**LSG: Explanation on Financial Statements 2023**

On March 26, 2024, Saigon Vi Na Real Estate Joint Stock Company announced Official Dispatch No. 210/LSG-TCKT explaining the profit after tax difference of over 5% before and after audit, and fluctuations of over 10% compared to the same period last year as follows:

Unit: VND

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Content | In 2023 | In 2022 | Difference | % Fluctuations rate |
| Total revenue: | 115,134,265,077 | 137,743,131,239 | (22,608,866,162) | (16.41%) |
| Total expenses: | 107,505,997,165 | 134,152,805,279 | (26,646,808,114) | (19.86%) |
| Profit before tax | 7,628,267,912 | 3,590,325,960 | 4,037,941,952 | 112.47% |
| Profit after tax | 5,980,776,797 | 2,600,023,894 | 3,380,752,903 | 130.03% |

1. Explanation of profit after tax difference before - after audit of over 5%:

Profit after tax 2023 before audit is VND 8.48 billion and profit after tax after audit is VND 5.98 billion, a decrease of VND 2.50 billion, equivalent to 41.81%.

Reason: The auditor did not accept the allocation of general and administrative expenses to project implementation costs, thereby increasing general and administrative expenses in the period by VND 3.12 billion.

1. Explanation for profit after tax changing by 10% or more compared to the same period last year:

Profit after tax in 2023 reached VND 5.98 billion, an increase of VND 3.38 billion compared to 2022 (VND 2.60 billion). Main reasons: During the period, financial investment revenue decreased by VND 23.65 billion, financial costs by VND 25.89 billion, and general and administrative expenses by VND 0.67 billion.