mr. Nguyen Duc Thuan	Head of the Supervisory Board	144,000,000
7	Ms. Su Ngoc Bich	Member of the Supervisory Board	120,000,000
8	Ms. Le Thi Kim Nhung	Member of the Supervisory Board	120,000,000
Board of Management			
1	Ms. Nguyen Cam Phuong	Member of the Board of Directors and General Director	324,835,616

2	Mr. Le Nguyen Hoang Anh	Deputy General Director of Finance and Acting Chief Accountant	695,356,335
3	Mr. Pham Van Luc	Deputy General Director of Urban Development	706,125,000
4	Mr. Nguyen Anh Tu	Deputy General Director of Technical Affairs and Director of Thai Nguyen Branch	805,075,000
5	Mr. Vu Ngoc Anh	Deputy General Director and Director of Bac Ninh Branch	367,974,630

Mr. Dang Thanh Tam declined to receive remuneration as a Member of the Board of Directors in 2025.

3.2. Stock transactions by internal persons

In 2025, there were no transactions by internal persons and affiliated persons with shares of the company.

3.3. Transactions between the company and related persons of the company with major shareholders, internal persons, and related persons of internal persons

1	SAIGONTEL Real Estate Investment Joint Stock Company (SGTLand)	<p>Company's subsidiaries</p> <p>Ms. Nguyen Cam Phuong – Member of the BOD and General Director and Head of SGT's representative office in HCMC, concurrently Member of the BOD of SGTLand</p> <p>Mr. Pham Van Luc – Deputy General Director and Head of SGT's representative office in Hanoi, concurrently General Director of SGTLand</p> <p>Mr. Le Nguyen Hoang Anh – Deputy General Director of Finance and Acting Chief Accountant</p>	0106684254, date of issue November 06, 2014, place of issue Hanoi	3rd Floor – No. 193, Trich Sai Road, Tay Ho District, Hanoi City	In 2025	26/2021/NQ-HĐQT dated August 19, 2021 and 10/2025/Board of Directors' Resolution dated August 08, 2025	<p>Goods trading, internal capital transfer, implementation of business cooperation contracts.</p> <p>Total value of transaction: 4,586,783,510 VND</p>	The Board of Directors has issued a general resolution regarding transactions with parties frequently traded with
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		of SGT, concurrently Member of the BOD of SGTLand						
2	Saigontel Distribution and Service Joint Stock Company (SDJ)	Associate Company Mr. Le Nguyen Hoang Anh – Deputy General Director of Finance and Acting Chief Accountant of SGT, concurrently Chairman of the Board of Directors of SDJ	0313042600, date of issue December 06, 2014, place of issue Ho Chi Minh City	3A Floor, No. 12 Pham Dinh Toai, Ward 6, District 3, Ho Chi Minh City	In 2025	26/2021/NQ- HĐQT dated August 19, 2021 and 10/2025/Board of Directors' Resolution dated August 08, 2025	Interest expense incurred: 1,384,912,001 VND Interest payment: 500,000,000 VND SGT provided services to SDJ: 396,000,000 VND	The Board of Directors issued a general resolution regarding transactions with frequently transacting parties
3	Saigon Lam Dong Investment and Tourism Joint Stock Company (SGLĐ)	Ms. Nguyen Cam Phuong – Member of the Board of Directors, General Director and Head of the Representative Office in Ho Chi Minh City of SGT, also serves as a	5800467579 issued by the Department of Planning and Investment of Lam Dong province on February 03, 2005	Cable Car Tourist Area, Robin Hill, Xuan Huong Ward, Lam Dong Province	In 2025	26/2021/NQ- HĐQT dated August 19, 2021 and 10/2025/QĐ- HĐQT dated August 08, 2025	SGT collected service fees from SGLĐ: 3,337,457,331 VND	The Board of Directors issued a general resolution regarding transactions with frequently

		Member of the Board of Directors of SGLĐ						transacting parties
4	Long An Development Invest Joint Stock Company (LADIC)	Associate Company Mr. Dang Thanh Tam – Chairman of the Board of Directors of SGT, also serves as Chairman of the Board of Directors of LADIC Ms. Nguyen Cam Phuong – Member of the Board of Directors, General Director and Head of the Representative Office in Ho Chi Minh City of SGT, also serves as the General Director of LADIC	1101977259 issued by the Department of Planning and Investment of Long An province on February 18, 2021	Tan Dong Hamlet, Tan Tap Commune, Tay Ninh Province	In 2025	26/2021/NQ-HĐQT dated August 19, 2021 and 10/2025/QĐ-HĐQT dated August 08, 2025	SGT borrowed from LADIC: 22,131,466,379 VND SGT repaid principal to LADIC: 78,648,252,373 VND Interest expense incurred: 7,397,947,698 VND SGT paid interest to LADIC: 7,642,129,310 VND Collected from providing services to LADIC: 149,763,200 VND	The Board of Directors issued a general resolution regarding transactions with frequently transacting parties



