

No : 26/2025/CV-VCR
V/v: Disclosure of difference in
audited financial statements in 2024

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Hanoi, March 19, 2025

**INFORMATION DISCLOSURE OF DIFFERENCES IN AUDITED FINANCIAL
STATEMENTS AS AT 31 DECEMBER 2024**

- To:**
- The State Securities Commission of Vietnam
 - Ho Chi Minh Stock Exchange
 - Ha Noi Stock Exchange

According to Clause 4, Article 14, Chapter III, Circular 96/2020/TT-BTC, issued on November 16, 2020 and effective from January 1, 2021 of the Ministry of Finance guiding information disclosure on the stock market, Vincom Retail Joint Stock Company ("the Company") would like to explain the following cases:

1. Profit after tax changes from 10% compared to prior year:

Currency: VND million

Item	2024	2023	Increase/ (decrease)	%
Profit after tax - separate	698,968	851,738	(152,770)	-18%

Profit after tax according to the audited separate financial statements in 2024 decreased by 152,770 million, equivalent to 18% compared to 2023, mainly due to the following reasons:

- Cost of goods sold and services rendered in 2024 increased 256,288 million compared to 2023 mainly due to cost of leasing activities and rendering related services;
- Finance income in 2024 increased 651,251 million compared to 2023 mainly due to the increase in interest income from investing activities;
- Finance expense in 2024 increased 573,269 million compared to 2023 mainly due to a loan arising from Q4 2023 of approximately 75 million USD and 20 million USD in Q4 2024; in 2024 there were interest expenses related to business cooperation contract;
- Selling expenses in 2024 increased 63,470 million compared to 2023 mainly due to marketing and other selling expenses;
- Administrative expenses in 2024 increased 51,906 million compared to 2023 mainly due to the decrease in internal administrative expense and other expenses;
- Other profit in 2024 increased 47,082 million compared to 2023 mainly due to arising from contract compensation;

There are our explanation of the reason for the difference in profit after tax in the 2024 separate income statement compared to the prior year.

Sincerely!

VINCOM RETAIL JOINT STOCK COMPANY
CHIEF EXECUTIVE OFFICER



PHẠM THỊ THU HIỀN

