

KinhBac City Development Holding Corporation

Interim separate financial statements

For the six-month period ended 30 June 2022



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 18th amendment No. 2300233993 being granted by the Department of Planning and Investment of Bac Ninh Province on 5 July 2022.

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 Stock Exchange in accordance with the Decision No. 153/QD-SGDHCM issued by Ho Chi Minh City Stock Exchange on 7 December 2009.

BOARD OF DIRECTORS

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

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

MANAGEMENT

Members of the Board of Management during the period 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 period and at the date of this report is Mr. Dang Thanh Tam - Chairman. Ms. Nguyen Thi Thu Huong – General Director has been authorized by Mr. Dang Thanh Tam to sign the accompanying interim separate financial statements for the six-month period ended 30 June 2022 in accordance with the Authorisation Letter No. 2506/2022/KBC/UQ dated 25 June 2022.

AUDITORS

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

Reference: 60774739/22964683-LR

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

To: The Shareholders of KinhBac City Development Holding Corporation

We have reviewed the accompanying interim separate financial statements of KinhBac City Development Holding Corporation (“the Company”) as prepared on 29 August 2022 and set out on pages 6 to 57, which comprise the interim separate balance sheet as at 30 June 2022, and the interim separate income statement and the interim separate cash flow statement for the six-month period then ended and the notes thereto.

Management’s responsibility

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

Auditors’ responsibility

Our responsibility is to express a conclusion on the interim separate financial statements based on our review. We conducted our review in accordance with Vietnam Standards on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of the Company as at 30 June 2022, and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of interim separate financial statements.

Ernst & Young Vietnam Limited



Trần Phú Sơn

Deputy General Director
Audit Practising Registration
Certificate No. 0637-2018-004-1

Hanoi, Vietnam

29 August 2022

INTERIM SEPARATE BALANCE SHEET
as at 30 June 2022

Currency: VND

| Code | ASSETS | Notes | 30 June 2022 | 31 December 2021 |
|------------|--|-----------|--------------------------|--------------------------|
| 100 | A. CURRENT ASSETS | | 6,439,309,935,832 | 7,237,312,448,094 |
| 110 | I. Cash and cash equivalents | 5 | 22,165,262,686 | 769,915,183,654 |
| 111 | 1. Cash | | 16,624,659,228 | 70,882,331,926 |
| 112 | 2. Cash equivalent | | 5,540,603,458 | 699,032,851,728 |
| 120 | II. Short-term investments | 6 | 1,857,919,105,381 | 1,860,689,295,049 |
| 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 | (5,108,500,859) | (2,308,273,169) |
| 123 | 3. Held- to-maturity investments | 6.2 | 669,144,871 | 639,106,849 |
| 130 | III. Current accounts receivable | | 2,365,322,823,856 | 2,553,220,705,167 |
| 131 | 1. Short-term trade receivables | 7.1 | 217,354,789,750 | 682,298,340,867 |
| 132 | 2. Short-term advances to suppliers | 7.2 | 1,450,869,615,464 | 1,269,777,420,793 |
| 135 | 3. Short-term loan receivables | 8 | 302,064,939,220 | 221,470,939,220 |
| 136 | 4. Other short-term receivables | 9 | 402,367,460,072 | 387,007,984,937 |
| 137 | 5. Provision for doubtful short-term receivables | 7.3 | (7,333,980,650) | (7,333,980,650) |
| 140 | IV. Inventories | 10 | 2,044,227,436,823 | 1,929,365,038,957 |
| 141 | 1. Inventories | | 2,044,227,436,823 | 1,929,365,038,957 |
| 150 | V. Other current assets | | 149,675,307,086 | 124,122,225,267 |
| 151 | 1. Short-term prepaid expenses | 11 | 60,181,682,347 | 59,412,460,125 |
| 152 | 2. Value-added tax deductible | 17 | 82,344,908,034 | 62,382,183,695 |
| 153 | 3. Tax and other receivables from the State | 17 | 7,148,716,705 | 2,327,581,447 |

INTERIM SEPARATE BALANCE SHEET (continued)
as at 30 June 2022

Currency: VND

| Code | ASSETS | Notes | 30 June 2022 | 31 December 2021 |
|------------|---|-----------|---------------------------|---------------------------|
| 200 | B. NON-CURRENT ASSETS | | 13,742,640,431,920 | 12,964,189,768,365 |
| 210 | I. Long-term receivables | | 2,001,500,140,779 | 1,302,418,274,335 |
| 215 | 1. Long-term loan receivables | 8 | 495,300,000,000 | 643,000,000,000 |
| 216 | 2. Other long-term receivables | 9 | 1,506,200,140,779 | 659,418,274,335 |
| 220 | II. Fixed assets | | 136,512,988,583 | 129,082,823,436 |
| 221 | 1. Tangible fixed assets | 12 | 136,512,988,583 | 129,082,823,436 |
| 222 | Cost | | 320,161,545,841 | 308,653,331,750 |
| 223 | Accumulated depreciation | | (183,648,557,258) | (179,570,508,314) |
| 227 | 2. Intangible fixed assets | | - | - |
| 228 | Cost | | 36,958,000 | 36,958,000 |
| 229 | Accumulated amortisation | | (36,958,000) | (36,958,000) |
| 230 | III. Investment properties | 14 | 130,474,677,879 | 138,625,500,388 |
| 231 | 1. Cost | | 172,985,045,000 | 172,985,045,000 |
| 232 | 2. Accumulated depreciation | | (42,510,367,121) | (34,359,544,612) |
| 240 | IV. Long-term assets in progress | 13 | 124,671,287,794 | 88,017,954,518 |
| 242 | 1. Construction in progress | | 124,671,287,794 | 88,017,954,518 |
| 250 | V. Long-term investments | 15 | 11,343,150,573,850 | 11,296,323,236,924 |
| 251 | 1. Investment in subsidiaries | 15.1 | 10,337,218,294,000 | 10,337,218,294,000 |
| 252 | 2. Investments in jointly controlled entities and associates | 15.2 | 646,697,261,074 | 550,697,261,074 |
| 253 | 3. Investment in other entities | 15.3 | 399,500,200,000 | 438,500,200,000 |
| 254 | 4. Provision for diminution in value of long-term investments | | (40,265,181,224) | (30,092,518,150) |
| 260 | VI. Other long-term assets | | 6,330,763,035 | 9,721,978,764 |
| 261 | 1. Long-term prepaid expenses | 11 | 6,330,763,035 | 9,721,978,764 |
| 270 | TOTAL ASSETS | | 20,181,950,367,752 | 20,201,502,216,459 |