							Amount payable for services provided by LADIC to SGT: 112,527,600 VND	
5	Sai Gon Urban Development And Investment Joint Stock Company (SGU)	Subsidiary Ms. Nguyen Cam Phuong – Member of the Board of Directors, General Director and Head of the Representative Office in Ho Chi Minh City of SGT, also serves as Chairman of the Board of Directors of SGU	0109049028 issued by the Department of Planning and Investment of Ha Noi on December 31, 2019	2nd Floor, Building 24T3, No. 6 Le Van Thiem, Thanh Xuan Ward, Ha Noi	In 2025	26/2021/NQ-HĐQT dated August 19, 2021 and 10/2025/QĐ-HĐQT dated August 08, 2025	SGT collected from sales and services provided to SGU: 28,050,000 VND	The Board of Directors issued a general resolution regarding transactions with frequently transacting parties
6	Saigontel High Tech Investment and Development Limited Liability Company (SGTHi-tech)	Subsidiary	0402079923 issued by the Department of Planning and Investment of Da Nang on	61A Nguyen Van Cu, Hai Van Ward, Da Nang	In 2025	26/2021/NQ-HĐQT dated August 19, 2021 and 10/2025/QĐ-HĐQT dated	SGT paid interest to SGTHi-tech: 600,000,000 VND Interest expense incurred: 990,000,002 VND	The Board of Directors issued a general resolution regarding transactions



			January 20, 2021			August 08, 2025	SGT borrowed from SGTHi-tech: 1,496,273,972 VND SGT collected service fees: 4,447,000 VND	with frequently transacting parties
7	Saigon Vina Textile Joint Stock Company (SGVN)	Associate Company Ms. Nguyen Cam Phuong – Member of the Board of Directors, General Director and Head of the Representative Office in Ho Chi Minh City of SGT, also serves as Member of the Board of Directors, Legal Representative and Director of SGVN Mr. Le Nguyen Hoang Anh – Acting Chief Accountant and Deputy	0306192669 issued by the Department of Planning and Investment of Ho Chi Minh City on December 05, 2012	300 A-B Nguyen Tat Thanh, Xom Chieu Ward, Ho Chi Minh City	In 2025	26/2021/NQ-HĐQT dated August 19, 2021 and 10/2025/QĐ-HĐQT dated August 08, 2025	SGT provided a loan to SGVN: 2,750,000,000 VND Interest expense incurred: 595,517,812 VND	The Board of Directors issued a general resolution regarding transactions with frequently transacting parties

		General Director of Finance of SGT, also serves as Chief Accountant of SGVN						
8	Saigontel Long An Company Limited (SLA)	Subsidiary Mr. Dang Thanh Tam – Chairman of the Board of Directors of SGT, also serves as Chairman of the Member Council of LADIC Ms. Nguyen Cam Phuong – Member of	1101977241 issued by the Department of Planning and Investment of Long An province on February 18, 2021	Tan Dong Hamlet, Tan Tap Commune, Tay Ninh Province	In 2025	26/2021/NQ-HĐQT dated August 19, 2021 and 10/2025/QĐ-HĐQT dated August 08, 2025	Accounts receivable from sales and services provided by SGT to SLA: 201,413,200 VND Amounts payable by SGT for services and products provided by SLA: 135,086,400 VND	The Board of Directors issued a general resolution regarding transactions with frequently transacting parties

		the Board of Directors, General Director and Head of the Representative Office in Ho Chi Minh City of SGT, also serves as Member of the Member Council and General Director of SLA					SGT provided a loan to SLA: 150,000,000,000 VND SLA paid interest to SGT: 48,082,192 VND Interest expense incurred: 9,750,896,162 VND	
9	Hung Yen Investment and Development Corporation	Mr. Dang Thanh Tam – Chairman of the Board of Directors of SGT, also serves as Legal Representative of Hung Yen Investment and Development Corporation	0901095293 issued by the Department of Planning and Investment of Hung Yen province on February 05, 2021	No. 537 Nguyen Van Linh street, Le Loi Ward, Hung Yen Province	In 2025	26/2021/NQ-HĐQT dated August 19, 2021	Interest expense incurred: 1,304,642,570 VND	The Board of Directors issued resolution 26/2021/NQ-HĐQT dated August 19, 2021 regarding the loan; in 2025, only interest was incurred from this loan, no additional

