

Code **VHM**
Company name Vinhomes Joint Stock Company
Date 02/19/2024
Subject Explanation for the financial statements in Q4.2023

Content:

Vinhomes Joint Stock Company explained the profit after tax in Quarter 4/2023 compared to the same period of last year as follows:

Unit: million dongs

	Q4.2023	Q4.2022	Increase/ decrease	%
Profit after tax according to the consolidated financial statements	891,349	9,113,256	-8,221,907	-90%
Profit after tax according to the separate financial statements	-61,929	10,211,731	-10,273,660	-101%

According to the consolidated financial statements, the profit after tax in quarter 4/2023 increased by 8,222 billion dongs, equivalent to the decrease of 90% compared to the same period of 2022 because of the following causes:

- Gross profit from sales and services decreased by 14,631 billion dongs compared to the same period of last year due to the crease in the gross profit from real estate transfer.
- The financial income increased by 3,880 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.
- Corporate income tax expense decreased by 2,900 billion dongs compared to the same period of last year.

According to the separate financial statements, the profit after tax in quarter 4/2023

decreased by 10,274 billion dong, equivalent to the increase of 101% compared to the same period of 2022 because of the following causes:

- Gross profit from sales and services decreased by 10,778 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 decreased by 683 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.
- financial expense increased by 1,288 billion dong compared to the same period of last year.
- Corporate income tax expense decreased by 2,700 billion dong compared to the same period of last year.