INTERIM SEPARATE BALANCE SHEET (continued)
as at 30 June 2022

Currency: VND

| Code | ASSETS | Notes | 30 June 2022 | 31 December 2021 |
|------------|--|-----------|---------------------------|---------------------------|
| 300 | C. LIABILITIES | | 9,614,068,035,815 | 9,676,108,990,214 |
| 310 | i. Current liabilities | | 6,228,201,368,872 | 4,101,558,883,185 |
| 311 | 1. Short-term trade payables | 16 | 102,456,546,199 | 91,083,667,423 |
| 312 | 2. Short-term advances from customers | | 4,883,190,860 | 4,978,067,468 |
| 313 | 3. Statutory obligations | 17 | 760,860,801 | 34,509,863,608 |
| 314 | 4. Payables to employees | | 3,276,033 | 87,642,033 |
| 315 | 5. Short-term accrued expenses | 18 | 312,876,090,345 | 370,704,398,568 |
| 318 | 6. Short-term unearned revenues | | 2,529,060,524 | 2,303,464,820 |
| 319 | 7. Other short-term payables | 19 | 2,408,222,364,772 | 2,345,452,037,982 |
| 320 | 8. Short-term loans | 20 | 3,392,146,600,005 | 1,248,116,361,950 |
| 322 | 9. Bonus and welfare fund | | 4,323,379,333 | 4,323,379,333 |
| 330 | ii. Non-current liabilities | | 3,385,866,666,943 | 5,574,550,107,029 |
| 333 | 1. Long-term accrued expenses | 18 | 1,009,992,858,569 | 931,929,637,321 |
| 337 | 2. Other long-term liabilities | 19 | 6,422,776,559 | 6,422,776,559 |
| 338 | 3. Long-term loans | 20 | 2,334,113,677,033 | 4,600,444,217,867 |
| 341 | 4. Deferred tax liabilities | 27.3 | 34,385,386,820 | 34,801,507,320 |
| 342 | 5. Long-term provisions | | 951,967,962 | 951,967,962 |
| 400 | D. OWNERS' EQUITY | | 10,567,882,331,937 | 10,525,393,226,245 |
| 410 | i. Capital | 21 | 10,567,882,331,937 | 10,525,393,226,245 |
| 411 | 1. Share capital | | 7,676,047,590,000 | 5,757,111,670,000 |
| 411a | - Shares with voting rights | | 7,676,047,590,000 | 5,697,601,890,000 |
| | - Treasury shares | | - | 59,509,780,000 |
| 412 | 2. Share premium | | 2,742,998,570,000 | 3,396,813,430,000 |
| 415 | 3. Treasury shares | | - | (364,466,650,000) |
| 418 | 4. Investment and development fund | | 2,223,693,823 | 2,223,693,823 |
| 421 | 5. Undistributed earnings | | 146,612,478,114 | 1,733,711,082,422 |
| 421a | - Undistributed earnings by the end of prior year | | 438,841,942,422 | 1,675,636,433,629 |
| 421b | - (Loss)/undistributed earnings of current period/prior year | | (292,229,464,308) | 58,074,648,793 |
| 440 | TOTAL LIABILITIES AND OWNERS' EQUITY | | 20,181,950,367,752 | 20,201,502,216,459 |

Luu Phuong Mai
Preparer

Pham Phuc Hieu
Deputy General Director cum
Chief Accountant

Nguyen Thi Thu Huong
General Director





29 August 2022

INTERIM SEPARATE INCOME STATEMENT
for the six-month period ended 30 June 2022

Currency: VND

| Code | ITEMS | Notes | For the six-month period ended 30 June 2022 | For the six-month period ended 30 June 2021 |
|----------|--|-------|---|---|
| 01 | 1. Revenue from sale of goods and rendering of services | 22.1 | 75,128,124,389 | 464,042,223,380 |
| 02 | 2. Deductions | 22.1 | - | - |
| 10 | 3. Net revenue from sale of goods and rendering of services | 22.1 | 75,128,124,389 | 464,042,223,380 |
| 11 | 4. Cost of goods sold and services rendered | 23 | (50,597,637,835) | (224,502,882,888) |
| 20 | 5. Gross profit from sale of goods and rendering of services | | 24,530,486,554 | 239,539,340,492 |
| 21 | 6. Finance income | 22.2 | 92,121,823,722 | 14,965,666,843 |
| 22 23 | 7. Finance expenses <i>In which: Interest expenses</i> | 25 | (335,200,048,192) (290,762,196,189) | (37,693,961,449) (239,366,373,435) |
| 25 | 8. Selling expenses | 24 | (3,835,703,840) | (12,205,044,000) |
| 26 | 9. General and administrative expenses | 24 | (70,162,877,718) | (126,169,631,360) |
| 30 | 10. Operating (loss)/profit | | (292,546,319,474) | 78,436,370,526 |
| 31 | 11. Other income | | 336,391,795 | 846,959,636 |
| 32 | 12. Other expenses | | (19,536,629) | (173,852,630) |
| 40 | 13. Other profit | | 316,855,166 | 673,107,006 |
| 50 | 14. Accounting (loss)/profit before tax | | (292,229,464,308) | 79,109,477,532 |
| 51 | 15. Current corporate income tax expenses | 27.1 | (416,120,500) | (51,970,006,598) |
| 52 | 16. Deferred tax income | 27.3 | 416,120,500 | 416,120,500 |
| 60 | 17. Net (loss)/profit after tax | | (292,229,464,308) | 27,555,591,434 |


