

Code **VHM**
Company name Vinhomes Joint Stock Company
Date 07/31/2023
Subject Explanation for the financial statements in Q2.2023

Content:

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

Unit: million dongs

	Q1.2023	Q1.2022	Increase/ decrease	%
Profit after tax according to the consolidated financial statements	9,713,912	748,224	8,965,688	1.198%
Profit after tax according to the separate financial statements	9,961,942	895,508	9,066,434	1.012%

According to the consolidated financial statements, the profit after tax in quarter 2/2023 increased by 8,966 billion dongs, equivalent to the increase of 1.198% compared to the same period of 2022 because of the following causes:

- Gross profit from sales and services increased by 11,195 billion dongs compared to the same period of last year due to the increase in the gross profit from real estate transfer.
- The financial income increased by 1,551 billion dongs compared to the same period of last year due to the increase in the gain from the increase in deposit and lending interest, and reverse investment provision.
- Selling expense increased by 928 billion dongs compared to the same period of last year mainly due to the increase in real estate transfer.
- Corporate income tax expense increased by 2,208 billion dongs compared to the same period of last year due to the increase in taxable profit.

According to the separate financial statements, the profit after tax in quarter 2/2023

increased by 9,066 billion dong, equivalent to the increase of 1.012% compared to the same period of 2022 because of the following causes:

- Gross profit from sales and services increased by 11,498 billion dong compared to the same period of last year due to the increase in the gross profit from real estate transfer.
- The financial income increased by 1,403 billion dong compared to the same period of last year due to the increase in the gain from the increase in deposit and lending interest, and business investment cooperation.
- Selling expense increased by 924 billion dong compared to the same period of last year mainly due to the increase in real estate transfer
- Corporate income tax expense increased by 1,871 billion dong compared to the same period of last year due to the increase in taxable profit.