
KinhBac City Development Holding Corporation

Consolidated financial statements

For the year ended 31 December 2021



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For the year ended 31 December 2021



KinhBac City Development Holding Corporation

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KinhBac City Development Holding Corporation

GENERAL INFORMATION

THE COMPANY

KinhBac City Development Holding Corporation (“the Company”) is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration No. 2103000012 issued by the Department of Planning and Investment of Bac Ninh province on 27 March 2002, and the subsequent amendments, with the latest is the 17th amendment No. 2300233993 being granted by the Department of Planning and Investment of Bac Ninh Province on 12 October 2021.

The current principal activities of the Company are to invest, construct and trade infrastructure inside and outside the industrial parks; to lease and sell factory plants constructed by the Company in the industrial parks, and residential – urban areas, to carry out financial investment; and other activities in accordance with the Enterprise Registration Certificate.

The Company’s head office is located at Lot B7, Que Vo Industrial Park, Phuong Lieu Commune, Que Vo District, Bac Ninh Province, Vietnam and its Ho Chi Minh branch is located at No. 20 Phung Khac Khoan, Da Kao Ward, No. 1 District, Ho Chi Minh City, Vietnam.

The Company’s shares are listed in Ho Chi Minh city’s Stock Exchange in accordance with Decision No. 153/QD-SGDHCM issued by Ho Chi Minh city’s Stock Exchange on 7 December 2009.

BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of this report are:

Mr. Dang Thanh Tam	Chairman	
Ms. Nguyen Thi Thu Huong	Member	
Mr. Huynh Phat	Member	
Mr. Le Hoang Lan	Independent member	Appointed on 10 February 2022
Ms. Dang Nguyen Quynh Anh	Member	Appointed on 10 February 2022
Mr. Pham Phuc Hieu	Member	Resigned on 10 February 2022
Mr. Nguyen Vinh Tho	Member	Resigned on 10 February 2022

BOARD OF SUPERVISION

Members of the Board of Supervision during the year and at the date of this report are:

Ms. Nguyen Bich Ngoc	Head of the Board
Ms. The Thi Minh Hong	Member
Ms. Tran Tien Thanh	Member

MANAGEMENT

Members of Management during the year and at the date of this report are:

Ms Nguyen Thi Thu Huong	General Director
Mr Phan Anh Dung	Deputy General Director
Mr Pham Phuc Hieu	Deputy General Director cum Chief Accountant
Ms Nguyen My Ngoc	Deputy General Director

KinhBac City Development Holding Corporation

GENERAL INFORMATION (continued)

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr. Dang Thanh Tam. In accordance with the Authorization Letter No. 2311/2012/KBC/UQ dated 23 November 2012, Ms. Nguyen Thi Thu Huong - General Director has been authorized by Mr. Dang Thanh Tam to sign the accompanying consolidated financial statements for the year ended 31 December 2021.

AUDITORS

The auditor of the Company is Ernst and Young Vietnam Limited.

KinhBac City Development Holding Corporation

REPORT OF MANAGEMENT

Management of KinhBac City Development Holding Corporation (“the Company”) is pleased to present its report and the consolidated financial statements of the Company and its subsidiaries (collectively referred to as “the Group”) for the year ended 31 December 2021.

MANAGEMENT’S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the consolidated financial statements of each financial year which give a true and fair view of the consolidated financial position of the Group, and of the consolidated results of its operations and its consolidated cash flows for the year. In preparing those consolidated financial statements, management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the consolidated financial statements; and
- ▶ prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying consolidated financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2021, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnam Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of consolidated financial statements.

For and on behalf of management:



Nguyen Thi Thu Huong
General Director

Bac Ninh, Vietnam

18 March 2022

Reference: 60774739/22647288-HN

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of KinhBac City Development Holding Corporation

We have audited the accompanying consolidated financial statements of KinhBac City Development Holding Corporation ("the Company") and its subsidiaries (collectively referred to as "the Group"), as prepared on 18 March 2022 and set out on pages 6 to 66, which comprise the consolidated balance sheet as at 31 December 2021, the consolidated income statement and the consolidated cash flow statement for the year then ended and the notes thereto.

Management's responsibility

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of consolidated financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Group's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 31 December 2021, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

Ernst & Young Vietnam Limited



Bui Anh Tuan
Deputy General Director
Audit Practising Registration
Certificate No. 1067-2018-004-1



A blue ink signature of Do Duc Hieu.

Do Duc Hieu
Auditor
Audit Practising Registration
Certificate No. 4663-2018-004-1

Hanoi, Vietnam

18 March 2022

CONSOLIDATED BALANCE SHEET
as at 31 December 2021

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		25,684,222,720,417	21,403,279,332,062
110	I. Cash and cash equivalents	5	2,562,478,285,805	1,049,757,121,957
111	1. Cash		728,220,230,961	889,890,633,358
112	2. Cash equivalents		1,834,258,054,844	159,866,488,599
120	II. Short-term investments	6	2,015,611,338,385	1,939,653,239,000
121	1. Held-for-trading securities	6.1	1,862,358,461,369	1,862,358,461,369
122	2. Provision for held-for-trading securities	6.1	(2,308,273,169)	(5,305,222,369)
123	3. Held-to-maturity investments	6.2	155,561,150,185	82,600,000,000
130	III. Current accounts receivable		9,345,615,937,801	6,637,765,390,090
131	1. Short-term trade receivables	7.1	1,927,952,983,605	1,384,869,373,085
132	2. Short-term advances to suppliers	7.2	2,877,319,303,149	2,701,142,324,970
135	3. Short-term loan receivables	8	2,304,099,614,559	925,080,022,356
136	4. Other short-term receivables	9	2,252,661,317,138	1,634,007,650,329
137	5. Provision for doubtful short-term receivables	7.3	(16,417,280,650)	(7,333,980,650)
140	IV. Inventories	10	11,515,237,946,621	11,533,861,446,985
141	1. Inventories		11,515,237,946,621	11,533,861,446,985
150	V. Other current assets		245,279,211,805	242,242,134,030
151	1. Short-term prepaid expenses	11	79,145,682,100	78,372,182,343
152	2. Value-added tax deductible	17	136,584,272,359	162,365,406,594
153	3. Tax and other receivables from the State	17	29,511,205,731	1,449,594,958
155	4. Other current assets		38,051,615	54,950,135

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2021

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
200	B. NON-CURRENT ASSETS		4,919,757,322,086	2,382,598,917,887
210	I. Long-term receivables		1,489,805,463,863	181,755,869,861
215	1. Long-term loan receivables	8	1,061,473,000,000	140,910,000,000
216	2. Other long-term receivables	9	428,332,463,863	40,845,869,861
220	II. Fixed assets		248,553,074,644	256,277,089,070
221	1. Tangible fixed assets	12	248,491,102,971	256,126,185,538
222	Cost		561,147,793,219	530,008,517,295
223	Accumulated depreciation		(312,656,690,248)	(273,882,331,757)
227	2. Intangible fixed assets		61,971,673	150,903,532
228	Cost		448,175,500	448,175,500
229	Accumulated amortisation		(386,203,827)	(297,271,968)
230	III. Investment properties	13	190,776,437,679	393,841,913,682
231	1. Cost		255,288,287,858	479,236,688,645
232	2. Accumulated depreciation		(64,511,850,179)	(85,394,774,963)
240	IV. Long-term assets in progress	14	1,074,460,096,465	869,345,580,191
242	1. Construction in progress		1,074,460,096,465	869,345,580,191
250	V. Long-term investments	15	1,899,907,431,279	660,601,134,707
252	1. Investments in associates, jointly controlled entities	15.1	1,484,295,149,429	234,988,852,857
253	2. Investment in other entities	15.2	438,500,200,000	448,500,200,000
254	3. Provision for diminution in value of long-term investments	15.2	(22,887,918,150)	(22,887,918,150)
260	VI. Other long-term assets		16,254,818,156	20,777,330,376
261	1. Long-term prepaid expenses	11	16,254,818,156	20,777,330,376
270	TOTAL ASSETS		30,603,980,042,503	23,785,878,249,949

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2021

Currency: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		14,432,620,910,944	13,132,883,122,220
310	I. Current liabilities		6,511,120,826,191	6,962,196,498,660
311	1. Short-term trade payables	16.1	152,213,471,055	155,402,318,840
312	2. Short-term advances from customers	16.2	514,339,547,221	894,453,239,637
313	3. Statutory obligations	17	149,301,926,097	454,343,617,554
314	4. Payables to employees		9,452,327,919	134,912,511
315	5. Short-term accrued expenses	18	1,527,000,062,915	1,043,936,809,354
318	6. Short-term unearned revenues		2,303,464,821	4,327,075,364
319	7. Other short-term payables	19	2,634,535,163,959	2,856,054,333,594
320	8. Short-term loans	20	1,515,095,900,895	1,546,681,630,497
322	9. Bonus and welfare fund		6,878,961,309	6,862,561,309
330	II. Non-current liabilities		7,921,500,084,753	6,170,686,623,560
333	1. Long-term accrued expenses	18	1,430,816,612,872	1,134,633,021,863
336	2. Long-term unearned revenue		4,536,489,837	4,664,114,060
337	3. Other long-term liabilities	19	11,455,085,747	35,537,754,956
338	4. Long-term loans	20	5,539,263,915,459	4,218,161,587,925
341	5. Deferred tax liabilities	29.3	934,476,012,876	776,738,176,794
342	6. Long-term provisions		951,967,962	951,967,962

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2021

Currency: VND

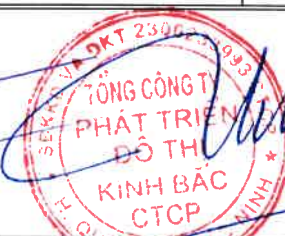
Code	RESOURCES	Notes	Ending balance	Beginning balance
400	D. OWNERS' EQUITY		16,171,359,131,559	10,652,995,127,729
410	I. Capital		16,171,359,131,559	10,652,995,127,729
411	1. Share capital	21.1	5,757,111,670,000	4,757,111,670,000
411a	- Shares with voting rights		5,697,601,890,000	4,697,601,890,000
	- Treasury shares		59,509,780,000	59,509,780,000
412	2. Share premium	21.1	3,397,344,430,000	989,064,430,000
415	3. Treasury shares	21.1	(364,466,650,000)	(364,466,650,000)
418	4. Investment and development fund	21.1	2,223,693,823	2,223,693,823
421	5. Undistributed earnings	21.1	5,098,791,537,715	4,316,487,151,605
421a	- Undistributed earnings up to end of prior year		4,316,487,151,605	4,092,454,317,117
421b	- Undistributed earnings of current year		782,304,386,110	224,032,834,488
429	6. Non-controlling interests	22	2,280,354,450,021	952,574,832,301
440	TOTAL LIABILITIES AND OWNERS' EQUITY		30,603,980,042,503	23,785,878,249,949



Luu Phuong Mai
Preparer



Pham Phuc Hieu
Deputy General Director
cum Chief Accountant



Nguyen Thi Thu Huong
General Director

18 March 2022

CONSOLIDATED INCOME STATEMENT
for the year ended 31 December 2021

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	23.1	4,245,981,967,388	2,150,962,555,356
02	2. Deductions	23.1	-	-
10	3. Net revenue from sale of goods and rendering of services	23.1	4,245,981,967,388	2,150,962,555,356
11	4. Cost of goods sold and services rendered	24	(1,778,965,961,226)	(1,461,933,537,631)
20	5. Gross profit from sale of goods and rendering of services		2,467,016,006,162	689,029,017,725
21	6. Finance income	23.2	169,544,625,558	313,705,232,896
22	7. Finance expenses	26	(541,392,222,505)	(230,242,153,241)
23	<i>In which: Interest expenses</i>		<i>(480,600,549,118)</i>	<i>(195,387,067,311)</i>
24	8. Shares of profit of associates, joint-ventures	15.1	13,806,296,572	2,674,783,347
25	9. Selling expenses	25	(189,915,851,874)	(52,216,721,860)
26	10. General and administrative expenses	25	(428,557,565,443)	(270,720,195,562)
30	11. Operating profit		1,490,501,288,470	452,229,963,305
31	12. Other income		5,378,406,364	3,475,084,225
32	13. Other expenses	27	(131,977,203,231)	(2,532,671,188)
40	14. Other (losses)/profit		(126,598,796,867)	942,413,037
50	15. Accounting profit before tax		1,363,902,491,603	453,172,376,342
51	16. Current corporate income tax expenses	29.1	(252,330,651,691)	(177,342,931,117)
52	17. Deferred tax (expenses)/ income	29.3	(157,737,836,082)	43,984,520,887
60	18. Net profit after tax		953,834,003,830	319,813,966,112
61	19. Net profit after tax attributable to shareholders of the parent		782,304,386,110	224,032,834,488
62	20. Net profit after tax attributable to non-controlling interests		171,529,617,720	95,781,131,624
70	21. Basic earnings per share	31	1,586	477
71	22. Diluted earnings per share	31	1,586	477

