

Code VHM
Company name Vinhomes Joint Stock Company
Date 03/17/2023
Subject Explanation for the audited financial statements in 2022

Content:

Vinhomes Joint Stock Company explained has the movements of the audited financial statements in 2022 compared to the same period of last year as follows:

Unit: million dong

	2022	2021	Increase/ decrease	%
Profit after tax in the consolidated financial statements	29,161,590	38,948,478	-9,786,888	-25%
Profit after tax in the separate financial statements	26,965,739	12,018,084	14,947,655	124%

According to the separate financial statements, the profit after tax in 2022 increased by 14,948 billion dong, equivalent to the increase of 124% compared to 2021 because of the following causes:

- Gross profit from sales and services increased by 17,185 billion dong compared to the last year due to the increase in the gross profit from real estate transfer.
- The financial income decreased by 4,500 billion dong compared to the last year due to the decrease in the income from the dividend and profit sharing.
- Other incomes increased by 9,161 billion dong compared to the last year due to the increase in the capital contribution in subsidiary, associated company.
- Corporate income tax expenses increased by 5,954 billion dong compared to the last year due to the increase in the taxable profit.

According to the consolidated financial statements, the profit after tax in 2022 decreased by 9,787 billion dong, equivalent to the decrease of 25% compared to 2021 because of the following causes:

- Gross profit from sales and services decreased by 17,763 billion dong compared to the last year due to the decrease in the gross profit from real estate transfer.
- The financial income increased by 7,087 billion dong compared to the last year due to the increase in the income from investments transfer.
- General & administrative expenses decreased by 1,125 billion dong compared to the last year due to the decrease in the general management expenses.