Luu Phuong Mai
Preparer


Pham Phuc Hieu
Deputy General Director cum
Chief Accountant


Nguyen Thi Thu Huong
General Director



29 August 2022

INTERIM SEPARATE CASH FLOW STATEMENT
for the six-month period ended 30 June 2022


Currency: VND


| Code | ITEMS | Notes | For the six-month period ended 30 June 2022 | For the six-month period ended 30 June 2021 |
|------|---|--------|---|---|
| | I. CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| 01 | (Loss)/profit before tax | | (292,229,464,308) | 79,109,477,532 |
| | <i>Adjustments for:</i> | | | |
| 02 | Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets | 12, 14 | 18,631,294,452 | 22,041,020,650 |
| 03 | Reversal of provision | 25 | 12,972,890,764 | (219,200,078,590) |
| 05 | Profits from investing activities | | (89,665,397,358) | (14,965,666,843) |
| 06 | Interest expenses | 25 | 320,815,580,023 | 256,484,843,397 |
| 08 | Operating (loss)/profit before changes in working capital | | (29,475,096,427) | 123,469,596,146 |
| 09 | Decrease/(increase) in receivables | | 258,119,077,658 | (644,119,573,273) |
| 10 | Increase in inventories | | (114,862,397,866) | (63,213,011,614) |
| 11 | Increase in payables (other than interest, corporate income tax) | | 28,673,752,008 | 372,602,723,416 |
| 12 | Decrease/(increase) in prepaid expenses | | 2,621,993,507 | (3,631,202,562) |
| 14 | Interest paid | | (249,584,601,450) | (130,968,837,405) |
| 15 | Corporate income tax paid | 17 | (38,400,000,000) | (7,500,000,000) |
| 20 | Net cash flows used in operating activities | | (142,907,272,570) | (353,360,305,292) |
| | II. CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| 21 | Purchase and construction of fixed assets and other long-term assets | | (47,181,750,551) | (27,591,670,140) |
| 22 | Liquidation, assignment or sale of fixed assets | | 336,363,636 | - |
| 23 | Loan to other entities and payment for purchase of debt instruments of other entities | | (73,030,038,022) | (220,039,106,849) |
| 24 | Collections from borrowers and proceeds from sale of debt instruments of other entities | | 140,106,000,000 | 13,264,000,000 |
| 25 | Payments for investments in other entities | | (854,204,332,379) | (1,669,322,882,035) |
| 26 | Proceeds from sale of investments in other entities | | - | 150,000,000,000 |
| 27 | Interest and dividends received | | 25,340,443,713 | 351,787,418 |
| 30 | Net cash flows used in investing activities | | (808,633,313,603) | (1,753,337,871,606) |

INTERIM SEPARATE CASH FLOW STATEMENT (continued)
for the six-month period ended 30 June 2022

Currency: VND

| Code | ITEMS | Notes | For the six-month period ended 30 June 2022 | For the six-month period ended 30 June 2021 |
|------|---|-------|---|---|
| | III. CASH FLOWS FROM FINANCING ACTIVITIES | | | |
| 31 | Reception of capital contributed | | 334,718,570,000 | - |
| 33 | Drawdown of borrowings | | 880,473,906,850 | 4,209,065,733,400 |
| 34 | Repayment of borrowings | | (1,011,400,461,645) | (965,000,000,000) |
| 36 | Dividends paid | | (1,350,000) | - |
| 40 | Net cash flows from financing activities | | 203,790,665,205 | 3,244,065,733,400 |
| 50 | Net increase in cash and cash equivalents for the period | | (747,749,920,968) | 1,137,367,556,502 |
| 60 | Cash and cash equivalents at beginning of period | | 769,915,183,654 | 475,857,744,415 |
| 70 | Cash and cash equivalents at end of period | 5 | 22,165,262,686 | 1,613,225,300,917 |


Luu Phuong Mai
Preparer


Pham Phuc Hieu
Deputy General Director cum
Chief Accountant


Nguyen Thi Thu Huong
General Director



29 August 2022

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
as at 30 June 2022 and for the six-month period then ended

1. CORPORATE INFORMATION

KinhBac 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 18th amendment No. 2300233993 being granted by the Department of Planning and Investment of Bac Ninh Province on 5 July 2022.

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 No. 20 Phung Khac Khoan, Da Kao Ward, No. 1 District, Ho Chi Minh City, Vietnam.

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

The total number of employees as at 30 June 2022 was: 210 (31 December 2021: 204).

