**NVL122001: Explanation on the difference in profit after tax on the Audited Consolidated Financial Statements 2023 compared to that of the same period last year**

On March 31, 2024, No Va Land Investment Group Corporation announced Official Dispatch No. 102/2024-CV-NVLG on explaining the difference of 10% or more in consolidated profit after tax compared to that of the same period last year as follows:

Unit: VND

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| No. | Target | Fiscal year ending December 31, 2023 | Fiscal year ending December 31, 2022 | Difference | Increase/decrease (%) |
| 1 | Profit after tax | 485,864,524,898 | 2,181,530,210,596 | (1,695,665,685,698) | -78% |

Profit after tax in the Consolidated Financial Statements for the fiscal year ending December 31, 2023 decreases by 78% compared to that of the same period in 2022 due to the influence of the following factors:

|  |  |  |  |
| --- | --- | --- | --- |
| Items | Value (VND) | % increase/ (decrease) | Explanation |
| Total difference in profit after tax in 2022 - 2023 | (1,695,665,685,698) |  |  |
| In which: |  |  |  |
| 1. Difference in reduction of gross profit from good sales and service provision
 | (2,929,281,305,075) | -69% | (i) |
| 1. Difference in reduction of financial expense
 | 904,513,971,025 | -22% | (ii) |
| 1. Other differences
 | 329,101,648,352 |  |  |

In which:

1. Gross profit from goods sales and service provision decreases by VND 2,929,281,305,075 compared to that of the same period due to business activities being affected by the general difficult situation of the real estate market.
2. Financial expense decreases by VND 904,513,971,025 over the same period, mainly due to reduced interest expenses due to reducing outstanding debt, reducing bond issuance expenses and interest expenses for investment cooperation activities.