Luu Phuong Mai
Preparer

Pham Phuc Hieu
Deputy General Director
cum Chief Accountant



Nguyen Thi Thu Huong
General Director

18 March 2022

CONSOLIDATED CASH FLOW STATEMENT
for the year ended 31 December 2021

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		1,363,902,491,603	453,172,376,342
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets	12,13	75,692,369,658	88,966,487,664
03	Provision/(reversal of provisions)		6,086,350,800	(750,098,833)
05	Profits from investing activities		(183,178,967,433)	(311,769,791,444)
06	Interest expenses and bond issue costs	26	535,939,120,876	226,914,890,062
08	Operating profit before changes in working capital		1,798,441,365,504	456,533,863,791
09	Increase in receivables		(2,079,224,026,029)	(533,408,601,710)
10	Decrease/(increase) in inventories		337,195,019,142	(3,986,102,676,332)
11	(Decrease)/increase in payables (other than interest, corporate income tax)		(529,907,612,028)	1,529,615,675,000
12	Decrease in prepaid expenses		3,749,012,462	2,204,752,798
13	Increase in held-for-trading securities		-	(50,000,000,000)
14	Interest paid		(440,603,786,324)	(228,078,425,083)
15	Corporate income tax paid	17	(321,939,769,128)	(103,803,906,725)
16	Other cash inflows from operating activities		16,400,000	-
17	Other cash outflows for operating activities		-	(165,666,000)
20	Net cash flows used in operating activities		(1,232,273,396,401)	(2,913,204,984,261)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(240,288,477,551)	(212,807,757,268)
22	Proceeds from liquidation and sale of fixed assets and other long-term assets		-	554,545,454
23	Loans to other entities and payments for purchase of debt instruments of other entities		(4,196,077,303,624)	(879,999,844,057)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		1,403,533,561,236	139,574,130,237
25	Payments for investments in other entities		(305,765,650,879)	(119,734,613,308)
26	Proceeds from sale of investments in other entities		75,000,000,000	437,680,503,419
27	Interest and dividends received		112,434,316,937	154,913,661,545
30	Net cash flows used in investing activities		(3,151,163,553,881)	(479,819,373,978)


CONSOLIDATED CASH FLOW STATEMENT (continued)
for the year ended 31 December 2021

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Capital contribution and issuance of shares	21.1	4,583,280,000,000	-
33	Drawdown of borrowings		4,640,537,120,839	4,554,120,877,748
34	Repayment of borrowings		(3,308,557,056,786)	(701,225,653,343)
36	Dividend paid		(19,101,949,923)	(62,118,750,000)
40	Net cash flows from financing activities		5,896,158,114,130	3,790,776,474,405
50	Net increase in cash and cash equivalents for the year		1,512,721,163,848	397,752,116,166
60	Cash and cash equivalents at beginning of the year		1,049,757,121,957	652,005,005,791
70	Cash and cash equivalents at end of the year	5	2,562,478,285,805	1,049,757,121,957



Luu Phuong Mai
Preparer



Pham Phuc Hieu
Deputy General Director
cum Chief Accountant



Nguyen Thi Thu Huong
General Director

18 March 2022

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at 31 December 2021 and for the year then ended

1. CORPORATE INFORMATION

Kinh Bac City Development Holding Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 2103000012 issued by the Department of Planning and Investment of Bac Ninh province on 27 March 2002 and the subsequent amendments, with the latest is the 17th amendment No. 2300233993 being granted by the Department of Planning and Investment of Bac Ninh Province on 12 October 2021.

The current principal activities of the Company are to invest, construct and trade infrastructure inside and outside the industrial parks; to lease and sell factory plants constructed by the Company in the industrial parks, and residential – urban areas, to carry out financial investment; and other activities in accordance with the Enterprise Registration Certificate.

The business cycle of the Company starts from the acquisition of investment license, land clearance, infrastructure development of industrial parks and urban areas until the time of completion and land is handed over to customers. As a result, the business cycle of the Company may extend over 12 months. Ordinary business cycle for other business activities is 12 months.

The Company's head office is located at Lot B7, Que Vo Industrial Park, Phuong Lieu Commune, Que Vo District, Bac Ninh Province, Vietnam and its Ho Chi Minh branch is located at 20 Phung Khac Khoan, Da Kao Ward, No. 1 District, Ho Chi Minh City, Vietnam.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange in accordance with Decision No. 153/QD-SGDHCM issued by the Ho Chi Minh City Stock Exchange on 7 December 2009.

The total number of employees as at 31 December 2021 is: 548 (31 December 2020: 531).

Corporate structure

At 31 December 2021, the Company has the following subsidiaries:

<u>No.</u>	<u>Company's name</u>	<u>Voting right (%) (*)</u>	<u>Effective interest (%)</u>	<u>Head office</u>	<u>Main activities</u>
1	Saigon – Bac Giang Industrial Park Corporation	92.5	88.06	Quang Chau Industrial Park, Quang Chau commune, Viet Yen district, Bac Giang Province, Viet Nam	Investment, building and trading industrial parks and real estates
2	Saigon - Hai Phong Industrial Park Corporation	86.54	86.54	Trang Due Industrial Park, Le Loi commune, An Duong district, Hai Phong City, Viet Nam	Investment, building and trading industrial parks and real estates
3	Northwest Saigon City Development Corporation (**)	74.3	72.44	Tram Bom, National Road No. 22, Tan Phu Trung, Cu Chi, Ho Chi Minh City, Viet Nam	Investment, building and trading industrial parks and real estates
4	Trang Cat One Member Urban Development Limited Company	100	100	Bai Trieu Area, Trang Cat Commune, Hai An District, in Dinh Vu - Cat Hai Economical Zone, Hai Phong City, Viet Nam	Investment, building and trading real estates
5	NGD Investment One Member Limited Company	100	100	No. 100, An Trach Street, Quoc Tu Giam Ward, Dong Da District, Hanoi, Viet Nam	Investment, building and trading real estates
6	Kinh Bac Office and Factory Business One Member Company Limited	100	100	Lot B7, Que Vo Industrial Park, Phuong Lieu Commune, Que Vo District, Bac Ninh Province, Viet Nam	Investment, building and trading real estates

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

<i>No.</i>	<i>Company's name</i>	<i>Voting right (%) (*)</i>	<i>Effective interest (%)</i>	<i>Head office</i>	<i>Main activities</i>
7	Kinh Bac – Da Nang Investment One Member Company Limited	100	100	61A Nguyen Van Cu, Hoa Hiep Bac Ward, Lien Chieu District, Da Nang City, Viet Nam	Investment, building and trading real estates
8	Tien Duong Development Holding Joint Stock Company	51	51	100 An Trach, Cat Linh Ward, Dong Da District, Hanoi, Viet Nam	Investment, building and trading real estates
9	Tan Phu Trung – Long An Industrial Park One Member Company Limited (**)	100	72.44	88 Tran Phong Sac, No. 4 Ward, Tan An City, Tan An Province, Viet Nam	Architectural activities and related technical consultancy
10	Bac Giang – Long An Industrial Park One Member Company Limited (**)	100	88.06	489E/Road 824, Zone 5, Duc Hoa ward, Duc Hoa District, Long An Province, Viet Nam	Architectural activities and related technical consultancy
11	Tan Tap Industrial Infrastructure Development Limited Company (**)	100	86.54	531E, Zone 5, Duc Hoa ward, Duc Hoa District, Long An Province, Viet Nam	Architectural activities and related technical consultancy
12	Hung Yen Investment and Development Corporation	70	68.65	No. 537, Nguyen Van Linh street, Le Loi ward, Hung Yen City, Hung Yen Povice, Viet Nam	Building and trading real estates
13	Long An Investment Development Joint Stock Company (**)	60	56.77	Lot 6A, Road No. 3, Tan Duc Industrial Park, Duc Hoa Ha Commune, Duc Hoa District, Long An Province, Vietnam	Building and trading real estates
14	Bao Lac Spiritual Park Joint Stock Company (**)	65	56.25	Ngo Xa village, Long Chau commune, Yen Phong district, Bac Ninh Province, Viet Nam	Funeral service activities
15	Vung Tau Investment Group Joint Stock Company	74.52	74.52	LK 28 Hang Dieu 1 Street, Ward 10, Vung Tau City, Ba Ria - Vung Tau Province, Viet Nam	Building and trading real estates

(*) The voting right is also the total ownership of the Company and its subsidiaries in these subsidiaries.

(**) The equity interest in these subsidiaries differs from voting right since the Company controls these subsidiaries indirectly through other subsidiaries.

In addition, the Company also has associates as described in Note 15.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The consolidated financial statements of the Company and its subsidiaries ("the Group"), which are expressed in Vietnam dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

The Company's applied accounting documentation system is the General Journal system.

2.3 Fiscal year

The Group's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 January and ends on 31 December.

2.4 Accounting currency

The consolidated financial statements are prepared in Vietnam Dong ("VND") which is also the Group's accounting currency.

2.5 Basis of consolidation

The consolidated financial statements comprise the financial statements of the parent company and its subsidiaries for the year ended 31 December 2021.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of the Parent company and its subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

2. BASIS OF PREPARATION (continued)

2.5 *Basis of consolidation* (continued)

All intra-company balances, income and expenses and unrealised gains or losses resulting from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 *Inventories*

Industrial and residential real estate properties which have been developed for sale in the normal course of operations of the Group, not held for lease or capital appreciation, are recorded as inventory at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

The cost of real estate properties for sale comprises expenses on land use fees, land rentals, land compensation and clearance costs, construction of road and drainage system, factories and other infrastructure costs, construction costs, capitalized borrowing cost, consultancy cost, design cost, etc. and other related costs.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Group, based on appropriate evidence of impairment available at the consolidated balance sheet date.

Increases and decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Receivables

Receivables are presented in the consolidated financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded as general and administrative expense in the consolidated income statement.

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

3.5 Lease property

The determination of whether an arrangement is a lease is based on the nature of the arrangement at the time of initiation: whether the performance of the arrangement is contingent upon the use of a certain asset and whether the agreement includes a provision on the right to use the property.

In case the Company is the lessee

Leases under operating leases are charged to the separate statement of income on a straight-line basis over the term of the lease.

In case the Company is the lessor

Assets under operating leases are recognized as investment properties on the separate balance sheet. Initial direct costs of negotiating operating leases are recognized in the statement of income. separate business when it arises.

Income from operating leases is charged to the separate statement of income on a straight-line basis over the lease term.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 *Intangible fixed assets*

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible asset comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred.

When intangible assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

3.7 *Depreciation and amortisation*

Depreciation of tangible fixed assets and amortisation of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures (including land and infrastructure development cost)	5 - 45 years
Machinery and equipment	3 - 10 years
Means of transportation	4 - 10 years
Office equipment	3 - 8 years
Softwares	3 years
Others	3 - 8 years

3.8 *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognized is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will follow to the Group.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Factories	6 - 10 years
Land and infrastructure development cost	36 - 44 years

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the consolidated income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 *Borrowing costs*

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

3.10 *Prepaid expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses (from 1 to 3 years).

3.11 *Business combinations and goodwill*

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortization. Goodwill is amortized over 10-year period on a straight-line basis. The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 *Assets acquisitions and business combinations*

The Company and its subsidiaries acquire subsidiaries that own assets and production activities. At the date of acquisition, the Company and its subsidiaries consider whether the acquisition represents the acquisition of a business. The Company and its subsidiaries account for an acquisition as a business combination where an integrated set of activities is acquired in addition to the assets.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

3.13 *Investments*

Investments in associates

The Group's investment in its associate is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiaries nor joint ventures. The Group generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment. The consolidated income statement reflects the share of the post-acquisition results of operation of the associate.

The share of post-acquisition profit/(loss) of the associates is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing received or receivable from associates reduces the carrying amount of the investment.

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Held-for-trading securities and investments in other entities

Held-for-trading securities and investments in other entities are stated at their acquisition costs.

Provision for diminution in value of investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date. Increases or decreases to the provision balance are recorded as finance expense in the consolidated income statement.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the consolidated income statement and deducted against the value of such investments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

3.15 Accrual for severance pay

The severance pay to employee is accrued at the end of each reporting period for all employees who have been in service for more than 12 months up to balance sheet date at the rate of one-half of the average monthly salary for each year of service up to 31 December 2008 in accordance with the Labour Code, the Law on Social Insurance and related implementing guidance. The average monthly salary used in this calculation will be revised at the end of each reporting period following the average monthly salary of the 6-month period up to the reporting date. Increase or decrease to the accrued amount other than actual payment to employee will be taken to the consolidated income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 48 of the Labour Code.

3.16 Foreign currency transactions

Transactions in currencies other than the Group's reporting currency (VND) are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment;
- ▶ Capital contributions are recorded at the buying exchange rates of the commercial banks designated for capital contribution; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the year, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the consolidated balance sheet dates which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Group conducts transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Group conducts transactions regularly.

All foreign exchange differences incurred are taken to the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Group's own equity instruments.

3.18 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnamese regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting:

Investment and development fund

This fund is set aside for use in the Group's expansion of its operation or of in-depth investment.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the consolidated balance sheet.

3.19 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Long-term lease of land and infrastructure

Revenue is recognised when the Group has transferred significant risks and rewards associated with the land to the buyer and revenue can be reliably measured.

Sale of factories

Revenue is recognised when the Group has transferred significant risks and rewards associated with the factories to the buyer and revenue can be reliably measured.

Lease of factories

Revenue under operating lease of factories is recognised in the consolidated income statement on a straight-line basis over the lease term.

Rendering of services

Revenue is recognised when services have been provided to the customers and are determined by the net value after deducting discounts, value-added tax, and other deductions.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Revenue recognition (continued)

Revenue from transfer of real estate properties

Revenue is recognised when significant risks and rewards associated with ownership of the real estate properties have been transferred to the buyer.

Gain from transfer of investment and trading of securities

Gain from transfer of investment and trading of securities is determined by the difference between the sale proceeds and cost of the securities and/or investment held by the Company. Gain is recorded on the trade date, which is when the contract becomes effective.

Interest

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends

Income is recognised when the Group's entitlement as an investor to receive the dividend is established.

3.20 Cost of long-term lease of land and infrastructure

Cost of sale related to long-term lease of land and infrastructure includes all direct costs that are attributable to the development of land and infrastructure and other overhead costs allocated on a reasonable basis to such activities including:

- ▶ All costs incurred for land and land development activities;
- ▶ All costs incurred for construction and construction related activities; and
- ▶ Mandatory and non-saleable costs associated to development activities that would be incurred on existing and future land and infrastructure of the project such as common infrastructure, mandatory land reserve for public facilities, etc.