Corporate structure

At 30 June 2022, the Company has the following 16 subsidiaries (31 December 2021: 15):

| <i>No.</i> | <i>Company’s name</i> | <i>Voting right (%)</i> | <i>Effective interest rate (%)</i> | <i>Head office</i> | <i>Main activities</i> |
|------------|--|-------------------------|------------------------------------|--|--|
| 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 Company Limited | 100 | 100 | Bai Trieu Area, Trang Cat Commune, Hai An District, in Dinh Vu - Cat Hai Economical Zone, Hai Phong city | Investment, building and trading industrial parks and real estates |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

At 30 June 2022, the Company has the following 16 subsidiaries (continued):

| <i>No.</i> | <i>Company's name</i> | <i>Voting right (%) (*)</i> | <i>Interest right (%)</i> | <i>Head office</i> | <i>Main activities</i> |
|------------|---|-----------------------------|---------------------------|--|--|
| 5 | NGD Investment One Member Company Limited | 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 |
| 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, Long 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 | 537, Nguyen Van Linh Street, Le Loi Ward, Hung Yen City, Hung Yen Province, Vietnam | 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, Vietnam | Funeral service activities |
| 15 | Vung Tau Investment Group Joint Stock Company | 74.52 | 74.52 | Link 28 Hang Dieu 1 Street, Ward 10, Vung Tau City, Ba Ria - Vung Tau Province, Vietnam | Building and trading real estates |
| 16 | Quang Yen Electronics Limited Company (**) | 100 | 86.54 | Lot NA8-2, High-class factory and factory project complex, Dam Nha Mac area, Lien Vi commune, Quang Yen town, Quang Ninh province, Vietnam | Manufacture of electronic components |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

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

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

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

2. BASIS OF PREPARATION

2.1 *Purpose of preparation of the interim separate financial statements*

KinhBac City Development Holding Corporation has subsidiaries as disclosed in Note 1 and Note 15. The Company has prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2022 dated 29 August 2022.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, the interim consolidated results of operations and the interim consolidated cash flows of the Company and its subsidiaries.

2.2 *Accounting standards and system*

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

Accordingly, the accompanying interim separate 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

2. BASIS OF PREPARATION (continued)

2.3 *Applied accounting documentation system*

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

2.4 *Fiscal year*

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

2.5 *Accounting currency*

The interim separate financial statements are prepared in VND which is also the Company's accounting currency.

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 urban real estate which have been built for sale in the normal course of operations of the Company, not for rent or for waiting the price to increase, 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 for sale including expenses on compensation and site restoration, construction of road and drainage system, greenery planting and other infrastructure costs, construction costs, capitalized borrowing cost, consultancy cost, design cost,... and other related costs.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less costs to completion and the estimated costs of 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 Company, based on appropriate evidence of impairment available at the interim separate balance sheet date.

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

3.3 *Receivables*

Receivables are presented in the interim separate 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 interim separate 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 interim separate income statement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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 interim separate 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 interim separate 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.

3.6 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed 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 interim separate income statement as incurred.

When intangible 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 interim separate income statement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Depreciation and amortisation*

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

| | |
|--|--------------|
| Buildings and structures (land and infrastructure development costs) | 8 - 25 years |
| Machinery and equipment | 8 - 10 years |
| Means of transportation | 4 - 10 years |
| Office equipment | 3 - 8 years |
| Others | 3 - 8 years |

3.8 *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortisation. For investment property held for price appreciation, the Company does not depreciate but determines the loss due to a decrease in value.

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.

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

| | |
|---|----------|
| Factories | 8 years |
| Land and infrastructure development costs | 40 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 interim separate 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.

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 period in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset are capitalized as part of the cost of the respective asset.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 *Prepaid expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses on the interim separate 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 *Investments*

Investment in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the interim separate income statement. Other distributions are considered a recovery of investment and are deducted to the cost of the investment.

Investment in associates

Investments in associates over which the Company has significant influence are carried at cost.

Distributions from accumulated net profits of the associates arising subsequent to the date of acquisition are recognized in the income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

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 held-for-trading securities and other investments

Provision is made for any diminution in value of the held-for-trading securities and investments in capital of other entities at the interim balance sheet date. Increases and decreases to the provision balance are recorded as finance expense in the interim separate 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 interim separate income statement and deducted against the value of such investments.

3.12 *Payables and accruals*

Payable and accrual are recognised for amount to be paid in the future for goods and services received, whether or not billed to the Company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 *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 interim separate 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.

3.14 *Foreign currency transactions*

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

- ▶ Transaction 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; 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 period, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the interim separate balance sheet dates which are determined as follows:

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

All foreign exchange differences incurred during the period and arisen from the transaction of monetary accounts denominated in foreign currency at interim separate balance sheet date are taken to the interim separate income statement.

3.15 *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 Company's own equity instruments.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 *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 Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company'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 investments.

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 interim separate balance sheet.

3.17 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company 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 Company 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 Company 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 interim separate 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.

Revenue from sale 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 *Revenue recognition* (continued)

Income from transfer of investment and trading of securities

Income 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. Income is recorded on the contract 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 Company's entitlement as an investor to receive the dividend is established.

3.18 *Cost of long-term lease of land and infrastructure*

Cost of 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;
- ▶ 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.

3.19 *Taxation*

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the tax rates and tax laws that are enacted as at the interim separate balance sheet date.

Current income tax is charged or credited to the interim separate 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 Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Taxation

Deferred tax

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

Deferred tax is charged or credited to the interim separate 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 Company to off-set 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 Company 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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 *Segment information*

A segment is a component which can be separately identified in which the Company 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 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 Company. Thus, the Company's management assesses that the Company operates in only one business segment which is a real estate business and in one geographic region which is Vietnam.

