

**TASECO REAL ESTATE
INVESTMENT JOINT STOCK
COMPANY**

The Socialist Republic of Vietnam
Independence - Freedom - Happiness

No: 393/2025/CV-TAL
V/v: Explanation for profit fluctuation
in the business results for 2024

Ha noi, March 26, 2025

To: - Hanoi Stock Exchange;

Company : Taseco Real Estate Investment Joint Stock Company

Stock code: TAL

Headquarters Address: 1st Floor, NO2T1 Building, Diplomatic Complex, Xuan Tao Ward,
Bac Tu Liem District, Hanoi City

Person Responsible for Information Disclosure: Ms.Cao Thị Lan Hương – Deputy Director
(According to Power of Attorney No. 56/2023/GUQ-TASECOLAND dated September 28,
2023)

Content of the information disclosure: Pursuant to Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the securities market. Based on the audited separate and consolidated financial results for the year 2024, Taseco Real Estate Investment Joint Stock Company would like to explain the reasons for the fluctuations of over 10% in the net profit after corporate income tax for the Company in 2024 and 2023, detail are as here under:

Currency unit: Dong

Items	2024	2023	Difference	Ratio	Note
Net profit after tax in the separate financial statements	775,013,562,284	487,356,055,576	287,657,506,708	59,02%	(i)
Net profit after tax in the consolidated financial statements	685,099,949,842	472,685,379,918	212,414,569,924	44,94%	(ii)

(i) Explanation for profit fluctuation in the separate financial statements:

The net profit after tax in the audited separate financial statements for 2024 increased by 59.02% compared to 2023 due to the following reasons:

The gross profit from business activities decreased by 55.41%, equivalent to 443.6 billion VND. Financial income increased by 4,133.51%, equivalent to 642.4 billion VND. Other income decreased by 160.59%, equivalent to 16.4 billion VND. Corporate income tax expenses decreased by 65.43%, equivalent to 90.5 billion VND.

(ii) Explanation for profit fluctuation in the consolidated financial statements:

The net profit after tax in the audited consolidated financial statements for 2024 increased by 44.94% compared to the audited consolidated financial statements for 2023 due to the following reasons:

The gross profit from business activities decreased by 52.83%, equivalent to 470.2 billion VND. Financial income increased by 5,209.74%, equivalent to 734.7 billion VND. Other income decreased by 187.92%, equivalent to 27.1 billion VND. Corporate income tax expenses increased by 23.19%, equivalent to 35.8 billion VND.

Above is the explanation from Taseco Real Estate Investment Joint Stock Company regarding for profit fluctuations in the audited business results for 2024.

Best Regards!

Recipients:

- As addressed to;
- Storage: VT, PC, TCKT.



Cao Thi Lan Huong