3.21 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior year are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the consolidated balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to off-set current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 *Taxation* (continued)

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the consolidated balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each consolidated balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re assessed at each consolidated balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the consolidated balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Group intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.22 *Earnings per share*

Basic earnings per share amounts are calculated by dividing net profit/(loss) after tax for the year attributable to ordinary shareholders of the Group (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit/(loss) after tax attributable to ordinary equity holders of the Group (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.23 *Segment information*

A segment is a component which can be separately identified in which the Group takes part in providing the sale of relevant goods or services (segment divided by business operation activities), or providing the sale of goods or services within a particular economic environment (segment divided by geographic regions), each of which is subject to risks and returns that are different from those of other segments.

Real estate trading activities in Vietnam territory is the major activity to generate the revenue and profit for the Group. Thus, the Group's management assesses that the Group operates in only one business segment which is real estate business and in one geographic region which is Vietnam.

3.24 *Related parties*

Parties are considered to be related parties of the Group if one party has the ability to, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

4. SIGNIFICANT TRANSACTIONS DURING THE YEAR

4.1 *Capital contribution into/establishment of subsidiaries*

Capital contribution to establish Hung Yen Investment and Development Corporation

The Group has established and contributed capital into Hung Yen Investment and Development Corporation. This is a joint stock company established under the Enterprise Law of Vietnam pursuant to Enterprise Registration Certificate No. 0901095293 issued by the Department of Planning and Investment of Hung Yen province on 5 February 2021. The current principal activities are to develop real estate projects, trading/leasing of land use rights. As at 31 December 2021, the voting right and effective interest of the Group in this subsidiary are 70% and 68.65% respectively.

Capital contribution to establish Long An Investment Development Joint Stock Company

The Group has established and contributed capital into Long An Investment Development Joint Stock Company. This is a joint stock company incorporated under the Enterprise Law of Vietnam pursuant to Enterprise Registration Certificate No. 1101977259 issued by the Department of Planning and Investment of Long An province on 18 February 2021. The current principal activities are to develop real estate projects, trading/leasing of land use rights. As at 31 December 2021, the voting right and effective interest of the Group in this subsidiary are 60% and 56.77% respectively.

Capital contribution to establish Bao Lac Spiritual Park Joint Stock Company

The Group has established and contributed capital into Bao Lac Spiritual Park Joint Stock Company. This is a joint stock company incorporated under the Enterprise Law of Vietnam pursuant to Enterprise Registration Certificate No. 2301163643 issued by the Department of Planning and Investment of Bac Ninh province on 11 January 2021. The current principal activities are to provide funeral services. As at 31 December 2021, the voting right and effective interest of the Group in this subsidiary are 65% and 56.25% respectively.

Establishment of Vung Tau Investment Group Joint Stock Company

The Group has established a new subsidiary, Vung Tau Investment Group Joint Stock Company. This is a joint stock company incorporated under the Enterprise Law of Vietnam pursuant to Enterprise Registration Certificate No. 3502454725 issued by the Department of Planning and Investment of Ba Ria – Vung Tau province on 14 May 2021. The main business of this company is to develop real estate projects, trading/leasing of land use rights. As at 31 December 2021, the voting right and effective interest of the Group in this subsidiary are 74.52%.

Additional capital contribution into Trang Cat Urban Development One Member Company Limited, an existing subsidiary

On 16 August 2021, the Board of Directors approved the plan to increase charter capital in Trang Cat Urban Development Company Limited by VND 1,500 billion and the Group completed this capital contribution during the year.

Additional capital contribution into Kinh Bac - Da Nang Investment One Member Limited Liability Company, an existing subsidiary.

On 28 July 2020, the Board of Directors approved the plan to increase charter capital in Kinh Bac Investment Company Limited - Da Nang from VND 600 billion to VND 720 billion and the Group completed this capital contribution during the year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

4. SIGNIFICANT TRANSACTIONS DURING THE YEAR (continued)

4.2 Capital contribution into associates

Saigon – Nhon Hoi Industrial Park Corporation

On 9 December 2021, the Board of Directors approved the plan to contribute additional capital to Saigon - Nhon Hoi Industrial Park Joint Stock Company from VND 10 billion to VND 120 billion and the Company completed the capital contribution during the year. At the same time, the Company's subsidiary, Northwest Saigon City Development Corporation, also contributed capital to this company. After these transactions, the voting right and effective interest of the Group in Saigon - Nhon Hoi Industrial Park Joint Stock Company is 45% and 35.35%, respectively. Accordingly, Saigon - Nhon Hoi Industrial Park Joint Stock Company has become an associate of the Group.

The net assets at the acquisition date of this associate are recognized in the consolidated financial statements based on a provisional assessment of fair value while the Group was working on an independent valuation for the net assets of this company. The valuation had not been completed by the date these consolidated financial statements were approved for issue by management.

Saigontel Long An Company Limited

The Group has contributed capital to an associate, Saigontel Long An Co., Ltd. This is a limited liability company incorporated under the Enterprise Law of Vietnam under the Business Registration Certificate No. 1101977241 issued by the Department of Planning and Investment of Long An province on 18 February 2021. The main business activities of this company is to develop real estate projects, trading/leasing of land use rights. As at 31 December 2021, the Group's voting right and effective interest in this company are 25% and 21.63%, respectively.

Le Minh Xuan 2 Industrial Park Investment Joint Stock Company

The Group has completed the acquisition of the share capital in Le Minh Xuan 2 Industrial Park Investment Joint Stock Company. This is a joint stock company established under the Enterprise Law of Vietnam under the Enterprise Registration Certificate No. 0311757628 issued by the Department of Planning and Investment of Ho Chi Minh City on 27 April 2012. The main business of this company is the development of real estate projects, trading/leasing of land use rights. As at 31 December 2021, the voting right and effective interest of the Group in this company are 25.45% and 22.02% respectively.

The net assets at the acquisition date of this associate are recognized in the consolidated financial statements based on a provisional assessment of fair value while the Group was working on an independent valuation for the net assets of this company. The valuation had not been completed by the date these consolidated financial statements were approved for issue by management.

4.3 Covid-19 pandemic

The Covid-19 pandemic is resulting in an economic slowdown and adversely impacting most businesses and industries. This situation may bring uncertainties and have an impact on the environment in which the Company operates. The Company's management has continuously monitored ongoing developments and assessed the financial impact in respects of the valuation of assets, provisions and contingent liabilities, and has used estimates and judgement in respect of various issues as the situation has evolved, using the best information obtained up to the date of these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

5. CASH AND CASH EQUIVALENTS

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	22,087,144,056	82,198,978,513
Cash at banks	706,133,086,905	807,691,654,845
Cash equivalents (*)	<u>1,834,258,054,844</u>	<u>159,866,488,599</u>
TOTAL	<u>2,562,478,285,805</u>	<u>1,049,757,121,957</u>

(*) Cash equivalents at 31 December 2021 mainly include short-term deposits in VND at banks which earn interest ranging from 2.9% to 4.2% per annum and have maturity term from 1 month to 3 months (2020: ranging from 2.9% to 4.7% per annum).

6. SHORT-TERM INVESTMENTS

6.1 Held-for-trading securities

	<i>Currency: VND</i>			
	<u><i>Ending balance</i></u>		<u><i>Beginning balance</i></u>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Shares (i)	7,490,461,369	(2,308,273,169)	7,490,461,369	(5,305,222,369)
Other investment (ii)	<u>1,854,868,000,000</u>	<u>-</u>	<u>1,854,868,000,000</u>	<u>-</u>
TOTAL	<u>1,862,358,461,369</u>	<u>(2,308,273,169)</u>	<u>1,862,358,461,369</u>	<u>(5,305,222,369)</u>

(i) As at 31 December 2021, the Company holds 312,177 shares of Tan Tao Investment and Industrial Joint Stock Company .

(ii) This is an investment in Hoa Sen Hotel Development Company Limited. The Company presents this investment as a trading security as it plans to transfer this investment in short-term.

6.2 Held-to-maturity investment

Held-to-maturity investment as at 31 December 2021 include short-term deposits in VND at banks which earn interest ranging from 4% to 5.5% per annum and have maturity term from 6 months to 12 months (2020: 4.7%-6.5% per annum).

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

7.1 Trade receivables

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Kinh Bac Services JSC (i)	614,044,698,788	182,291,134,480
An Duong Urban Development Investment JSC (ii)	339,890,912,453	339,890,912,453
SLP Park Nam Son Hap Linh Co., Ltd (iii)	180,083,916,831	-
SG Logistics JSC	-	406,762,561,200
Hi-P Vietnam High Technology Co., Ltd (iii)	172,313,059,320	-
Other customers	<u>621,620,396,213</u>	<u>455,924,764,952</u>
TOTAL	<u>1,927,952,983,605</u>	<u>1,384,869,373,085</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS (continued)

7.1 Trade receivables (continued)

	Currency: VND	
	Ending balance	Beginning balance
Provision for doubtful receivables	15,917,280,650	6,833,980,650

- (i) These are receivables related to sales of factories and long-term lease of land and infrastructure in Que Vo Industrial Park Extension and Quang Chau Industrial Park.
- (ii) These are receivables related to the transfer of a part of “Trang Due Service, Trading Urban area and workers housing” project.
- (iii) These are receivables from long-term lease of land and infrastructure at Nam Son Hap Linh Industrial Park.

7.2 Advances to suppliers

	Currency: VND	
	Ending balance	Beginning balance
Kinh Bac Investment and Consulting JSC (i)	1,611,672,251,392	1,705,398,831,955
Kinh Bac Services JSC (i)	1,002,807,872,123	730,512,876,443
Land and industrial zone development center of Viet Yen District (ii)	163,495,138,596	162,495,138,596
Saigontel Real Estate Investment JSC	29,650,000,000	29,650,000,000
Land clearance and compensation committee of Cu Chi District	23,008,765,304	21,057,045,864
Other advance to suppliers	46,685,275,734	52,028,432,112
TOTAL	<u>2,877,319,303,149</u>	<u>2,701,142,324,970</u>

- (i) This balance represents advances for land clearance and compensation, and for construction works of certain on-going projects of the Group.
- (ii) This is the advance to Land and Industrial zone Development Center of Viet Yen District for land clearance of Saigon – Bac Giang Industrial Park Corporation’s on-going projects.

7.3 Bad debts

	Currency: VND			
	Ending balance		Beginning balance	
	Cost	Recoverable amount	Cost	Recoverable amount
Short-term trade receivables	15,917,280,650	-	6,833,980,650	-
Viet Nhat JSC	6,833,980,650	-	6,833,980,650	-
Lam Thinh JSC	9,083,300,000	-		
Other loan receivables	500,000,000	-	500,000,000	-
Saigon Tour Corporation	500,000,000	-	500,000,000	-
TOTAL	<u>16,417,280,650</u>	<u>-</u>	<u>7,333,980,650</u>	<u>-</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

8. LOAN RECEIVABLES

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Saigon - Nhonhoi Industrial Park Corporation (i)	-	435,736,501,000
Kinh Bac Services JSC	95,818,000,000	-
Mr. Huynh Ngoc Long	300,000,000,000	-
Kinh Bac Investment and Consulting JSC	134,100,000,000	134,100,000,000
Saigontel Real Estate Investment JSC	131,208,219,177	95,013,698,629
Saigon - Binh Thuan Power Plant Development Investment JSC	127,259,178,083	-
Hanoi Construction Corporation – JSC	81,564,939,220	70,805,469,057
Evergreen Bac Giang Sustainable Development Investment Joint Stock Company	75,400,000,000	-
Saigon - Hue Investment JSC	72,800,000,000	65,000,000,000
Saigon - Ham Tan Tourism JSC	54,052,000,000	9,600,000,000
Saigon Posts & Telecommunications Service Joint Stock Corporation (“SPT”)	28,814,628,546	7,555,225,802
Vien Dong Real Estate and Property JSC	9,707,556,783	9,248,752,669
Other loan receivables	20,597,694,234	14,151,107,689
Other loan receivables from related parties (Note 30)	<u>1,172,777,398,516</u>	<u>83,869,267,510</u>
TOTAL	<u>2,304,099,614,559</u>	<u>925,080,022,356</u>
<i>Provision for loan receivables</i>	<i>(500,000,000)</i>	<i>(500,000,000)</i>
Long-term		
Kinh Bac Services JSC	435,473,000,000	139,910,000,000
Others	1,000,000,000	1,000,000,000
Loan receivables from related parties (Note 30)	<u>625,000,000,000</u>	<u>-</u>
TOTAL	<u>1,061,473,000,000</u>	<u>140,910,000,000</u>

Short-term loans are unsecured loans which will mature within the next 12 months and earn interest from 0%/year to 12.5%/year.

Long-term loans are unsecured loans which will mature from February 2023 to July 2024 and earn interest from 8%/year to 12.5%/year.

