

VINAHUD URBAN AND HOUSING
DEVELOPMENT INVESTMENT JOINT
STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, February 6, 2025

Number: *10* /2025/CV/VINAHUD

Re :- Explanation of profit fluctuations on
separate financial statements for the
fourth quarter of 2024

**To : STATE SECURITIES COMMISSION HANOI
STOCK EXCHANGE**

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance on " Guidelines on information disclosure on the stock market ", Vinahud Housing and Urban Development Investment Joint Stock Company (VHD) explains that the business results of the fourth quarter of 2024 on the separate financial statements fluctuated by more than 10% compared to the business results of the same period in 2023; profit in the reporting period was a loss, specifically as follows:

1. The content of the separate financial statements for the fourth quarter of 2024 fluctuates compared to the same period in 2023.

STT	Item	Year 2024	Year 2023	Fluctuation (increase)
	Profit after tax	23,205,857,516	(50,592,021,531)	145,9%

The reason why the company's after-tax profit target for the fourth quarter of 2024 is 23,205,857,516 VND and increases by 145,9% over the same period in 2023 is due to:

- In the fourth quarter of 2024, the company generated revenue from share transfer activities (specifically , the transfer of 100% of the capital contribution of Me Linh Thinh Vuong Company Limited), causing profits in the fourth quarter of 2024 to increase. This led to a difference in profits in the fourth quarter of 2024 compared to the same period last year as shown above.

Above is the explanation of Vinahud Housing and Urban Development Investment Joint Stock Company (VHD) on the business results and profits of the fourth quarter of 2024 on its separate financial statements.

Best regards!

VINAHUD URBAN AND HOUSING
DEVELOPMENT INVESTMENT JOINT
STOCK COMPANY

Chairman of the Board



Truong Quang Minh

Recipient:

- As above
- Save office