3.21 *Related parties*

Parties are considered related parties of the Company if one party has the ability, by direct or indirect ways, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

4. SIGNIFICANT EVENTS

Acquisition of shares at Saigon - Da Nang Investment Joint Stock Company

On 30 June 2022, the Company acquired shares at Saigon – Da Nang Investment Joint Stock Company ("Saigon – Da Nang Company"). After this transaction, the voting rate and the Company's interest rate in Saigon - Da Nang Company is 48%, After this transaction, Saigon - Da Nang Company becomes an associate of the Company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

5. CASH AND CASH EQUIVALENTS

| | <i>Currency: VND</i> | |
|---------------------|------------------------------|-------------------------------|
| | <i>30 June 2022</i> | <i>31 December 2021</i> |
| Cash on hand | 3,410,409,411 | 10,006,749,212 |
| Cash at banks | 13,214,249,817 | 60,875,582,714 |
| Cash equivalent (*) | 5,540,603,458 | 699,032,851,728 |
| TOTAL | <u>22,165,262,686</u> | <u>769,915,183,654</u> |

(*) Cash equivalents as at 30 June 2022 are deposits in VND with term of 1 month at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Bac Ninh Branch with interest rate of 2.9%/year (2021: 2.8-3.8%/year) and deposit in VND with term of 1 month at National Citizen Commercial Joint Stock Bank – Sai Gon Branch with interest rate of 3.8%/year.

6. SHORT-TERM INVESTMENTS

6.1 *Held-for-trading securities*

| | <i>Currency: VND</i> | | | |
|-------------------------------------|---------------------------------|-------------------------------|---------------------------------|-------------------------------|
| | <i>30 June 2022</i> | | <i>31 December 2021</i> | |
| | <i>Cost</i> | <i>Provision</i> | <i>Cost</i> | <i>Provision</i> |
| <i>Held-for-trading securities:</i> | | | | |
| Shares (i) | 1,862,358,461,369 | (5,108,500,859) | 7,490,461,369 | (2,308,273,169) |
| Other investment (ii) | 669,144,871 | - | 1,854,868,000,000 | - |
| TOTAL | <u>1,863,027,606,240</u> | <u>(5,108,500,859)</u> | <u>1,862,358,461,369</u> | <u>(2,308,273,169)</u> |

(i) As at 30 June 2022, 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 its investment in this company in short-term.

6.2 *Held-to-maturity investments*

This is a 12-month term deposit at Joint Stock Commercial Bank for Foreign Trade of Vietnam with an interest rate of 4.6%/year (2021: 4.7%/year), due on 21 January 2023. The term deposits will automatically renew until settlement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

7.1 Trade receivables

Currency: VND

| | 30 June 2022 | 31 December 2021 |
|---|------------------------|------------------------|
| Saigon Investment JSC (i) | 104,130,000,000 | 104,130,000,000 |
| Kinh Bac Service JSC (ii) | 47,897,423,588 | 47,897,423,588 |
| SLP Park Nam Son Hap Linh Co., Ltd (iii) | 22,510,489,604 | 180,083,916,831 |
| Hi-P Vietnam High Technology Co., Ltd | - | 172,313,059,320 |
| Kim Tin Bac Ninh Industrial Development JSC (iii) | 5,827,387,500 | 79,928,650,000 |
| Agnes Electronic Components Manufacturing Trading Service Co., Ltd (ii) | 5,500,000,000 | 66,000,000,000 |
| Receivables from sale of landed houses at Phuc Ninh Urban Area | 5,876,437,900 | 5,876,437,900 |
| Other customers | 25,613,051,158 | 26,068,853,228 |
| TOTAL | 217,354,789,750 | 682,298,340,867 |
| <i>Provision for doubtful receivables</i> | 6,833,980,650 | 6,833,980,650 |

(i) This is the receivable from land transfer under Phuc Ninh Urban Area Project

(ii) This is a receivable related to sales of factories and long-term lease of land and infrastructure in Que Vo Mo Rong Industrial Park.

(iii) This is the receivable from the long-term lease of land and infrastructure at Nam Son Hap Linh Industrial Park.

7.2 Short-term advances to suppliers

Currency: VND

| | 30 June 2022 | 31 December 2021 |
|--|--------------------------|--------------------------|
| Kinh Bac Services JSC (i) | 959,960,762,123 | 797,909,762,123 |
| Kinh Bac Investment and Consulting JSC (i) | 480,200,832,409 | 461,107,184,791 |
| Other advances to suppliers | 10,708,020,932 | 10,760,473,879 |
| TOTAL | 1,450,869,615,464 | 1,269,777,420,793 |

(i) This balance represents advances for land clearance and compensation, and for construction works of certain on-going projects of the Company.

7.3 Bad debts

Currency: VND

| | As at 30 June 2022 | | As at 31 December 2021 | |
|--------------------------------|----------------------|-------------|------------------------|-------------|
| | Cost | Recoverable | Cost | Recoverable |
| Short-term trade receivables | 6,833,980,650 | - | 6,833,980,650 | - |
| <i>Viet Nhat JSC</i> | 6,833,980,650 | - | 6,833,980,650 | - |
| Loan receivables | 500,000,000 | - | 500,000,000 | - |
| <i>Saigon Tour Corporation</i> | 500,000,000 | - | 500,000,000 | - |
| TOTAL | 7,333,980,650 | - | 7,333,980,650 | - |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

8. LOAN RECEIVABLES

| | <i>Currency: VND</i> | |
|--|------------------------|-------------------------|
| | <i>30 June 2022</i> | <i>31 December 2021</i> |
| Short-term | | |
| Hanoi Construction Corporation (*) | 81,564,939,220 | 81,564,939,220 |
| Saigon Tour Corporation | 500,000,000 | 500,000,000 |
| Receivables from related parties (Note 28) | 220,000,000,000 | 139,406,000,000 |
| TOTAL | 302,064,939,220 | 221,470,939,220 |
| <i>Provision for loan receivables</i> | <i>(500,000,000)</i> | <i>(500,000,000)</i> |
| Long-term | | |
| Construction Project Management Unit of Bac Ninh City (People's Committee of Bac Ninh) | - | 700,000,000 |
| Saigon – Tay Ninh Industrial Park JSC | 300,000,000 | 300,000,000 |
| Receivables from related parties (Note 28) | 495,000,000,000 | 642,000,000,000 |
| TOTAL | 495,300,000,000 | 643,000,000,000 |

(*) Short-term loans are unsecured loans, which will mature within the next 12 months and earn an interest rate of 10%/year.