- (i) During the year, the Group converted loans into capital contribution at Saigon - Nhon Hoi Industrial Park Joint Stock Company. Accordingly, Saigon - Nhon Hoi Industrial Park Joint Stock Company has become an associate of the Group as disclosed in Note 4.2.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

9. OTHER RECEIVABLES

Currency: VND

	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Short-term				
Mr. Nguyen Son (i)	-	-	583,000,000,000	-
Advance to PVCombank (ii)	237,365,756,101	-	232,681,247,878	-
Advance to employees	902,301,138,641	-	73,900,914,900	-
- Ms Nguyen Thi Yen	128,330,100,000	-	-	-
- Mr Mai Tuong Nho	389,805,787,240	-	4,479,700,000	-
- Others	384,165,251,401	-	69,421,214,900	-
Department of Planning and Investment of Long An province (iii)	51,241,500,000	-	51,241,500,000	-
People's Committee of Bac Ninh Province (iv)	19,440,000,000	-	19,440,000,000	-
Deposits (v)	12,851,128,404	-	12,851,128,404	-
Interest receivables	123,159,380,292	-	75,971,142,738	-
Other receivables	38,766,757,379	-	457,408,569,208	-
Other receivables from related parties (Note 30)	867,535,656,321	-	127,513,147,201	-
TOTAL	2,252,661,317,138	-	1,634,007,650,329	-
Long-term				
Kinh Bac Services JSC (vi)	257,425,617,169	-	-	-
Lang Ha JSC (vii)	168,463,936,017	-	-	-
Vien Dong Real Estate and Property JSC	500,000,000	-	500,000,000	-
Other long-term receivables	524,691,499	-	345,869,861	-
Other receivables from related parties (Note 30)	1,418,219,178	-	40,000,000,000	-
TOTAL	428,332,463,863	-	40,845,869,861	-

- (i) This is the advance to Mr Nguyen Son related to the acquisition of shares in Le Minh Xuan 2 Industrial Park Investment JSC. The Group has completed this acquisition and this company has become an associate of the Group (see Note 4.2).
- (ii) This is the advance to Vietnam Public Joint Stock Commercial Bank ("PVcomBank") related to the acquisition of shares in Lang Ha Investment JSC.
- (iii) This is a deposit to the Department of Planning and Investment of Long An province for the implementation of the Phuoc Vinh Dong 4 Industrial Cluster Project, the Phuoc Vinh Dong 2 Industrial Cluster Project and the Tan Tap Industrial Cluster Project.
- (iv) In accordance with the minutes of interdisciplinary meeting between the Department of Finance of Bac Ninh Province, the Department of Planning and Investment of Bac Ninh Province, the Department of Natural Resources and Environment of Bac Ninh Province, the Management Board of Industrial Parks and KinhBac City Development Corporation dated 14 August 2007 and the Decision on support of investment capital for enterprises No. 1951/QD-UBND dated 31 December 2007, the People's Committee of Bac Ninh Province is committed to support land rental for Que Vo Industrial Park project. Accordingly, the subsidy available to the Company is VND 19.44 billion which will be used for the construction of wastewater treatment plant at Que Vo Industrial Park.
- (v) This is a deposit for Hanoi Agricultural Development and Investment One Member State Company Limited under Contract No. 128/2010/HD-HTKD dated 29 June 2010 for the business cooperation on investment projects. building commercial centers, offices, high-class houses and investment projects on building eco-tourism areas, villas, garden houses, high-class apartment houses in Minh Khai ward, Bac Tu Liem district, Ha Noi.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

9. OTHER RECEIVABLES (continued)

- (vi) Including the receivables from the transfer of 9.8 million shares of Saigon - Hue Investment Joint Stock Company, which has been extended to 31 December 2023 with a deferred payment interest rate of 11.5%/year, and the interest receivables due on 31 December 2023.
- (vii) These are the payment on behalf of Lang Ha Investment JSC related to the development costs of the Commercial and office building located at 1A Lang Ha (refer to point (ii)).

10. INVENTORIES

Currency: VND

	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Trang Cat Industrial and Residential Park (i)	7,406,822,608,984	-	7,198,938,964,742	-
Tan Phu Trung Industrial Park	1,207,009,640,754	-	1,401,245,903,300	-
Phuc Ninh Urban Area	1,102,933,602,162	-	1,065,107,703,958	-
Trang Due Service, Trading Urban area and Workers Housing project	601,108,573,183	-	640,345,939,568	-
Nam Son - Hap Linh Industrial Park	813,284,229,517	-	776,878,482,119	-
Quang Chau Industrial Park and Urban area	306,217,079,485	-	406,581,692,297	-
Trang Due Industrial Park - stage 2	3,634,262,879	-	16,044,998,871	-
Trang Due Industrial Park - stage 1	2,953,969,335	-	2,727,979,334	-
Trang Due Industrial Park - stage 3	2,847,520,732	-	2,016,023,459	-
Tan Tap Industrial Area Project	52,926,652,776	-	-	-
Merchandise for marketing activities	-	-	10,361,625,000	-
Other projects	15,499,806,814	-	13,612,134,337	-
TOTAL	11,515,237,946,621	-	11,533,861,446,985	-

Inventories of the Group as at 31 December 2021 comprise land costs, land compensation and clearance costs, infrastructure development costs, capitalized borrowing costs and other costs incurred for the development of industrial parks and other real estate projects for sale. Majority of the Group's inventories are used as collaterals for long-term loans as disclosed in Note 20.

(i) In accordance with the Asset Pledge Agreement to guarantee for obligations of third party No. 0202/2013/HDTC-DN dated 24 February 2013 between Trang Cat Company and Western Commercial Joint Stock Bank ("Western Bank"), which has since been merged with Vietnam Public Joint Stock Commercial Bank ("PVcomBank"), and the Agreement No. 3012/2020/BBTT/PVB-KB-TCC dated 30 December 2020 on debt structuring, funding and debt repayment between Trang Cat LLC, the Company and PVcombank ("the Debt structuring agreement"), the Company and Trang Cat LLC agreed to use Trang Cat project as security for the loans and debts of a group of companies and individuals (including KinhBac City Development Holding Corporation, a subsidiary of the Company, and other companies/individuals). The total loan and debt obligations of these companies to PVcomBank as at the signing date of the Debt Structuring Agreement are VND 7,631 billion, in which the loan and debt obligations of the Company and a subsidiary (Saigon - Bac Giang Industrial Park Corporation) is VND 2,820 billion and the remaining is the loan and debt obligations of other companies/individuals.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

10. INVENTORIES (continued)

Also according to the above Debt Restructuring Agreement, the Company and Trang Cat Company also committed to PVcomBank about the debt repayment obligations on behalf of this group of companies and individuals if these companies and individuals violate the debt repayment schedule agreed with PVcomBank (see also Note 32.4).

During the year, the Group capitalized borrowing costs totaling VND 318.5 billion (2020: VND 52.9 billion). These borrowing costs relate to loans taken for the construction and development of industrial parks and other real estate projects of the Group.

11. PREPAID EXPENSES

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Brokerage fees of un-completed real-estate transfer contracts	75,034,923,204	77,978,341,577
Other short-term prepaid expenses	4,110,758,896	393,840,766
TOTAL	<u>79,145,682,100</u>	<u>78,372,182,343</u>
Long-term		
Infrastructure repair costs	9,335,937,320	10,783,859,421
Other long-term prepaid expenses	6,918,880,836	9,993,470,955
TOTAL	<u>16,254,818,156</u>	<u>20,777,330,376</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

12. TANGIBLE FIXED ASSETS

Currency: VND

	<i>Buildings and structures (including cost of land development and infrastructure)</i>	<i>Machineries and equipment</i>	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Others</i>	<i>Total</i>
Cost:						
Beginning balance	352,689,028,864	64,901,070,693	84,614,154,768	26,446,653,880	1,357,609,090	530,008,517,295
- Transfer from construction in progress	21,231,645,600	305,090,000	-	49,090,909	-	21,585,826,509
- New purchase	-	-	9,553,449,415	-	-	9,553,449,415
- Reclassification	-	(99,090,909)	-	99,090,909	-	-
Ending balance	373,920,674,464	65,107,069,784	94,167,604,183	26,594,835,698	1,357,609,090	561,147,793,219
<i>In which:</i>						
<i>Fully depreciated</i>	53,463,226,622	4,956,276,507	19,094,174,504	6,311,030,216	1,141,609,090	84,966,316,939
Accumulated depreciation:						
Beginning balance	179,253,044,804	36,335,460,270	44,558,057,493	12,556,103,646	1,179,665,544	273,882,331,757
- Depreciation for the year	24,381,059,805	3,942,765,275	8,371,111,537	2,018,921,870	60,500,004	38,774,358,491
- Reclassification	184,231,573	(242,962,955)	-	58,731,382	-	-
Ending balance	203,818,336,182	40,035,262,590	52,929,169,030	14,633,756,898	1,240,165,548	312,656,690,248
Net carrying amount:						
Beginning balance	173,435,984,060	28,565,610,423	40,056,097,275	13,890,550,234	177,943,546	256,126,185,538
Ending balance	170,102,338,282	25,071,807,194	41,238,435,153	11,961,078,800	117,443,542	248,491,102,971

Certain tangible fixed assets which are buildings and structures are used as collaterals for the Group's borrowings as disclosed in Note 20.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

13. INVESTMENT PROPERTIES

	<i>Currency: VND</i>
	<i>Factories (including costs of land development and infrastructure)</i>
Cost:	
Beginning balance	479,236,688,645
- Sold during year	<u>(223,948,400,787)</u>
Ending balance	<u>255,288,287,858</u>
Accumulated depreciation:	
Beginning balance	85,394,774,963
- Depreciation during the year	36,829,079,308
- Sold during the year	<u>(57,712,004,092)</u>
Ending balance	<u>64,511,850,179</u>
Net carrying amount:	
Beginning balance	<u>393,841,913,682</u>
Ending balance	<u>190,776,437,679</u>

Investment properties comprise factories at industrial parks which are held for operating leases.

As at 31 December 2021, the Group has not been able to determine the fair value of these investment properties because there is no active market for these properties.

14. CONSTRUCTION IN PROGRESS

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Project at 84A Hung Vuong street, Da Nang city (i)	741,024,270,809	714,477,221,402
Hanoi Diplomat Area (ii)	106,555,116,818	106,555,116,818
Clean water plant in Trang Due and Quang Chau	84,158,763,028	27,692,676,181
Water supply and wastewater treatment system		
at Nam Son Hap Linh Industrial Park (iii)	78,851,668,712	-
Phase 3 of Wastewater treatment plant	21,940,385,662	5,344,660,910
Others	<u>41,929,891,436</u>	<u>15,275,904,880</u>
TOTAL	<u>1,074,460,096,465</u>	<u>869,345,580,191</u>

(i) This mainly comprises of land use right at 84 Hung Vuong, Hai Chau 1 Ward, Hai Chau District, Da Nang City of Kinh Bac – Da Nang Investment One Member Company Limited. This asset is used as collaterals for the Group's borrowings as disclosed in Note 20.

(ii) Under the contract for transfer of infrastructure works No. 2592/2009/HANCORP-KBC dated 5 October 2009, Hanoi Construction Corporation transferred the existing infrastructure works to the Company for the development of a real estate project, comprising offices, representative offices for international agencies, at Hanoi Diplomatic Area.

(iii) Water supply and wastewater treatment system in Nam Son Hap Linh Industrial Park are used as collaterals for the Group's borrowings as disclosed in Note 20.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

15. LONG-TERM INVESTMENTS

Currency: VND

	Note	Ending balance	Beginning balance
Investment in associates	15.1	1,484,295,149,429	234,988,852,857
Other long-term investments	15.2	438,500,200,000	448,500,200,000
Provision for long-term investments		(22,887,918,150)	(22,887,918,150)
TOTAL		<u>1,899,907,431,279</u>	<u>660,601,134,707</u>

15.1 Investment in associates

Currency: VND

	Note	% of voting right	Ending balance		% of voting right	Beginning balance	
			Number of shares	Amount VND		Number of shares	Amount VND
Saigon Telecommunication & Technologies JSC	(i)	21.48	15,896,923	243,842,556,349	21.48	15,896,923	229,494,785,235
Scanviwood JSC	(ii)	34	1,077,528	4,854,218,578	34	1,077,528	5,494,067,622
Saigontel Long An Co., Ltd	(iii)	21.63	-	112,598,374,502	-	-	-
Saigon - Nhon Hoi Industrial Park JSC	(iv)	35.35	12,000,000	540,000,000,000	-	-	-
Le Minh Xuan 2 Industrial Park Investment JSC	(v)	22.02	32,985,000	583,000,000,000	-	-	-
TOTAL				<u>1,484,295,149,429</u>			<u>234,988,852,857</u>

(i) Saigon Telecommunication & Technologies JSC

Saigon Telecommunication & Technologies JSC was established pursuant to the Business Registration Certificate No. 4103000992 issued by the Department of Planning and Investment of Ho Chi Minh City on 14 May 2002 and the amended subsequent licenses, with the latest is the 14th amended Business Registration Certificate being granted on 17 June 2015, with a registered charter capital of VND 740 billion. Its principal activities include trading computers, electronic equipment, materials, telecommunication and post equipment; trading and installation of transmission equipment, connection, security equipment for communication; information technology consulting; designing and installation of computer system; constructing industrial park, residential area, traffic, bridge and road, irrigation. Its registered office is at 46 Quang Trung Software Park, Tan Chanh Hiep Ward, District 12, Ho Chi Minh City, Vietnam.

(ii) Scanviwood Joint Stock Company

Scanviwood Joint Stock Company was established pursuant to the Business Registration Certificate No. 0301213033 issued by the Department of Planning and Investment of Ho Chi Minh City on 10 June 2015 with a registered charter capital of VND 31.69 billion. Its principal activities include manufacturing of household products for export. Its registered office is at 565 An Duong Vuong Street, An Lac Ward, Binh Thanh District, Ho Chi Minh City, Vietnam.

(iii) Saigontel Long An Co., Ltd

Saigontel Long An Co., Ltd. was registered under the Business Registration Certificate No. 1101977241 issued by the Department of Planning and Investment of Long An Province on February 18, 2021 with a registered charter capital of VND 450 billion. The main activity according to the Business Registration Certificate of this company is to trade in real estate, trading/leasing of land use rights. Its registered office is at Lot 6A, Road 3, Tan Duc Industrial Park, Duc Hoa Ha Commune, Duc Hoa District, Long An.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

15. LONG-TERM INVESTMENTS (continued)

15.1 Investment in associates (continued)

(iv) Saigon – Nhon Hoi Industrial Park JSC

Saigon - Nhon Hoi Industrial Park Joint Stock Company was established under the Business Registration Certificate No. 4100579765 issued by the Department of Planning and Investment of Binh Dinh province on 13 December 2021 with a registered charter capital of VND 1,200 billion. The main activity according to the Business Registration Certificate of this company is to trade in real estate, trading/leasing of land use rights.

