

Code **VHM**
Company name Vinhomes Joint Stock Company
Date 10/25/2023
Subject Explanation for the separate financial statements in Q2.2023

Content:

Vinhomes Joint Stock Company explained the separate profit after tax in Quarter 2/2023 compared to the same period of last year as follows:

Unit: million dong

	Q3.2023	Q3.2022	Increase/ decrease	%
Profit after tax according to the separate financial statements	11,426,363	15,623,351	-4,196,988	-27%

According to the separate financial statements, the profit after tax in quarter 3/2023 decreased by 4,197 billion dong, equivalent to the decrease of 27% compared to the same period of 2022 because of the following causes:

- Other income decreased by 9,627 billion dong compared to the same period of 2022 due to the decrease in the income from the capital contribution.
- The gross profit from sales and services increased by 6,553 billion dong compared to the same period of 2022 due to the increase in the gross profit from real estate transfer.
- The financial income decreased by more than 580 billion dong compared to the same period of 2022 due to the decrease in the gain from the business investment cooperation.
- The financial expenses increased by more than 450 billion dong compared to the same period of 2022 due to the increase in the loan interest expense.