

Code VHM
Company name Vinhomes Joint Stock Company
Date 08/30/2023
Subject Explanation for the semi-annual reviewed financial statements in 2023

Content:

Vinhomes Joint Stock Company explained the profit after tax compared to the same period of last year according to the semi-annual reviewed financial statements in 2023 as follows:

Unit: million dong

	6 months of 2023	6 months of 2022	Increase/ decrease	%
Profit after tax according to the consolidated financial statements	21,672,048	5,473,161	16,198,887	296%
Profit after tax according to the separate financial statements	21,937,409	1,424,927	20,512,442	1.440%

According to the semi-annual reviewed consolidated financial statements in 2023, the profit after tax increased by 16,199 billion dong, equivalent to the increase of 296% compared to the same period of 2022 because of the following causes:

- Gross profit from sales and services increased by 13,864 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 8,872 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 reverse investment provision.
- Selling expense increased by 1,637 billion dong compared to the same period of last year mainly due to the increase in real estate transfer expenses.
- Corporate income tax expense increased by 4,270 billion dong compared to the same period of last year due to the increase in taxable profit.

According to the semi-annual reviewed separate financial statements in 2023, the profit

after tax increased by 20,512 billion dongs, equivalent to the increase of 1.440% compared to the same period of 2022 because of the following causes:

- Gross profit from sales and services increased by 17,048 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 2,926 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 business investment cooperation.
- Selling expense increased by 1,825 billion dongs compared to the same period of last year mainly due to the increase in real estate transfer.
- Other income increased by more than 8,911 billion dongs compared to the same period of last year due to the increase in the gain from capital contribution.
- Corporate income tax expenses increased by 4,667 billion dongs compared to the same period of last year due to the increase in taxable profit.