



LONG GIANG INVESTMENT AND URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: No 173 Street Xuan Thuy, Cau Giay District, Hanoi

Phone number : 04.3.7950595 Fax: 04.3.7950099

Email: lgl-hn@longgiangland.com.vn

Website: longgiangland.com.vn

No: 20./2025/cv-lgl
Re: Explanation of the data discrepancy

Ha Noi, 24 January 2025

To - The State Securities Commission
- The Stock Exchange

Basis:

- Based on the provisions of Article 14 of Circular No 96/2020/TT-BTC on November 16, 2020, by the Ministry of Finance on "Guidelines for Information Disclosure on the Stock Market."
- Based on the financial statements and the consolidated financial statements for Q4 of 2023 of Long Giang Urban Development and Investment Joint Stock Company.
- The individual financial statements and the consolidated financial statements for Q4 of 2024 of Long Giang Urban Development and Investment Joint Stock Company.

Our company would like to explain the difference in net profit after tax for the same period in the individual financial statements and consolidated financial statements for Q4 of 2023 and Q4 of 2024 as follows:

Unit: VND

No.	INDICATOR	Q4 2024 FINANCIAL STATEMENTS	Q4 2023 FINANCIAL STATEMENTS	CHANGE	
				AMOUNT	PERCENTAGE
1	Net profit after tax (Individual Financial Statements)	(15.891.644.834)	(13.514.397.340)	(2.377.247.494)	(18%)
2	Net profit after tax (Consolidated Financial Statements)	(14.084.948.195)	(17.808.309.767)	3.723.361.572	21%

1. Net profit after tax on the Individual Financial Statements for Q4 2024 recorded a loss of VND 15.9 billion, a decrease of VND 2.4 billion, or 18%, compared to the Q4 2023 Financial Statements (loss of VND 13.5 billion). The main reasons are:

- Financial revenue in Q4 2024 decreased by VND 2.9 billion compared to Q4 2023, due to revenue from the restructuring of investments in PJC stock in the previous year (2023).
- Financial expenses in Q4 2024 decreased by VND 1.4 billion compared to Q4 2023 due to lower interest expenses on borrowings.
- Selling expenses in Q4 2024 decreased by VND 15.6 billion compared to Q4 2023, as there were no selling expenses incurred in Q4 2024.
- General and administrative expenses in Q4 2024 increased by VND 19.9 billion compared to the same period last year, as the company reversed the provision for doubtful debts in the previous year (2023).
- Other income in Q4 2024 increased by VND 3.3 billion, as there was no interest accrued on overdue payments from certain contractors and suppliers in 2024.

2. *Net profit after tax on the Consolidated Financial Statements for Q4 2024 increased by VND 3.7 billion, or 21%, compared to the Consolidated Financial Statements for Q4 2023. The main reasons for this increase are due to the parent company's financial statements, the net profit after tax from subsidiaries, and the share of profit from associates in Q4 2024.*

Respectfully!

LONG GIANG LAND

To:

- As mentioned above
- Office archive



TỔNG GIÁM ĐỐC
Nguyễn Mạnh Hà