								resolution on interest accounting was issued
10	Trang Cat Urban Development Single Member Limited Liability Company (TCC)	Mr. Dang Thanh Tam – Chairman of the Board of Directors of SGT, also serves as Chairman and Director of Trang Cat Urban Development Single Member Limited Liability Company	0201250666 issued by the Department of Planning and Investment of Hai Phong city on March 22, 2012	Bai Trieu Area, Dinh Vu - Cat Hai Economic Zone, Hai An Ward, Hai Phong City	In 2025	26B/2021/QĐ-HĐQT dated September 19, 2021	Interest expense incurred: 18,699,999,998 VND SGT repaid principal to TCC: 5,000,000,000 VND	Interest expense incurred from the loan under Resolution No. 26B/2021/QĐ-HĐQT dated September 19, 2021; no resolution was issued for principal repayment and interest accounting
11	TN Global Joint Stock Company	Mr. Le Nguyen Hoang Anh – Acting Chief Accountant and Deputy General Director of	0313269288 issued by the Department of Planning and	No. 12 Pham Dinh Toai, Xuan Hoa Ward, Ho Chi Minh City	In 2025	26/2021/NQ-HĐQT dated August 19, 2021 and	SGT paid TNG for office rental and other services: 4,738,993,420 VND	The Board of Directors issued a general

		Finance of SGT, also serves as General Director of TN Global Joint Stock Company	Investment of Ho Chi Minh City on May 25, 2015			10/2025/QĐ-HĐQT dated August 08, 2025	SGT collected from services provided to TNG: 628,261,166 VND SGT provided a loan to TNG: 4,000,000,000 VND TNG repaid the loan to SGT: 3,000,000,000 VND Loan interest incurred: 40,164,382 VND	resolution regarding transactions with frequently transacting parties
12	Tan Phu Trung Long An Industrial Park Single Member Limited Liability Company (TPT – LA)	Mr. Dang Thanh Tam – Chairman of the Board of Directors of SGT, also serves as Chairman of the Company of Tan Phu Trung Long An Industrial Park Single Member Limited Liability Company	1101916111 issued by the Department of Planning and Investment of Long An province on April 26, 2019	No. 133 Road 835, Can Giuoc Commune, Tay Ninh Province, Vietnam	In 2025	22A/2022/QĐ-HĐQT dated June 30, 2022	Interest expense incurred: 108,168,928 VND	Information has been disclosed according to Official Letter No. 145/2022/CV-SGT dated July 13, 2022, and explanations for late

								disclosure were provided on the same day regarding the loan from TPT-LA. No Board resolution was issued for the incurred interest.
13	Sai Gon Tay Bac Urban Development Joint Stock Company (SCD)	Mr. Dang Thanh Tam – Chairman of the Board of Directors of SGT, also serves as General Director of SCD	0303097752 issued by the Department of Planning and Investment of Ho Chi Minh City on November 04, 2003	National Highway 22, Tram Bom Hamlet, Cu Chi Commune, Ho Chi Minh City	In 2025	10/2025/QĐ-HĐQT dated August 08, 2025	Interest expense incurred: 1,800,000,000 VND	The Board of Directors issued a general resolution regarding transactions with frequently transacting parties
14	Sai Gon – Hai Phong	Mr. Dang Thanh Tam – Chairman of the Board	0200681370 issued by the	Trang Due Industrial Park,	In 2025	10/2025/QĐ-HĐQT dated	Offset of liabilities: 1,039,910,300 VND	The Board of Directors