Its registered office is at Lot A2-01, N3 street, Nhon Hoi Industrial Park - Zone A, Nhon Hoi Commune, Quy Nhon City, Binh Dinh Province, Vietnam.

As disclosed in Note 4.2, during the year, the Company and Saigon - Northwest Urban Development Joint Stock Company contributed additional capital to Saigon - Nhon Hoi Industrial Park Joint Stock Company. As at 31 December 2021, the voting right and effective interest of the Group in Saigon - Nhon Hoi Industrial Park Joint Stock Company are 45% and 35.35% respectively.

(v) Le Minh Xuan 2 Industrial Park Investment JSC

Le Minh Xuan 2 Industrial Park Investment Joint Stock Company was established under the Business Registration Certificate No. 0311757628 issued by the Department of Planning and Investment of Ho Chi Minh City on 27 April 2012. The main business of this company is to develop real estate projects, trading/leasing of land use rights.

Its registered office is at 20 Phung Khac Khoan, Da Kao Ward, District 1, Ho Chi Minh City, Vietnam.

As disclosed in Note 4.2, during the year, the Group completed the acquisition of the shares in Le Minh Xuan 2 Industrial Park Investment Joint Stock Company. As at 31 December 2021, the voting right and effective interest of the Group in Le Minh Xuan 2 Industrial Park Investment Joint Stock Company are 25.45% and 22.02% respectively.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

15. LONG-TERM INVESTMENTS (continued)

15.1 Investment in associates (continued)

Investments in associates as at 31 December 2021 are as below:

	Saigon Telecommunication & Technologies JSC	Scanviwood Joint Stock Company	Saigontel Long An Co., Ltd	Saigon – Nhon Hoi Industrial Park JSC	Le Minh Xuan 2 Industrial Park Investment JSC	Total
Cost of investment:						
Beginning balance	423,492,661,074	7,204,600,000	-	-	-	430,697,261,074
Increase during the year	-	-	112,500,000,000	540,000,000,000	583,000,000,000	1,235,500,000,000
Ending balance	423,492,661,074	7,204,600,000	112,500,000,000	540,000,000,000	583,000,000,000	1,666,197,261,074
Accumulated share in post-acquisition profit/(loss) of the associates:						
Beginning balance	(33,770,149,453)	(1,710,532,378)	-	-	-	(35,480,681,831)
Share in post-acquisition profit of the associates for the year	14,347,771,114	(639,849,044)	98,374,502	-	-	13,806,296,572
Ending balance	(19,422,378,339)	(2,350,381,422)	98,374,502	-	-	(21,674,385,259)
Accumulated amortization of goodwill:						
Beginning balance	160,227,726,386	-	-	-	-	160,227,726,386
Ending balance	160,227,726,386	-	-	-	-	160,227,726,386
Net carrying amount:						
Beginning balance	229,494,785,235	5,494,067,622	-	-	-	234,988,852,857
Ending balance	243,842,556,349	4,854,218,578	112,598,374,502	540,000,000,000	583,000,000,000	1,484,295,149,429

Currency: VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

15. LONG-TERM INVESTMENTS (continued)

15.2 Other long-term investments

Currency: VND

	<i>Ending balance</i>			<i>Beginning balance</i>		
	<i>% of voting right</i>	<i>Number of shares</i>	<i>Cost (*)</i>	<i>% of voting right</i>	<i>Number of shares</i>	<i>Cost (*)</i>
Saigon - Quy Nhon Mineral JSC	6.43	6,900,000	339,000,000,000	6.43	6,900,000	339,000,000,000
Saigon - Da Nang Investment JSC	19.5	3,900,000	39,000,000,000	19.5	3,900,000	39,000,000,000
VTC - Saigontel Media JSC	19.19	3,070,020	30,700,200,000	19.19	3,070,020	30,700,200,000
Saigon - Binh Phuoc Industrial Park JSC	10.56	190,000	19,000,000,000	10.56	190,000	19,000,000,000
Saigon - Nhon Hoi Industrial Park JSC	-	-	-	10	100,000	10,000,000,000
Saigon - Ham Tan Tourism JSC	1.63	70,000	7,000,000,000	1.63	70,000	7,000,000,000
Saigon - Binh Thuan Power Plant Investment and Development JSC	0.35	350,000	3,500,000,000	0.35	350,000	3,500,000,000
Saigon - Long An Industrial Park JSC	0.15	30,000	300,000,000	0.15	30,000	300,000,000
TOTAL			438,500,200,000			448,500,200,000
Provision for other long-term investments			(22,887,918,150)			(22,887,918,150)
NET CARRYING VALUE			415,612,281,850			425,612,281,850

(*) The Company has not been able to collect necessary information to evaluate the fair value of the shares held in these companies because the shares of these companies have not been listed on the stock exchange.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

16. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

16.1 Short-term trade payables

	Currency: VND	
	<u>Amount (also is payable amount)</u>	
	<u>Ending balance</u>	<u>Beginning balance</u>
Truong Phat Investment JSC	30,157,248,600	30,849,876,950
Phuc Hung Holdings Construction JSC	22,474,163,008	-
Bao Nam Minerals Import-Export Trading Service JSC	-	17,477,081,995
Other suppliers	99,582,059,447	107,075,359,895
TOTAL	<u>152,213,471,055</u>	<u>155,402,318,840</u>

16.2 Short-term advances from customers

	Currency: VND	
	<u>Ending balance</u>	<u>Beginning balance</u>
Logos Vietnam Ho Chi Minh City Co., Ltd.	-	270,477,772,750
Advances for long-term leases of land at Tan Phu Trung Industrial Park	99,049,791,120	350,815,038,142
Deposits for purchase of houses and land use rights at Trang Due Service, Trading Urban area and Workers housing project	334,665,332,845	179,778,775,008
Deposits for purchase of houses and land use rights at Quang Chau Urban Project	58,165,141,200	58,165,141,200
Advances for long-term leases of land at Trang Due area	8,341,401,197	21,161,854,397
Other advances from customers	14,117,880,859	14,054,658,140
TOTAL	<u>514,339,547,221</u>	<u>894,453,239,637</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

17. STATUTORY OBLIGATIONS

	Opening balance	Payable for the year	Payment made in the year	Ending balance
Payables				
Value added tax	72,706,300,357	18,588,890,831	(54,948,503,065)	36,346,688,123
Corporate income tax (Note 29)	172,866,673,533	252,330,651,691	(321,939,769,128)	103,257,556,096
Personal income tax	3,893,726,183	17,389,758,343	(20,846,306,250)	437,178,276
Other taxes	204,876,917,481	28,665,288,083	(224,281,701,962)	9,260,503,602
TOTAL	454,343,617,554	316,974,588,948	(622,016,280,405)	149,301,926,097
	Opening balance	Receivable for the year	Off-set in the year	Ending balance
Receivables				
Value added tax	162,365,406,594	81,799,434,470	(107,580,568,705)	136,584,272,359
Other taxes	1,449,594,958	28,061,610,773	-	29,511,205,731
TOTAL	163,815,001,552	109,861,045,243	(107,580,568,705)	166,095,478,090
<i>In which:</i>				
Tax and other receivables from the State	1,449,594,958			29,511,205,731

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

18. ACCRUED EXPENSES

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Accrued future development costs for properties already transferred	1,368,298,130,598	959,560,802,963
Accrued land rental of industrial parks	37,513,311,365	-
Accrued interest expenses	69,348,302,845	72,689,452,086
Accrued costs for external services	43,138,548,731	6,705,835,856
Other accrued expenses	2,623,215,954	3,606,943,106
Accrued interest expenses to related parties (Note 30)	6,078,553,422	1,373,775,343
TOTAL	<u>1,527,000,062,915</u>	<u>1,043,936,809,354</u>
Long-term		
Accrued interest expenses (*)	1,430,816,612,872	1,076,700,765,770
Advance land rental of industrial parks	-	56,986,376,370
Accrued interest expenses to related parties (Note 30)	-	945,879,723
TOTAL	<u>1,430,816,612,872</u>	<u>1,134,633,021,863</u>

(*) This is the loan interest payable to PVcomBank. According to the Agreement on debt structuring, funding and debt repayment dated 30 December 2020 between the Company, PVcomBank and Trang Cat LLC, these bond interest will fall due from 1 January 2026.

19. OTHER PAYABLES

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Payable related to the transfer of capital contribution (i)	1,804,868,000,000	1,804,868,000,000
Deposits under the agreements for the sale of real estate properties (ii)	531,884,537,150	573,496,410,377
Other short-term deposits (iii)	78,731,074,519	356,499,309,027
Tay Ninh Industrial Infrastructure Development Corporation (iv)	45,500,000,000	45,500,000,000
Dividend payables	18,074,632,950	18,426,582,873
Infrastructure maintainance fees	31,710,274,832	23,166,644,718
Other short-term payables	27,872,644,508	34,097,386,599
Payables to related parties (Note 30)	95,894,000,000	-
TOTAL	<u>2,634,535,163,959</u>	<u>2,856,054,333,594</u>
Long-term		
Other long-term deposits (iii)	11,455,085,747	35,537,754,956
TOTAL	<u>11,455,085,747</u>	<u>35,537,754,956</u>

(i) This is payable to Tan Hoang Minh Hotel Service Trading Company Limited under contract for the transfer of equity capital in Hoa Sen Hotel Development Company Limited (see also Note 6.1).

(ii) These are deposits from customers for the transfer of properties at the Group's real estate projects.

(iii) These are mainly deposits from customers for long-term leases of land and infrastructure at the Group's industrial parks.

(iv) This is the payable related to land rental already collected from Tay Ninh Industrial Infrastructure Development Joint Stock Company due to the liquidation of the land lease contract.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

20. LOANS

	Beginning balance		Movement during the year			Ending balance	
	Balance	Payable amount	Increase	Decrease	Balance	Payable amount	
Short-term							
Current portion of long-term loans from banks (Note 20.1)	170,574,660,801	170,574,660,801	224,970,271,516	(30,574,660,801)	364,970,271,516	364,970,271,516	
Current portion of long-term bonds (Note 20.2)	895,306,969,696	895,306,969,696	724,073,450,507	(823,152,086,867)	796,228,333,336	796,228,333,336	
Short-term loans from related parties (Note 30)	19,000,000,000	19,000,000,000	1,066,368,296,043	(836,471,000,000)	248,897,296,043	248,897,296,043	
Other short-term loans (Note 20.3)	461,800,000,000	461,800,000,000	151,000,000,000	(507,800,000,000)	105,000,000,000	105,000,000,000	
	1,546,681,630,497	1,546,681,630,497	2,166,412,018,066	(2,197,997,747,668)	1,515,095,900,895	1,515,095,900,895	
Long-term							
Long-term loans from banks (Note 20.1)	3,070,781,798,200	3,070,781,798,200	185,968,824,796	(950,546,288,934)	2,306,204,334,062	2,306,204,334,062	
Bonds (Note 20.2)	1,051,444,411,158	1,051,444,411,158	3,363,520,765,695	(1,181,905,595,456)	3,233,059,581,397	3,233,059,581,397	
Long-term loans from related parties (Note 30)	30,000,000,000	30,000,000,000	10,000,000,000	(40,000,000,000)	-	-	
Other long-term loans	65,935,378,567	65,935,378,567	-	(65,935,378,567)	-	-	
TOTAL	4,218,161,587,925	4,218,161,587,925	3,559,489,590,491	(2,238,387,262,957)	5,539,263,915,459	5,539,263,915,459	

Currency: VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

20. LOANS (continued)

20.1 Long-term loans from bank

Details of long-term loans from banks are as follows:

Banks	31 December 2021 (VND)	Interest	Principal and interest payment term	Collateral
Vietnam Joint Stock Commercial Bank for Industry and Trade – Bac Ninh branch	66,870,401,121	9.5% per annum	Loan principal is repayable every 6 months from the date of debt receipt. The last repayment date is 1 December 2022; Interest is payable every 3 months.	All assets formed in the future including land use rights and assets attached with the land of Phuc Ninh Area in 22 ha area.
Vietnam Joint Stock Commercial Bank for Industry and Trade - Que Vo Industrial Park Branch	241,129,200,451	10% per annum	Loan principal is repayable every 6 months from the date of debt receipt. The last repayment date is 29 November 2022; Interest is payable every 3 months on the 25th.	All the assets formed in the future of the 100 hecta project in Phase 1 of Nam Son - Hap Linh Industrial park; along with the property rights arising from the economic contracts for trading of infrastructure, land and other attached properties of 100 hecta land area of stage 1 in Nam Son – Hap Linh Industrial Park.
Tien Phong Commercial Joint Stock Bank	26,721,000,106	9.5% per annum	The last repayment date is 30 July 2026; The loan principal is repayable every 6 months. Interest is payable every 3 months on the 25th.	All machineries, tools, movable property, means of transport and other machineries and equipment formed in future to serve the clean water treatment plant project with a capacity of 19,000m3 in Nam Son Hap area and all profits, receivables from business, associated to land or from business investment, exploitation, management, development of clean water treatment plant project with a capacity of 19,000 m3.
Vietnam Public Commercial Joint Stock Bank	141,754,003,900	10 – 11.3% per annum	Loan principal is repayable in 6 years from the date of first disbursement (July 2020). The original grace period is 12 months from the date of first disbursement. Interest is payable on the 26th of every month.	Land use rights and assets formed on the land of unsold land lots under the construction investment project of Trang Due Urban Area, Commercial Service and Housing for workers.
Vietnam Public Commercial Joint Stock Bank	2,194,700,000,000	11.5% per annum	Loan principal is repayable starting from 4 th year to 10 th year from the date of first disbursement in December 2020. Interest is payable starting from 6 th year to 10 th year from the date of first disbursement.	Assets related to Trang Cat Project as presented in Note 10.
TOTAL	2,671,174,605,578			