9. OTHER RECEIVABLES

| | <i>Currency: VND</i> | | | |
|--|------------------------|------------------|-------------------------|------------------|
| | <i>30 June 2022</i> | | <i>31 December 2021</i> | |
| | <i>Cost</i> | <i>Provision</i> | <i>Cost</i> | <i>Provision</i> |
| Short-term | | | | |
| Advance to PVcomBank (i) | 242,049,763,870 | - | 237,365,756,101 | - |
| Receivables from People's Committee of Bac Ninh relating to land rental subsidy (ii) | 19,440,000,000 | - | 19,440,000,000 | - |
| Advances to employees | 28,894,748,972 | - | 27,169,896,672 | - |
| Deposit receivables (iii) | 12,851,128,404 | - | 12,851,128,404 | - |
| Receivables from Van Duong Commune People's Committee | 3,327,780,000 | - | 3,327,780,000 | - |
| Other short-term receivables | 28,990,197,219 | - | 26,905,345,934 | - |
| Receivables from related parties (Note 28) | 66,813,841,607 | - | 59,948,077,826 | - |
| TOTAL | 402,367,460,072 | - | 387,007,984,937 | - |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

9. OTHER RECEIVABLES (continued)

Currency: VND

| | 30 June 2022 | | 31 December 2021 | |
|--|---------------------------------|-----------------|-------------------------------|-----------------|
| | Cost | Provision | Cost | Provision |
| Long-term | | | | |
| Receivables from Kinh Bac Service JSC from transfer of shares (iv) | 243,880,217,500 | - | 243,880,217,500 | - |
| Lang Ha Investment JSC (v) | 174,739,583,284 | | 168,463,936,017 | |
| Vien Dong Vietnam Real Estate and Property JSC | 500,000,000 | | 500,000,000 | |
| Other long-term receivables | 202,148,213 | - | 187,271,501 | - |
| Receivables from related parties (Note 28) | <u>1,086,878,191,782</u> | <u>-</u> | <u>246,386,849,317</u> | <u>-</u> |
| TOTAL | <u>1,506,200,140,779</u> | <u>-</u> | <u>659,418,274,335</u> | <u>-</u> |

- (i) This is an advance to the Vietnam Public Joint Stock Commercial Bank (“PVcomBank”) related to the acquisition of shares in Lang Ha Investment JSC.
- (ii) According to the minutes of interdisciplinary meeting between the Department of Finance, the Department of Planning and Investment, the Department of Natural Resources and Environment, the Management Board of Industrial Zones of Bac Ninh province and KinhBac City Development Corporation dated 14 August 2007 and Decision on investment capital support for enterprises No. 1951/QD-UBND dated 31 December 2007, Bac Ninh Provincial People’s Committee committed to support land rental for Que Vo Industrial Park. Accordingly, the subsidy available to the Company is VND 19.44 billion which will be used for the construction of waste water treatment plant at Que Vo Industrial Park.
- (iii) This is a deposit for Hanoi Agricultural Development and Investment One Member State Company Limited under Contract No. 128/2010/HD-HTKD signed on June 29, 2010 for 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, Hanoi.
- (iv) Including receivables from the transfer of 9.8 million shares of Sai Gon - Hue Investment Joint Stock Company, which has been extended to 31 December 2023 with a deferred interest rate of 11.5%/ year and receivables from loans until 31 December 2023.
- (v) These are receivables from 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 (i)).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

10. INVENTORIES

| | <i>Currency: VND</i> | | | |
|------------------------------------|---------------------------------|------------------|---------------------------------|------------------|
| | <u>30 June 2022</u> | | <u>31 December 2021</u> | |
| | <i>Cost</i> | <i>Provision</i> | <i>Cost</i> | <i>Provision</i> |
| Phuc Ninh Urban Area | 1,103,216,951,035 | - | 1,102,933,602,162 | - |
| Nam Son - Hap Linh Industrial Park | 927,863,278,510 | - | 813,284,229,517 | - |
| Northwest Urban Area | 5,856,375,000 | - | 5,856,375,000 | - |
| Other projects | 7,290,832,278 | - | 7,290,832,278 | - |
| TOTAL | <u>2,044,227,436,823</u> | - | <u>1,929,365,038,957</u> | - |

Inventories as at 30 June 2022 comprise land compensation, infrastructure development cost, capitalized borrowing costs and other overheads which incurred in the development of industrial parks and other real estate projects of the Company which are developed for sale. The inventories are mainly used as collateral for long-term loans as disclosed in Note 20.

During the period, the Company capitalized loan interests amounting to VND 14.8 billion (2021: VND 37.3 billion). These interest expenses are related to loans used for the development of industrial parks and other real estate projects of the Company.

11. PREPAID EXPENSES

| | <i>Currency: VND</i> | |
|--|------------------------------|------------------------------|
| | <u>30 June 2022</u> | <u>31 December 2021</u> |
| Short-term | | |
| Brokerage fees of uncompleted real-estate transfer contracts | 59,181,682,347 | 59,181,682,347 |
| Other short-term prepaid expenses | 1,000,000,000 | 230,777,778 |
| TOTAL | <u>60,181,682,347</u> | <u>59,412,460,125</u> |
| Long-term | | |
| Infrastructure repair costs | 6,095,419,123 | 9,335,937,320 |
| Tools and equipment | 235,343,912 | 386,041,444 |
| TOTAL | <u>6,330,763,035</u> | <u>9,721,978,764</u> |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