	Industrial Park Joint Stock Company (SHP)	of Directors of SGT, also serves as Chairman of the Board of Directors of SHP	Department of Planning and Investment of Hai Phong on July 20, 2006	An Duong Ward, Hai Phong City.		August 08, 2025		issued a general resolution regarding transactions with frequently transacting parties
15	Kumba Joint Stock Company	Ms. Nguyen Cam Phuong – Member of the Board of Directors, General Director and Head of the Representative Office in Ho Chi Minh City of SGT, also serves as General Director of Kumba	300815606 issued by the Department of Planning and Investment of Ho Chi Minh City on July 07, 2009	342 Vo Van Kiet, Cau Ong Lanh Ward, Ho Chi Minh City	In 2025	10/2025/QĐ-HĐQT dated August 08, 2025	SGT repaid principal: 1,200,000,000 VND Interest expense incurred: 97,915,070 VND	The Board of Directors has issued a general decision regarding transactions with regularly transacting parties
16	Saigon-Da Nang Investment Joint Stock	Mr. Vu Ngoc Anh – Deputy CEO of SGT, also Chairman of the Board of Directors of SDN	0400503777 issued by the Department of Planning and Investment of	61A Nguyen Van Cu, Hai Van Ward, Da Nang City	In 2025	10/2025/QĐ-HĐQT dated August 8, 2025	Payment for cooperation agreement: VND 150,437,975,000	The Board of Directors has issued a general decision

	Company (SDN)		Da Nang City on August 3, 2005				SGT paid for services provided by SDN: VND 43,404,438	regarding transactions with regularly transacting parties
17	Saigon Postel Corporation (SPT)	Ms. Nguyen Cam Phuong – Member of the Board of Directors, General Director, Head of the Representative Office in HCMC, and General Director of SGT, also Chairman of the Board of Directors of SPT	0300849034 issued by the Department of Planning and Investment of HCMC on October 17, 1996	10 Co Giang, Cau Ong Lanh Ward, HCMC	In 2025	10/2025/QD-HĐQT dated August 8, 2025	Offsetting of payables/receivables: VND 23,627,740,351	The Board of Directors has issued a general decision regarding transactions with regularly transacting parties
18	Saigontel STS Vietnam Company Limited (SSVN)	Ms. Nguyen Cam Phuong – Member of the Board of Directors, General Director, Head of the Representative Office in HCMC, and General Director of SGT, also Chairman of	0318097177 issued by the Department of Planning and Investment of HCMC on October 12, 2023	6th Floor, No. 12 Pham Dinh Toai, Xuan Hoa Ward, HCMC	In 2025	10/2025/QD-HĐQT dated August 8, 2025	SGT collected service provision fees from SSVN: VND 59,337,000 SGT granted a loan to SSVN: VND 515,000,000	The Board of Directors has issued a general decision regarding transactions with regularly

		the Board of Members and General Director of SSVN						Accrued interest: VND 18,344,108	transacting parties
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3.4. Transactions between internal persons of the company, and related persons of internal persons with subsidiaries and companies under the control of the listed company

1	Saigon - Hai Phong Industrial Park Joint Stock Company (SHP)	Mr. Dang Thanh Tam – Chairman of the Board of Directors of SGT, also Chairman of the Board of Directors of SHP	Mr. Dang Thanh Tam – Chairman of the Board of Directors	0200681370 issued by the Department of Planning and Investment of Hai Phong on July 20, 2006	Trang Due Industrial Park, An Duong Ward, Hai Phong City.	Saigontel Real Estate Investment Joint Stock Company (SGTLand)	In 2025	Offsetting of payables/receivables: VND 1,039,910,300 SGTLand collected service provision fees from SHP: VND 200,000,000	
2	Saigon-Da Nang Investment Joint Stock Company (SDN)	Mr. Vu Ngoc Anh – Deputy CEO of SGT, also Chairman of the Board of Directors of SDN	Mr. Vu Ngoc Anh – Deputy CEO	0400503777 issued by the Department of Planning and Investment of Da Nang City	61A Nguyen Van Cu, Hai Van Ward, Da Nang City	Sai Gon Urban Development And Investment Joint Stock	In 2025	SGU provided services to SDN with a value of VND 377,277,103,177 SGU recovered capital contribution for investment cooperation	

				on August 3, 2005		Company (SGU)		with SDN: VND 172,000,000,000 SGU paid service fees to SDN: VND 501,901,485	
3	Sai Gon North West Urban Development Joint Stock Company (SCD)	Mr. Dang Thanh Tam – Chairman of the Board of Directors of SGT, is General Director of SCD	Mr. Dang Thanh Tam – Chairman of the Board of Directors	0303097752 issued by the Department of Planning and Investment of HCMC on November 4, 2003	National Route 22, Tram Bom Hamlet, Cu Chi Commune, HCMC	Saigontel Real Estate Investment Joint Stock Company (SGTland)	In 2025	Accrued interest from the loan from SCD to SGTland: VND 5,081,276,218 SGTland collected service provision fees from SCD: VND 1,486,753,192	
4	Long An Investment and Development Joint Stock Company (LADIC)	Associate Company of SGT		1101977259 issued by the Department of Planning and Investment of Long An province on February 18, 2021	Tan Dong Hamlet, Tan Tap Commune, Tay Ninh province	Saigontel Long An Company Limited (SLA)	In 2025	SLA borrowed from LADIC: VND 135,300,000,000 Accrued interest: VND 4,994,128,768 SLA repaid loan principal to LADIC: VND 4,600,000,000	