In which:

Current portion of long-term loans	364,970,271,516
Long-term loans	2,306,204,334,062

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

20. LOANS (continued)

20.2 Bonds

As at 31 December 2021, bonds issued by the Group are as follows:

Bond	Type of bond	Number of bonds	Par value VND	Amount (VND)	Interest rate per annum	Duration	Description of collateral
KBC2123001	Secured, non-convertible bonds, without warrants	4,000,000	100,000	400,000,000,000	10.50%	22 February 2023	- 700,000 ordinary shares of Saigon-Hai Phong Industrial Park Joint Stock Company
KBC2021,AB	Corporate bond	15,000,000	100,000	1,500,000,000,000	10.80%	24 June 2023	- 600,000 ordinary shares of Saigon-Bac Giang Industrial Park Joint Stock Company
KBCH2123002	Corporate bond	10,000,000	100,000	1,000,000,000,000	10.50%	03 June 2023	Unsecured
KBCH2124003	Corporate bond	4,050,000	100,000	405,000,000,000	10.50%	11 November 2024	26,000,000 ordinary shares of KinhBac City Development Holding Corporation
KBC2020,200	Corporate bond	200,000	1,000,000	200,000,000,000	9.38%	8 May 2022	The bond is secured by land plot No 91, map sheet 15, at 84 Hung Vuong, Hai Chau 1 ward, Hai Chau district, Da Nang City and 100% contributed capital in Kinh Bac - Da Nang Investment Co., Ltd. together with the land to be formed in future and the sale contracts of assets between the issuer and the customers buying the product at the project of land plot number 91, map sheet 15, at 84 Hung Vuong, Hai Chau 1 ward, Hai Chau district, Da Nang city.
KBC2020,VB	Corporate bond	2,000,000	100,000	200,000,000,000	9.38%	23 June 2022	1,309,000 shares of Saigon - Bac Giang Industrial Park Joint Stock Company
KBC2020,DC	Corporate bond	4,000,000	100,000	400,000,000,000	11%	28 January 2022	Construction works on the land (including factory, office), infrastructure works in existing Que Vo Industrial Park, Que Vo Industrial Park expansion and Quang Chau Industrial Park
Bond issuance costs:				(75,712,085,267)			1,680,000 ordinary shares of Saigon - Hai Phong Industrial Park Joint Stock Company
TOTAL				4,029,287,914,733			
<i>In which:</i>							
	Current portion of long-term bonds			800,000,000,000			
	Long-term bonds			3,305,000,000,000			
	Issue costs of current portion of long-term bonds			(3,771,666,664)			
	Long-term bond issue costs			(71,940,418,603)			

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

20. LOANS (continued)

20.3 Other short-term loans

Details of loans from others are presented as follows:

<i>Others</i>	<i>Ending balance (VND)</i>	<i>Interest rate</i>	<i>Principal and interest repayment term</i>
Mr. Do Anh Dung	50,000,000,000	No interest	18-month term, principal will be due on 15 July 2021
Ms. Le Thi Hai Yen	4,000,000,000	12% per annum	12-month term, principal and interest will be due on 11 November 2022
Kum-Ba Joint Stock Company	11,000,000,000	6,5% per annum	6-month term, principal and interest will be due on 11 November 2022
Kim Ha Investment and Consulting Joint Stock Company	40,000,000,000	11% per annum	12-month term, principal and interest will be due on 12 May 2022
TOTAL	<u>105,000,000,000</u>		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

21. OWNERS' EQUITY

21.1 Increase and decrease in owners' equity

	Contributed charter capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	Non-controlling interest	Total
Previous year							
Beginning balance	4,757,111,670,000	989,064,430,000	(364,466,650,000)	2,223,693,823	4,099,263,633,258	897,934,323,991	10,381,131,101,072
- Profit for the year	-	-	-	-	224,032,834,488	95,781,131,624	319,813,966,112
- Dividends declared	-	-	-	-	-	(38,550,000,000)	(38,550,000,000)
- Other decrease	-	-	-	-	(6,809,316,141)	(2,590,623,314)	(9,399,939,455)
Ending balance	4,757,111,670,000	989,064,430,000	(364,466,650,000)	2,223,693,823	4,316,487,151,605	952,574,832,301	10,652,995,127,729
Current year							
Beginning balance	4,757,111,670,000	989,064,430,000	(364,466,650,000)	2,223,693,823	4,316,487,151,605	952,574,832,301	10,652,995,127,729
- Increase in capital (*)	1,000,000,000,000	2,408,280,000,000	-	-	-	-	3,408,280,000,000
- Capital contribution by non-controlling interest	-	-	-	-	-	1,175,000,000,000	1,175,000,000,000
- Profit for the year	-	-	-	-	782,304,386,110	171,529,617,720	953,834,003,830
- Dividends declared	-	-	-	-	-	(18,750,000,000)	(18,750,000,000)
Ending balance	5,757,111,670,000	3,397,344,430,000	(364,466,650,000)	2,223,693,823	5,098,791,537,715	2,280,354,450,021	16,171,359,131,559

(*) Pursuant to the Resolution of the Board of Directors No. 1607/2021/KBC/NQ-HĐQT dated 16 July 2021 on the private offerings of new shares in 2021, the Company completed its capital increase from a private placement on 7 October 2021.

On 10 February 2022, the Company's General Meeting of Shareholders approved the plan to issue additional shares using equity reserves. The maximum number of shares expected to be issued is 191,903,722. As at the date of these consolidated financial statements, the Company is in process to implement this resolution.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

21. OWNERS' EQUITY (continued)

21.2 Contributed charter capital

Currency: VND

	Ending balance			Beginning balance		
	Total	Ordinary shares	Preference shares	Total	Ordinary shares	Preference shares
Contribution by shareholders	5,757,111,670,000	5,757,111,670,000	-	4,757,111,670,000	4,757,111,670,000	-
Share premium	3,397,344,430,000	3,397,344,430,000	-	989,064,430,000	989,064,430,000	-
Treasury shares	(364,466,650,000)	(364,466,650,000)	-	(364,466,650,000)	(364,466,650,000)	-
TOTAL	8,789,989,450,000	8,789,989,450,000	-	5,381,709,450,000	5,381,709,450,000	-

21.3 Capital transactions with owners and distribution of dividends, profits

Currency: VND

	Current year	Previous year
Contributed capital		
Beginning balance	4,757,111,670,000	4,757,111,670,000
Increase in the year	1,000,000,000,000	-
Decrease in the year	-	-
Ending balance	<u>5,757,111,670,000</u>	<u>4,757,111,670,000</u>
Dividends, profit paid	-	-

21.4 Dividend

Currency: VND

	Current year	Previous year
Dividends declared during the year		
Dividend for the year 2018: 1,000 VND/share	-	-
Dividends paid during the year	-	-
Dividend for the year 2018: 1,000 VND/share	-	-

21.5 Shares

	Volume (shares)	
	Ending balance	Beginning balance
Issued shares	575,711,167	475,711,167
Issued and paid-up shares	575,711,167	475,711,167
Ordinary shares	575,711,167	475,711,167
Preference shares	-	-
Treasury shares	5,950,978	5,950,978
Ordinary shares	5,950,978	5,950,978
Preference shares	-	-
Shares in circulation	569,760,189	
Ordinary shares	569,760,189	469,760,189
Preference shares	-	-

Par value of outstanding share: VND10,000/share (31 December 2020: VND10,000/share).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

22. NON-CONTROLLING INTEREST

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Beginning balance	952,574,832,301	897,934,323,991
Profit attributable to non-controlling shareholders	171,529,617,720	95,781,131,624
Dividends declared	(18,750,000,000)	(38,550,000,000)
Capital contribution of non-controlling shareholders	1,175,000,000,000	-
Other decreases	-	(2,590,623,314)
Ending balance	<u>2,280,354,450,021</u>	<u>952,574,832,301</u>

23. REVENUES

23.1 Revenue from sales of goods and rendering of services

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Gross revenue	4,245,981,967,388	2,150,962,555,356
In which:		
Revenue from long-term lease of land and infrastructures (*)	3,035,928,242,451	1,537,310,830,169
Revenue from transfer of real estate properties	514,582,486,144	196,212,847,924
Revenue from supply of clean water, electricity, management services, wastewater treatment supply	304,994,501,884	277,080,329,211
Sale of factories	310,596,654,520	33,140,203,200
Revenue from operating leases of warehouses, factories and offices	79,708,870,333	107,218,344,852
Other revenue	171,212,056	-
Less	-	-
Net revenue	<u>4,245,981,967,388</u>	<u>2,150,962,555,356</u>

(*) During the year, the Group recorded revenues from long-term leases of land with infrastructure in the industrial parks in the consolidated income statement when the land is handed over to the customers, which is based on the assessment that significant risks and rewards associated with ownership of the land have been transferred to the buyers. If revenue from the leases of land with infrastructure is allocated over the lease term, the impact to revenue, cost of goods sold and services rendered, and gross profit from sale of goods and rendering of services of the Group are as follows:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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23. REVENUES (continued)

23.1 Revenue from sales of goods and rendering of services (continued)

Currency: VND

	Current year		Previous year	
	<i>In case revenue is recognized once at the time of land handover</i>	<i>In case the revenue is allocated during the land lease term</i>	<i>In case revenue is recognized once at the time of land handover</i>	<i>In case the revenue is allocated during the land lease term</i>
Revenue from sales of goods and rendering of services	4,245,981,967,388	1,252,854,824,598	2,150,962,555,356	655,471,175,525
<i>In which</i>				
Revenue from leasing land and infrastructure	3,035,928,242,451	51,397,990,167	1,537,310,830,169	41,548,253,461
Cost of goods sold and services provided	(1,778,965,961,226)	(583,619,046,481)	(1,461,933,537,631)	(341,548,678,935)
Gross profit from sale of goods and rendering of services	2,467,016,006,162	669,235,778,117	689,029,017,725	313,922,496,590

23.2 Finance income

Currency: VND

	Current year	Previous year
Gain from transfer of shares	-	250,460,853,908
Interest income from outstanding receivables of share transfer contract	-	16,884,359,675
Interest income from term deposits and loans	169,372,670,861	44,743,415,328
Other finance income	171,954,697	1,616,603,985
TOTAL	169,544,625,558	313,705,232,896

24. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: VND

	Current year	Previous year
Cost of long-term leases of land and infrastructures	1,076,154,449,123	1,145,609,640,866
Cost of real estate properties transferred	370,879,707,880	107,628,540,288
Cost of supplying of clean water, electricity, management services, wastewater treatment supply	154,410,095,743	146,270,877,043
Cost of factories sold	41,150,803,702	17,148,560,216
Cost of warehouses, factories and offices for operating lease	136,370,904,778	45,275,919,218
TOTAL	1,778,965,961,226	1,461,933,537,631

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

25. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Selling expenses		
Consultation and brokerage expenses	172,475,781,597	47,597,826,702
Labour costs	3,251,383,000	3,846,700,257
Others	14,188,687,277	772,194,901
TOTAL	<u>189,915,851,874</u>	<u>52,216,721,860</u>
Administrative expenses		
Labour costs	135,221,477,065	134,042,533,573
Depreciation	15,316,566,781	12,251,539,504
Provisions costs	9,083,300,000	-
External services	67,539,666,483	48,832,442,155
Sponsorship	169,197,677,614	45,092,365,073
Others	32,198,877,500	30,501,315,257
TOTAL	<u>428,557,565,443</u>	<u>270,720,195,562</u>

26. FINANCE EXPENSES

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Interest expenses	480,600,549,118	195,387,067,311
Bond issue costs	55,338,571,758	31,527,822,751
Reversal provision for devaluation of investments	(2,937,585,570)	(750,098,833)
Others	8,390,687,199	4,077,362,012
TOTAL	<u>541,392,222,505</u>	<u>230,242,153,241</u>

27. OTHER EXPENSES

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Others	131,977,203,231	2,532,671,188
TOTAL	<u>131,977,203,231</u>	<u>2,532,671,188</u>

28. PRODUCTION AND OPERATING COSTS

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Land, infrastructure, factories development and services rendering expenses	1,381,439,823,232	4,687,722,806,971
Labour costs	138,472,860,065	137,889,233,830
Depreciation of fixed assets	75,692,369,658	88,966,487,664
Expenses for external services	240,015,448,080	191,398,698,124
Other expenses	164,292,739,514	82,132,045,462
TOTAL	<u>1,999,913,240,549</u>	<u>5,188,109,272,051</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

29. CORPORATE INCOME TAX

The corporate income tax ("CIT") rate applicable to the Company and its subsidiaries is 20% of profit after tax except for the followings:

- ▶ For land leasing activities in Quang Chau Industrial Park, Saigon - Bac Giang Industrial Park Joint Stock Company is obliged to pay CIT at the rate of 10% for 15 years from the date of commencement of operation, production and business and at 20% for the following years. The tax rate for this year is 10%.
- ▶ For land leasing activities in Trang Due Industrial Park - phase 1, Saigon - Hai Phong Industrial Park Joint Stock Company is obliged to pay CIT at the rate of 10% for 15 years from the date of commencement, put into production and business and equal 20% for the following years. The company is exempt from CIT for 4 years from 2009 to 2012 and is entitled to a 50% reduction of payable tax for the next 9 years. The tax rate for this year is 10% and is exempted from 50%.
- ▶ For land leasing activities in Trang Due Industrial Park - phase 2, Saigon - Hai Phong Industrial Park Joint Stock Company is obliged to pay CIT at the rate of 10% for 15 years from the date of commencement, enter into production and business activities. The company is exempt from CIT for 4 years from 2015 to 2018 and is entitled to a 50% reduction of payable tax for the next 9 years. The tax rate for this year is 10% and is exempted from 50%.
- ▶ For land leasing activities in Tan Phu Trung Industrial Park, Saigon - Northwest Urban Development Joint Stock Company is obliged to pay CIT at the rate of 10% for 15 years from the date of commencement of operation, production and business activities (2007) and equal to 20% for the following years. The tax rate for this year is 10%.
- ▶ For land leasing activities in Trang Cat Urban Area and Services, Trang Cat Urban Development One Member Limited Liability Company is obliged to pay CIT at the rate of 10% for 15 years from the date of commencement of business, in production and business activities and equal to 20% for the following years. The company is exempt from CIT for 4 years from 2012 to 2015 and is entitled to a 50% reduction of payable tax for the next 9 years. The tax rate for this year is 10% and is exempted from 50%.