12. TANGIBLE FIXED ASSETS

Currency: VND

| | <i>Buildings and structures (including cost of land development and infrastructure)</i> | <i>Machinery and equipment</i> | <i>Transportations</i> | <i>Office equipment</i> | <i>Others</i> | <i>Total</i> |
|---|---|------------------------------------|------------------------|-------------------------|---------------|-----------------|
| Cost: | | | | | | |
| As at 31 December 2021 | 238,966,761,807 | 6,747,731,131 | 40,440,123,984 | 21,710,333,010 | 788,381,818 | 308,653,331,750 |
| Transfer from construction in progress | 5,506,559,999 | - | - | - | - | 5,506,559,999 |
| New purchase | - | - | 7,954,077,091 | 4,450,000,000 | - | 12,404,077,091 |
| Disposal | (5,190,630,000) | - | (1,211,792,999) | - | - | (6,402,422,999) |
| As at 30 June 2022 | 239,282,691,806 | 6,747,731,131 | 47,182,408,076 | 26,160,333,010 | 788,381,818 | 320,161,545,841 |
| <i>In which:</i> | | | | | | |
| Fully depreciated | 40,024,546,183 | 4,538,152,308 | 10,996,881,349 | 6,103,151,192 | 788,381,818 | 62,451,112,850 |
| Accumulated depreciation: | | | | | | |
| As at 31 December 2021 | 133,169,850,967 | 5,518,992,827 | 28,186,442,846 | 11,906,839,856 | 788,381,818 | 179,570,508,314 |
| Depreciation for the period | 7,336,510,791 | 126,866,178 | 1,950,036,258 | 1,067,058,716 | - | 10,480,471,943 |
| Disposal | (5,190,630,000) | - | (1,211,792,999) | - | - | (6,402,422,999) |
| As at 30 June 2022 | 135,315,731,758 | 5,645,859,005 | 28,924,686,105 | 12,973,898,572 | 788,381,818 | 183,648,557,258 |
| Net carrying amount: | | | | | | |
| As at 31 December 2021 | 105,796,910,840 | 1,228,738,304 | 12,253,681,138 | 9,803,493,154 | - | 129,082,823,436 |
| As at 30 June 2022 | 103,966,960,048 | 1,101,872,126 | 18,257,721,971 | 13,186,434,438 | - | 136,512,988,583 |

Details of tangible fixed assets used as collaterals for loans and bonds of the Company are disclosed in Note 20.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

13. CONSTRUCTION IN PROGRESS

| | <i>Currency: VND</i> | |
|--|-------------------------------|------------------------------|
| | <i>30 June 2022</i> | <i>31 December 2021</i> |
| Water supply and wastewater treatment system | | |
| <i>Nam Son Hap Linh Industrial Park</i> | <i>105,257,252,773</i> | <i>78,851,668,712</i> |
| <i>Que Vo II Industrial Park</i> | <i>11,615,463,760</i> | <i>-</i> |
| <i>Other construction in progress</i> | <i>7,798,571,261</i> | <i>9,166,285,806</i> |
| TOTAL | <u>124,671,287,794</u> | <u>88,017,954,518</u> |

Construction in progress for the water supply and wastewater treatment system in Nam Son Hap Linh Industrial Park is currently being used as collateral for the Company's loans as presented in Note 20.

14. INVESTMENT PROPERTIES

| | <i>Currency: VND</i> |
|---|---|
| | <i>Factories (including land development and infrastructure cost)</i> |
| Cost: | |
| As at 31 December 2021 | <u>172,985,045,000</u> |
| As at 30 June 2022 | <u>172,985,045,000</u> |
| Accumulated depreciation and amortisation: | |
| As at 31 December 2021 | 34,359,544,612 |
| - Depreciation during the period | <u>8,150,822,509</u> |
| As at 30 June 2022 | <u>42,510,367,121</u> |
| Net carrying amount: | |
| As at 31 December 2021 | <u>138,625,500,388</u> |
| As at 30 June 2022 | <u>130,474,677,879</u> |

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

As at 30 June 2022, the Company has not been able to determine the fair value of these investment properties because there is no active market for these properties.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

15. LONG-TERM INVESTMENTS

| | | <i>Currency: VND</i> | |
|-------------------------------------|-------------|----------------------------------|----------------------------------|
| | <i>Note</i> | <i>30 June 2022</i> | <i>31 December 2021</i> |
| Investments in subsidiaries | 15.1 | 10,337,218,294,000 | 10,337,218,294,000 |
| Investments in associates | 15.2 | 646,697,261,074 | 550,697,261,074 |
| Other long-term investments | 15.3 | 399,500,200,000 | 438,500,200,000 |
| Provision for long-term investments | | <u>(40,265,181,224)</u> | <u>(30,092,518,150)</u> |
| TOTAL | | <u>11,343,150,573,850</u> | <u>11,296,323,236,924</u> |

