

**Code** VHM  
**Company name** Vinhomes Joint Stock Company  
**Date** 10/30/2024  
**Subject** Explanation for Q3.2024 financial statements

**Content:**

Vinhomes Joint Stock Company explained the profit after tax in Quarter 3/2024 compared to the same period of last year as follows:

*Unit: million dongs*

	<b>Q3.2024</b>	<b>Q3.2023</b>	<b>Increase/ decrease</b>	<b>%</b>
Profit after tax according to the consolidated financial statements	8,980,121	10,723,541	(1,743,420)	(16%)
Profit after tax according to the separate financial statements	12,674,912	11,426,363	1,248,549	11%

According to the consolidated financial statements, the profit after tax in quarter 3/2024 decreased by 1,743 billion dongs, equivalent to the decrease of 16% compared to the same period of 2023 because of the following causes:

- Gross profit from sales and services decreased more than 5,205 billion dongs compared to the same period of last year due to the decrease in the gross profit from real estate transfer.

- The financial income increased by 3,652 billion dongs compared to the same period of last year due to the increase in the gain from investments transfer.

- Selling expense increased by 950 billion dongs compared to the same period of last year mainly due to the increase in the gain from real estate transfer.

- Current and deferred Corporate income tax expenses decreased by 1,600 billion dongs due to the decrease in the gain from real estate transfer.

According to the separate financial statements, the profit after tax in quarter 3/2024 increased by 1,248 billion dongs, equivalent to the increase of 11% compared to the same period of 2023 because of the following causes:

- Gross profit from sales and services decreased by 6,624 billion dongs compared to the same period of last year due to the decrease in the gross profit from real estate transfer.

- The financial income increased by 1,972 billion dongs compared to the same period of last year due to the increase in the gain from investments transfer.

- The financial expense increased by 854 billion dongs compared to the same period of last year.

- Selling expense increased by 695 billion dongs compared to the same period of last year mainly due to the increase in the gain from real estate transfer.

- Other income increased more than 7,039 billion dongs compared to the same period of last year.

- Current Corporate income tax expenses decreased by 336 billion dongs compared to the same period of last year due to the decrease in the gain.