The tax returns filed by the Company and its subsidiaries are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could change at a later date upon final determination by the tax authorities.

29.1 CIT expenses

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Current CIT expenses	252,330,651,691	177,342,931,117
Deferred CIT expenses/(income)	157,737,836,082	(43,984,520,887)
TOTAL	<u>410,068,487,773</u>	<u>133,358,410,230</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

29. CORPORATE INCOME TAX (continued)

29.1 CIT expenses (continued)

The reconciliation between CIT expenses and the accounting profit multiplied by CIT rate is presented below:

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Profit before tax	1,363,902,491,603	453,172,376,342
CIT expense at rates applicable to companies in the Group	345,194,614,697	119,103,272,626
<i>In which:</i>		
5% tax rate applied to long-term lease of land activities	236,287,827	204,606
10% tax rate applied to long-term lease of land activities	2,150,592,923	(6,475,598,722)
20% tax rate to other activities	342,807,733,947	125,578,666,742
<i>Adjustments to increase</i>		
Non-deductible expenses	13,179,559,866	5,611,816,625
Interest rates exceeding the prescribed limit according to Decree No. 132/2020/ND-CP	51,694,313,210	28,786,918,916
<i>Adjustments to decrease</i>		
Adjustment of CIT according to Decree No. 68/2020/ND-CP	-	(5,096,161,336)
Tax loss carried forward	-	(10,709,750,169)
Adjustment of CIT according to Decree 114/2020/ND-CP	-	(4,339,271,669)
CIT expenses	<u>410,068,487,773</u>	<u>133,358,410,230</u>

29.2 Current CIT

The current CIT payable is based on taxable income for the current year. The taxable income of the Company and its subsidiaries for the year differs from the profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company and its subsidiaries' liability for current tax is calculated using tax rates that have been enacted by the consolidated balance sheet date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

29. CORPORATE INCOME TAX (continued)

29.3 *Deferred CIT*

The following are the deferred tax assets and liabilities recognised by the Company, and the movements thereon, during the current and previous year:

Currency: VND

	<i>Consolidated balance sheet</i>		<i>Consolidated income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current year</i>	<i>Previous year</i>
<i>Deferred tax liabilities</i>				
Deferred tax liabilities arising from fair value adjustment on acquisition date at Northwest Saigon City Development Corporation	124,672,419,511	145,907,210,528	(21,234,791,017)	(32,404,569,866)
Deferred tax liabilities arising from fair value adjustment on acquisition date at Sai Gon - Hai Phong Industrial Park Corporation	457,334,950	457,334,950		
Deferred tax liabilities arising from allocation of CIT over the land lease term	809,346,258,415	630,373,631,316	178,972,627,099	(11,579,951,021)
	<u>934,476,012,876</u>	<u>776,738,176,794</u>		
<i>Net deferred tax debit/(credit) to the consolidated income statement</i>			<u>157,737,836,082</u>	<u>(43,984,520,887)</u>

29.4 *Unrecognised deferred tax assets*

Tax losses carried forward

The Group is entitled to carry each individual tax loss forward to offset against the taxable income arising within 5 subsequent years to the year in which the loss was incurred. At the consolidated balance sheet date, the Group had aggregated accumulated tax losses available for offset against future taxable. Details are as follows:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

29. CORPORATE INCOME TAX (continued)

29.4 Unrecognised deferred tax assets (continued)

Currency: VND

Originating year	Can be utilized up to		Tax loss amount	Utilized up to 31 December 2021	Forfeited	Unutilized at 31 December 2021
2017	2022	(i)	4,433,878,613	-	-	4,433,878,613
2018	2023	(i)	5,476,455,673	-	-	5,476,455,673
2019	2024	(i)	59,196,831,283	(53,548,750,843)	-	5,648,080,440
2020	2025	(ii)	14,603,713,647	-	-	14,603,713,647
2021	2026	(ii)	11,685,927,293	-	-	11,685,927,293
TOTAL			95,396,806,509	(53,548,750,843)	-	41,848,055,666

- (i) These are estimated tax losses of the Company's branch which have been audited by the local tax authorities, and the estimated tax losses of Trang Cat One Member Development Company Limited which have not been audited by the local tax authorities as of the date of these consolidated financial statements.
- (ii) These are estimated tax losses as per the tax returns of the Company, its branches and subsidiaries and have not been audited by local tax authorities as of the date of these consolidated financial statements.

No deferred tax assets were recognised in respect of the above accumulated losses because future taxable profit cannot be ascertained at this stage.

Interest expenses exceeding the prescribed threshold

In accordance with the guidance under Decree 132/2020/ND-CP, the Group is allowed to carry forward interest expenses that are not deductible when calculating CIT ("non-deductible interest expenses") to the subsequent periods when determining the total deductible interest expenses. Interest expenses are allowed to be carried forward continuously for not more than 5 years from the year after which the deductible interest expense is incurred. As at the balance sheet date, the Group has the following accumulated non-deductible interest expense which can be used as follows:

Currency: VND

Year	Non-deductible interest expenses can be carried forward to		Non-deductible interest expenses	Non-deductible interest expenses already transferred to 31/12/2021	Non-deductible interest expenses not eligible to be transferred	Non-deductible interest expenses not yet transferred at 31/12/2021
2019	2024	(i)	99,566,069,293	-	-	99,566,069,293
2020	2025	(i)	143,934,594,578	-	-	143,934,594,578
2021	2026	(i)	289,835,525,075	-	-	289,835,525,075
TOTAL			533,336,188,946	-	-	533,336,188,946

- (i) These are estimated non-deductible interest expenses as per the Group's tax returns which have not been audited by the local tax authorities as of the date of these consolidated financial statements.

No deferred tax assets were recognised in respect of the above non-deductible interest expenses because future taxable profit and future interest expenses cannot be ascertained at this stage.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES

List of related parties which had transactions and/or receivable/payable balances during the year with the Group:

No.	Related party	Relationship
1	Saigon Hi-tech Park Infrastructure Development and Investment JSC	Common key management member
2	Saigon Telecommunications Technology JSC	Affiliate company
3	Saigontel Long An Co., Ltd	Affiliate company
4	Saigon - Nhon Hoi Industrial Park JSC	Affiliate company
5	Le Minh Xuan 2 Industrial Park Investment JSC	Affiliate company
6	Saigon - Da Nang Investment JSC	Common key management member
7	Vinatex - Tan Tao Investment JSC	Common key management member
8	Saigon - Lam Dong Investment and Tourism JSC	Common key management member
9	Mr. Dang Thanh Tam	Chairman
10	Mrs. Nguyen Thi Thu Huong	General Director
11	Mr. Phan Anh Dung	Deputy General Director
12	Mrs. Nguyen My Ngoc	Deputy General Director
13	Mr. Vu Ngoc Anh	General Director of subsidiary
14	Mr. Mai Tuan Dung	General Director of subsidiary
15	Mr. Vu Thanh Duong	General Director of subsidiary
16	Mr. Le Minh Ha	Deputy General Director of subsidiary

Significant transactions with related parties in the current year and previous year were as follows:

Related party	Description	Currency: VND	
		Current year	Previous year
Mr. Dang Thanh Tam	Dividend paid	-	23,868,750,000
	Advance	555,487,559,000	5,100,000,000
	Advance withdrawal	147,428,500,000	-
	Other payables	1,630,000,000	-
	Borrowings	8,529,000,000	-
Vinatex – Tan Tao Investment Corporation	Lending	110,000,000,000	-
	Collection of lending	30,000,000,000	-
	Interest receivables	530,410,959	-
	Loan repayment	-	100,000,000,000
	Interest payables	-	6,399,999,667
	Interest paid	-	7,633,333,000
Saigontel Long An Co., Ltd	Lending	17,542,660,000	-
	Collection of lending	1,000,000,000	-
	Interest receivables	193,987,980	-
	Borrowings	112,500,000,000	-
	Interest payables	912,328,767	-
Le Minh Xuan 2 Industrial Park Investment JSC	Capital contributed	583,000,000,000	-
	Lending	1,700,000,000	-
	Interest receivables	14,904,109	-
Saigon - Da Nang Investment JSC	Lending	85,000,000,000	-
	Collection of lending	7,800,000,000	-
	Interest receivables	1,418,219,178	-
Saigon Hi-tech Park Infrastructure Development and Investment JSC	Interest receivables	981,879,723	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties in the current year and previous year were as follows (continued):

Related party	Description	Currency: VND	
		Current year	Previous year
Saigon - Nhon Hoi Industrial Park JSC	Capital contributed	530,000,000,000	-
	Borrowing	94,264,000,000	-
Saigon Telecommunication & Technologies Corporation	Lending	1,522,729,057,481	141,000,000,000
	Collection of lending	-	106,292,687,097
	Borrowings	71,068,296,043	19,000,000,000
	Interest receivables	10,285,614,322	-
	Collection of interest	1,274,801,000	-
	Brokerage fees	48,178,928,950	-
Saigon - Lam Dong Investment and Tourism JSC	Lending	6,558,956,926	-
Mr. Mai Tuan Dung	Advance	18,457,029,363	17,344,106,613
	Withdrawal of advance	17,345,596,613	-
Mr. Vu Thanh Duong	Advance	342,977,901,000	63,583,840,000
	Withdrawal of advance	61,000,000,000	-
Mr. Vu Ngoc Anh	Advance	-	6,290,000,000
	Withdrawal of advance	1,400,000,000	-
Mr. Le Minh Ha	Advance	524,000,000	-

Terms and conditions of transactions with related parties

The sales, and purchases, of goods to/from related parties are made on contractual basis.

The balance of accounts receivable, payable, borrowing and lending as of 31 December 2021 are unsecured and will be settled in cash. For the year ended 31 December 2021, the Group has not made any provision for bad debts relating to amounts owed to the Group by related parties (as at 31 December 2020: 0). This assessment is made for each year through an examination of the financial position of the related party and the markets in which the related party operates.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

As at the balance sheet dates, amount due to and from related parties of the Group are as follows:

		<i>Currency: VND</i>	
<i>Related party</i>	<i>Transaction</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term loan receivables (Note 8)			
Saigon Telecommunication & Technologies Corporation (i)	Short-term loan receivables	1,041,376,618,818	58,647,561,337
Saigon - Da Nang Investment JSC (ii)	Short-term loan receivables	12,521,929,895	11,144,473,296
Vinatex - Tan Tao Investment JSC (iii)	Short-term loan receivables	80,000,000,000	-
Saigon - Lam Dong Investment and Tourism JSC (iv)	Short-term loan receivables	20,636,189,803	14,077,232,877
Saigontel Long An Co., Ltd (v)	Short-term loan receivables	16,542,660,000	-
Le Minh Xuan 2 Industrial Park Investment JSC (vi)	Short-term loan receivables	1,700,000,000	-
		1,172,777,398,516	83,869,267,510
Long-term loan receivables (Note 8)			
Saigon Telecommunication & Technologies Corporation (vii)	Long-term loan receivables	540,000,000,000	-
Saigon - Da Nang Investment JSC (viii)	Long-term loan receivables	85,000,000,000	-
		625,000,000,000	-
Other short-term receivables (Note 9)			
Saigon Telecommunications Technology JSC	Capital contribution for business cooperation	40,000,000,000	-
	Interest receivables	12,010,868,224	3,000,054,902
Vinatex - Tan Tao Investment JSC	Interest receivables	530,410,959	-
Saigontel Long An Co., Ltd	Interest receivables	193,987,980	-
Le Minh Xuan 2 Industrial Park Investment JSC	Interest receivables	14,904,109	-
Mr. Dang Thanh Tam	Advance	413,159,059,000	5,100,000,000
Mr. Vu Thanh Duong	Advance	346,951,741,000	64,973,840,000
Mr. Mai Tuan Dung	Advance	44,197,143,229	43,085,710,479
Ms. Nguyen Thi Thu Huong	Advance	3,489,211,820	3,489,211,820
Mr. Vu Ngoc Anh	Advance	4,890,000,000	6,290,000,000
Mr. Le Minh Ha	Advance	1,852,000,000	1,328,000,000
Ms. Nguyen My Ngoc	Advance	136,330,000	136,330,000
Mr. Phan Anh Dung	Advance	110,000,000	110,000,000
		867,535,656,321	127,513,147,201
Other long-term receivables (Note 9)			
Saigon Telecommunication & Technologies Corporation	Capital contribution for business cooperation	-	40,000,000,000
Saigon - Da Nang Investment JSC	Interest receivables	1,418,219,178	-
		1,418,219,178	40,000,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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30. TRANSACTIONS WITH RELATED PARTIES (continued)

- (i) These are unsecured loans with interest ranging from 4.5% to 12% per annum and will mature from February to December 2022.
- (ii) This is an unsecured loan with interest at 12% per annum and will mature on 1 February 2022.
- (iii) This is an unsecured loan with interest at 8% per annum and will mature on 10 March 2022.
- (iv) This is an unsecured loan with interest at 8% per annum and will mature on September 2022.
- (v) These are unsecured loans with interest ranging from 1-14% per annum and will mature from May to December 2022.
- (vi) This is an unsecured loan with interest at 1% per annum and will mature on 30 November 2022.
- (vii) This is an unsecured loan with interest at 1% per annum and will mature in March 2023.
- (viii) This is an unsecured loan with interest at 10.5% per annum and will mature on 5 October 2023.

