

**Code** VRE  
**Company name** Vincom Retail Joint Stock Company  
**Date** 08/31/2020  
**Subject** Explanation for the audited consolidated FS in 6mths of 2020

**Content:**

Vincom Retail Joint Stock Company has explained the movements of the audited consolidated financial statements in six months of 2020 compared to the same period of last year as follows:

*Unit: million dong*

No.	Item	2019	2018	Difference amount	Difference ratio
10	Net revenue	3,315,842	4,266,786	(950,944)	-22%
11	Cost of goods sold	1,911,139	2,335,661	(424,522)	-18%
21	Financial income	104,567	157,326	(52,759)	-34%
22	Financial expense	179,134	146,008	33,126	23%
60	Profit after tax	835,367	1,251,478	(416,111)	-33%

The explanation for the movements of 10% or more:

- Cost of goods sold decreased by 951 billion dong because: (i) the cost of real estate for rent and related services decreased by 503 billion dong due to the Company disbursed a package of 675 billion dong to support tenants affected by the Covid-19 epidemic; (ii) the cost of real estate transfer decreased by 408 billion dong corresponding to the decrease in the income from real estate transfer.
- Financial income decreased by 53 billion dong because of the decrease in the gain from lending and investment.

- Financial expense increased by 33 billion dong due to the Company disbursed VND1,050 billion bonds in April 2020.
- The Company's profit after tax decreased by 416 billion dong thanks to the reasons above.