								SLA paid loan interest to LADIC: VND 8,327,834,951	
								SLA provided services to LADIC: VND 29,700,000	
5	Sai Gon Lam Dong Investment and Tourism Joint Stock Company (SGLD)	Ms. Nguyen Cam Phuong – Member of the Board of Directors, General Director, Head of the Representative Office in HCMC of SGT, also Member of the Board of Directors of SGLD	Ms. Nguyen Cam Phuong – Member of the Board of Directors, General Director, Head of the Representative Office in HCMC	5800467579 issued by the Department of Planning and Investment of Lam Dong province on February 3, 2005	Cable Car Tourism Area, Robin Hill, Xuan Huong Ward, Lam Dong province	Saigontel High-Tech Investment and Development Company Limited (SGTHi-tech)	In 2025	SGTHi-tech receivables for loan interest from SGLD: VND 733,800,003	

6	Sai Gon Vina Telecommunication Textile Joint Stock Company (SGVN)	Associate Company Ms. Nguyen Cam Phuong – Member of the Board of Directors, General Director, Head of the Representative Office in HCMC of SGT, also Member of the Board of Directors, Legal Representative, and Director of SGVN Mr. Le Nguyen Hoang Anh – Acting Chief Accountant and	Ms. Nguyen Cam Phuong – Member of the Board of Directors, General Director, Head of the Representative Office in HCMC Mr. Le Nguyen Hoang Anh – Acting Chief Accountant and Deputy Finance Director	0306192669 issued by the Department of Planning and Investment of HCMC on December 5, 2012	300 A-B Nguyen Tat Thanh, Xom Chieu Ward, HCMC	Saigontel High-Tech Investment and Development Company Limited (SGTHi-tech)	In 2025	SGTHi-tech receivables for loan interest from SGVN: VND 40,200,005	
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		Deputy Finance Director of SGT, is Chief Accountant of SGVN							
7	Bao Lac Spiritual Park Joint Stock Company	Indirect Associate Company	Indirect Associate Company	2301163643 issued by the Department of Planning and Investment of Bac Ninh province on January 11, 2021	Ngo Xa Village, Yen Phong Commune, Bac Giang province	Saigontel Real Estate Investment Joint Stock Company (SGTLand)	In 2025	SGTLand repaid loan principal to Tam Linh Bao Lac: VND 2,000,000,000 SGTLand collected service provision fees from Tam Linh Bao Lac: VND 17,651,388 Accrued interest: VND 180,236,983	



PART 6. FINANCIAL STATEMENTS

1. Audit opinion

In our opinion, the consolidated financial statements present fairly and reasonably, in all material respects, the consolidated financial position of Saigon Telecommunication & Technologies Corporation and its subsidiaries as of December 31, 2025, as well as the consolidated financial performance and consolidated cash flows for the fiscal year ended on the same date, in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and legal regulations related to the preparation and presentation of consolidated financial statements.

2. Audited financial statements

The 2025 audited financial statements of Saigon Telecommunication & Technologies Corporation have been disclosed in accordance with regulations and posted on the Company's website at the following link:

- **Separate financial statements:** <https://saigontel.vn/vi/quan-he-co-dong/bao-cao-tai-chinh/3006-bctc-rieng-le-da-kiem-toan-nam-2025.html>
- **Consolidated financial statements:** <https://saigontel.vn/vi/quan-he-co-dong/bao-cao-tai-chinh/3008-bctc-hop-nhat-da-kiem-toan-nam-2025-va-cong-van-giai-trinh-chenh-lech-truoc-va-sau-kiem-toan.html>

Ho Chi Minh City, April, 2026
GENERAL DIRECTOR

Pursuant to Authorization No. 29/2015/UQ-SGT dated December 2, 2015



Nguyễn Cẩm Phương