Currency: VND

<i>Related party</i>	<i>Transaction</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term accrued expenses (Note 18)			
Saigon Telecommunication & Technologies Corporation	Interest payables	3,573,742,463	1,373,775,343
Saigontel Long An Co., Ltd	Interest payables	912,328,767	-
Saigon - Da Nang Investment JSC	Interest payables	1,592,482,192	-
		6,078,553,422	1,373,775,343
Long-term accrued expenses (Note 18)			
Saigon Hi-tech Park Infrastructure Development and Investment JSC	Interest payable	-	945,879,723
		-	945,879,723
Other payables (Note 19)			
Saigon - Nhon Hoi Industrial Park JSC	Other payables	94,264,000,000	-
Mr. Dang Thanh Tam	Other payables	1,630,000,000	-
		95,894,000,000	-
Short-term loan (Note 20)			
Saigontel Long An Co., Ltd (i)	Short-term loan	112,500,000,000	-
Saigon Telecommunication & Technologies Corporation (ii)	Short-term loan	90,068,296,043	19,000,000,000
Saigon Hi-tech Park Infrastructure Development and Investment JSC (iii)	Short-term loan	30,000,000,000	-
Saigon - Da Nang Investment JSC (iv)	Short-term loan	7,800,000,000	-
Mr. Dang Thanh Tam (v)	Short-term loan	8,529,000,000	-
		248,897,296,043	19,000,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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30. TRANSACTIONS WITH RELATED PARTIES (continued)

As at the balance sheet dates, amount due to and from related parties of the Group are as follows:

<i>Related party</i>	<i>Transaction</i>	<i>Currency: VND</i>	
		<i>Ending balance</i>	<i>Beginning balance</i>
<i>Long-term loan (Note 20)</i>			
Saigon Hi-tech Park Infrastructure Development and Investment JSC	Long-term loan	-	30,000,000,000
		-	30,000,000,000

- (i) This is an unsecured loan with interest at 1% per month and will mature in February 2022.
- (ii) These are unsecured loans with interest at 0-11% per annum and will mature in October 2022.
- (iii) This is an unsecured loan with the interest at 0.01% per month and will mature on 31 December 2022.
- (iv) This is an unsecured loan, bearing interest at 12% per annum and maturing on 20 April 2022.
- (v) These are unsecured loans, bearing interest at 10% per annum and maturing on 15 January 2022 and 15 December 2022.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued):

Transactions with other related parties

Remuneration of the members of the Board of Directors and the management:

Currency: VND

Name	Position	Current year			Previous year			
		Remuneration of Board of Directors	Total income of the management	Total personal income tax payable	Remuneration of Board of Directors	Total income of the management	Total personal income tax payable	Total
Ms Nguyen Thi Thu Huong	General Director, Member of Board of Directors	100,000,000	5,835,434,000	2,857,787,700	100,000,000	6,408,151,000	3,166,174,000	9,674,325,000
Mr Nguyen Vinh Tho	Member of Board of Directors	340,000,000	-	37,777,776	580,000,000	-	64,444,444	644,444,444
Mr Huynh Phat	Member of Board of Directors	100,000,000	-	11,111,111	100,000,000	-	11,111,111	111,111,111
Mr Phan Anh Dung	Deputy General Director	-	1,458,834,000	532,602,950	-	1,611,459,000	614,786,000	2,226,245,000
Mr Pham Phuc Hieu	Deputy General Director, Chief accountant, Member of Board of Directors	100,000,000	2,100,500,000	931,961,300	100,000,000	2,307,150,000	1,043,235,000	3,450,385,000
Ms Nguyen My Ngoc	Deputy General Director	-	1,628,142,000	623,768,500	-	1,784,218,000	707,810,000	2,492,028,000
TOTAL		640,000,000	11,022,910,000	4,995,009,337	880,000,000	12,110,978,000	5,607,560,555	18,598,538,555

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

31. EARNINGS PER SHARE

The following reflects the income and share data used in the calculation of earnings per share:

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Net profit after tax attributable to ordinary equity holders for basic earnings	782,304,386,110	224,032,834,488
<i>Effect of dilution</i>	-	-
Net profit after tax attributable to ordinary equity holders adjusted for the effect of dilution	782,304,386,110	224,032,834,488
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per share	493,321,833	469,760,189
<i>Effect of dilution</i>	-	-
Weighted average number of ordinary shares (excluding treasury shares) adjusted for the effect of dilution	493,321,833	469,760,189
Basic earnings per share	1,586	477
Diluted earnings per share	1,586	477

There have been no potential common stock or preferred stock transactions between the balance sheet date and the date of these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

32. COMMITMENTS AND CONTINGENT LIABILITIES

32.1 *Contingent liabilities relating to real estate projects*

Contingent liabilities related to obligations to the State:

From 2003 to 2014, the Company signed a number of land rental contracts with Bac Ninh Provincial People's Committee for the land area at Que Vo I Industrial Park and Que Vo II Industrial Park, which is 2,268,388.8 m² (up to 2052) and 2,234,012.9 m² (up to 2057), respectively. According to the Official Letter No. 323/BTC-QLCS dated 12 January 2015 by the Ministry of Finance, the investment project on construction and operation of infrastructure of Que Vo Industrial Park is entitled to land rental exemption in 11 years from the date of project completion and put into operations.

From 2011 to 2014, Saigon – Hai Phong Industrial Park Corporation (“SHP”) signed land lease agreements with the People's Committee of Haiphong City for the land area at Trang Due Industrial Park with a total land area of 1,541,648.7 m². Details of these land lease contracts include: Contract No. 04/HĐTD dated 17 January 2011 (for 1,363,473.2 m² land area and up to 2057), Contract No.179/HĐTD dated 31 December 2013 (for 84,871.8 m² land area and up to 2057) and Contract No.13/HĐTD dated 17 February 2014 (for 93,303.7 m² land area and up to 2057). On 12 December 2014, the General Department of Taxation of Haiphong City issued Decision No. 4274/QĐ-CT on land rental exemption for Saigon-Hai Phong Industrial Park Corporation. Accordingly, SHP is exempted from land tax until September 2017, December 2023 and November 2057 for the Land Lease Contracts No. 04, No.13 and No.179, respectively. In 2020, SHP has received land rental payment notification of 1,363,473 m² in Trang Due Industrial Park. However, SHP is in the process to finalize with the General Department of Taxation of Haiphong City to clarify exemption status of land rental fee for land area leased to LG Electronics Vietnam Hai Phong Company Limited and LG Display Vietnam Haiphong Company Limited under Decision No. 583/UBND-CT dated 24 January 2013 of People's Committee of Haiphong City.

According to Letter No. 6277/STC-BVG dated 5 July 2012, the Department of Finance of Ho Chi Minh City sent a notice to Northwest Saigon City Development Corporation (“SCD”) advising the land rental rate at Tan Phu Trung Industrial Park at VND 5,940 per square meter. However, according to Decision No. 2093/QĐ-BTC dated 23 November 2011 and Circular No. 16/2013/TT-BTC on removal of difficulties for enterprises, land rental rate from 2011 to 2014 would not exceed two times of that applicable for 2010. Therefore, the land rental rate from 2011 to 2014 was at 500 VND per square meter, equivalent to two times of 2010 land rental fee which was approved by Ho Chi Minh City People's Committee under the land lease contract No. 2516/HD-TNMT-QHSDD on 5 April 2007. On 25 March 2016, Ho Chi Minh Tax Department sent the notice for land rental for the period from 2015 to 2020, which was 2,310 VND per square meter. As of the date of these consolidated financial statements, SCD is still in the process of working with the competent authorities to determine the land rental obligations in upcoming years.

From 2008 to 2010, Saigon - Bac Giang Industrial Park Corporation (“SBG”) signed land lease agreements with the People's Committee of Bac Giang Province for a total land area of 3,900,015.2 m² at Quang Chau Industrial Park (until 2056). According to the 2nd Investment Certificate dated 12 September 2014, Quang Chau Industrial Park is entitled to land rental fee exemption for 6 years during the development of the Industrial Park and another 7 years from the completion date of the project and put into operations. As at the date of these consolidated financial statements, SBG is still in the process of working with the competent authorities to determine the land rental obligations.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

32. COMMITMENTS AND CONTINGENCIES (continued)

32.2 Commitments relating to real estate projects

Commitments related to obligations to the State:

- (i) From 10 June 2015 to 17 May 2021, the Company signed land lease contracts with the People's Committee of Bac Ninh province for 195 ha of land at Nam Son - Hap Linh Industrial Park (with the lease term ending on 26 May 2060). As at the date of these consolidated financial statements, the Company has received a decision on land rental exemption for the first phase of the project with a land area of 1,076,455 m², in which 378,153 m² is exempted for the whole period and 698,302 m² is exempted until the end of December 2028. As at the date of these consolidated financial statements, the Company is still in process to determine the land rental obligations with the State authorities for the remaining land areas of the Nam Son Hap Linh Industrial Park.
- (ii) According to Decision No. 1526/QD-CT dated 17 December 2003 and Decision No. 971/QD-UBND dated 15 July 2009 of the People's Committee of Bac Ninh Province on the allocation of land to the Company for the development of Phuc Ninh new urban area project in Bac Ninh town, Bac Ninh province. The Company has an obligation to pay land use fees and other charges as prescribed by laws for the residential land plots, commercial land and public works assigned to use for the development of Phuc Ninh New Urban Area. Accordingly, the Company was handed over 49.53 hectares of land in 2010, completed marking a land area of 47.2 hectares in 2013 with the People's Committee of Bac Ninh province and paid an amount of VND 175,735,431,000 for the land use fee according to Decision 2229/QD-CT of the People's Committee of Bac Ninh province dated 23 December 2004 approving the land use fees (phase 1) and the notices on assignment of land use fees from the Bac Ninh Province Tax Department. As at the date of these consolidated financial statements, the Company is still in the process of working with the People's Committee of Bac Ninh province to determine the land use fees for the remaining land area of the project.

Capital expenditure commitments:

As of 31 December 2021, the Group has entered into contracts related to the construction and development of 1A Lang Ha project, Que Vo I Industrial Park, Que Vo II Industrial Park, Phuc Ninh urban area, Nam Son – Hap Linh Industrial Park, Quang Chau urban area, Trang Due Industrial Park, Tan Phu Trung Industrial Park and Trang Cat urban area with total outstanding contractual commitment amounts to approximately VND 369.6 billion VND.

32.3 Commitment for capital contribution

The Company has established a subsidiary, i.e. Vung Tau Investment Group Joint Stock Company, and committed to contribute capital amounting to VND 745.2 billion into this subsidiary.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

32. COMMITMENTS AND CONTINGENCIES (continued)

32.4 Collateral and guarantees

Collateral and guarantees relating to the Agreement on debt structuring, funding and debt repayment with PVcomBank

As disclosed in Note 10, under the Agreement No. 3012/2020/BBTT/PVB-KB-TCC dated 30 December 2020 on debt structuring, funding and debt repayment, the Company and Trang Cat LLC have agreed to use Trang Cat project to secure for the loans and debts of a group of companies and individuals (including KinhBac City Development Holding Corporation, a subsidiary of the Company and other companies/individuals) with PVcomBank. Also under this Debt Structuring Agreement, the Company and Trang Cat LLC also committed to PVcomBank to repay the debts for and on behalf of the other companies and individuals if these parties violate the payment obligations agreed with PVcomBank. The total loan and debt obligations of the other companies and individuals due to PvcomBank at the date of signing the Debt Structuring Agreement is disclosed in Note 10.

32.5 Disputes

Dispute with VTC Wireless Telecommunications Corporation




Under the Business Cooperation Agreement dated 12 February 2008 between the VTC Wireless Telecommunications Company ("VTC") and Saigon Telecommunication & Technologies Corporation and the Business Registration Certificate No. 0103025781 dated 11 July 2008, the registered charter capital of VTC - Saigontel Media Company is VND 160 billion, in which the Company's ownership interest is 19.2%. The Company has then transferred VND 30,700,200,000 (19.2% of charter capital) to Huu Nghi Communication JSC (the company authorized by VTC) on 10 March 2008 for VTC Wireless Telecommunications Company to purchase assets for VTC - Saigontel Media Corporation. However, the Company has alleged that VTC has not completed the purchase of assets for VTC - Saigontel Media Company as committed. Therefore, the Company is currently in the process of working with VTC to recover this investment. The Group's management has assessed that this investment will be recovered from VTC; and therefore, no provision has been made for the investment in VTC - Saigontel Media Company.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

33. EVENTS AFTER THE BALANCE SHEET DATE

On 10 February 2022, the Company's General Meeting of Shareholders approved the plan to issue additional shares. The maximum number of shares expected to be issued is 191,903,722. As at the date of these consolidated financial statements, the Company is in process to implement this Resolution.

There is no other matter or circumstance that has arisen since the consolidated balance sheet date that requires adjustment or disclosure in the consolidated financial statements of the Group.

		
_____ Luu Phuong Mai Preparer	_____ Pham Phuc Hieu Deputy General Director cum Chief Accountant	_____ Nguyen Thi Thu Huong General Director



18 March 2022