15.1 Investments in subsidiaries

| | | <i>Currency: VND</i> | | | | | |
|-----|---|----------------------|----------------------|----------------------------------|-------------------------|----------------------|----------------------------------|
| No. | | <u>30 June 2022</u> | | | <u>31 December 2021</u> | | |
| | | <i>Voting right</i> | <i>No. of shares</i> | <i>Net book value (VND)</i> | <i>Voting right</i> | <i>No. of shares</i> | <i>Net book value (VND)</i> |
| 1 | Trang Cat Urban Development One Member Company Limited | 100 | - | 6,630,000,000,000 | 100 | - | 6,630,000,000,000 |
| 2 | Hung Yen Investment and Development Corporation | 60 | 108,000,000 | 1,080,000,000,000 | 60 | 108,000,000 | 1,080,000,000,000 |
| 3 | Kinh Bac - Da Nang Investment One Member Company Limited | 36 | 54,000,000 | 540,000,000,000 | 36 | 54,000,000 | 540,000,000,000 |
| 4 | Saigon – Tay Bac City Development JSC | 74.3 | 30,259,574 | 662,066,314,000 | 74.3 | 30,259,574 | 662,066,314,000 |
| 5 | Long An Investment Development Joint Stock Company | 86.54 | 3,600,000 | 468,000,000,000 | 86.54 | 3,600,000 | 468,000,000,000 |
| 6 | Saigon - Hai Phong Industrial Park JSC | 92.5 | 1,309,000 | 119,000,000,000 | 92.5 | 1,309,000 | 119,000,000,000 |
| 7 | Saigon - Bacgiang Industrial Park JSC | 100 | - | 105,300,000,000 | 100 | - | 105,300,000,000 |
| 8 | NGD Investment One Member Company Limited | 100 | - | 5,440,000,000 | 100 | - | 5,440,000,000 |
| 9 | Kinh Bac Office and Factory Business One Member Company Limited | 100 | - | 720,000,000,000 | 100 | - | 720,000,000,000 |
| 10 | Tien Duong Development Holding Joint Stock Company | 51 | 25,500,000 | <u>7,411,980,000</u> | 51 | 25,500,000 | <u>7,411,980,000</u> |
| | TOTAL | | | <u>10,337,218,294,000</u> | | | <u>10,337,218,294,000</u> |
| | Provision for devaluation of investments in subsidiaries | | | - | | | - |
| | NET VALUE | | | <u>10,337,218,294,000</u> | | | <u>10,337,218,294,000</u> |

During the period, the Company also registered to establish of Vung Tau Investment Group Joint Stock Company. Details of subsidiaries as at 30 June 2022 as described in Note 29.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

15. LONG-TERM INVESTMENTS (continued)

15.2 Investments in associates

| | Note | Ownership interest | 30 June 2022 | | 31 December 2021 | |
|--|-------|--------------------|---------------|------------------------|------------------|------------------------|
| | | | No. of shares | Net book value (VND) | No. of shares | Net book value (VND) |
| Saigon Telecommunication & Technologies JSC | (i) | 21.48% | 15,896,923 | 423,492,661,074 | 15,896,923 | 423,492,661,074 |
| Scanviwood JSC | (ii) | 34% | 1,077,528 | 7,204,600,000 | 1,077,528 | 7,204,600,000 |
| Saigon - Nhon Hoi Industrial Park JSC | (iii) | 35.35% | 12,000,000 | 120,000,000,000 | 12,000,000 | 120,000,000,000 |
| Saigon - Da Nang Investment JSC | (iv) | 48% | 9,600,000 | 96,000,000,000 | - | - |
| TOTAL | | | | 646,697,261,074 | | 550,697,261,074 |
| Provision for impairment of investment in associates | | | | (17,377,263,074) | | (7,204,600,000) |
| NET VALUE | | | | 629,319,998,000 | | 543,492,661,074 |

Details of provision for impairment of investment in associates:

| | Currency: VND | |
|---|-----------------------|----------------------|
| | 30 June 2022 | 31 December 2021 |
| Saigon Telecommunication & Technologies JSC | 10,172,663,074 | - |
| Scanviwood JSC | 7,204,600,000 | 7,204,600,000 |
| TOTAL | 17,377,263,074 | 7,204,600,000 |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

15. LONG-TERM INVESTMENTS (continued)

15.2 Investments in associates (continued)

(i) *Saigon Telecommunication & Technologies JSC*

Saigon Telecommunication & Technologies JSC was established in 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 dated 17 June 2015, with a registered charter capital of VND740 billion. Its principal activities include trading computer, 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 located at Lot 46, Quang Trung Software Park, Tan Chanh Hiep ward, 12 district, Ho Chi Minh city, Vietnam.

(ii) *Scanviwood Joint Stock Company*

Scanviwood Joint Stock Company was established in pursuant to the Business Registration Certificate No. 0301213033 by the Department of Planning and Investment of Ho Chi Minh City on 10 June 2015 with a registered capital of VND 31.69 billion. Its principal activities include manufacturing of household products for export.

Its registered office is located at 565 An Duong Vuong, An Lac ward, Binh Thanh district, Ho Chi Minh city, Vietnam.

(iii) *Saigon – Nhon Hoi Industrial Park Joint Stock Company*

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

This company is headquartered at Lot A2-01, N3 street, Nhon Hoi Industrial Park - Zone A, Nhon Hoi Commune, Quy Nhon City, Binh Dinh Province, Vietnam.

(iv) *Saigon – Da Nang Investment Joint Stock Company*

Saigon - Da Nang Investment Joint Stock Company was established and operated under the Business Registration Certificate No. 0400503777 issued by the Department of Planning and Investment of Da Nang City on August 3, 2005 with the charter capital is 200 billion VND. The main activity according to the Business Registration Certificate of this company is to trade in real estate, land use rights of owners, users or renters.

This company is headquartered at 61A Nguyen Van Cu, Hoa Hiep Bac ward, Lien Chieu district, Da Nang city, Vietnam.

As presented in Note 4, during the period, the Company received the transfer of 5,700,000 shares of Saigon - Da Nang Investment Joint Stock Company. After this transaction, the voting rate and interest rate of the Company at Saigon - Da Nang Investment Joint Stock Company is 48%.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

15. LONG-TERM INVESTMENTS (continued)

15.3 Other long-term investments

Currency: VND

| | 30 June 2022 | | | 31 December 2021 | | |
|---|-------------------------|---------------------|------------------------|-------------------------|---------------------|------------------------|
| | % of voting right | Number of shares | Cost (*) | % of voting right | Number of shares | Cost (*) |
| 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 |
| 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 - 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 | | | 399,500,200,000 | | | 438,500,200,000 |
| Provision for other long-term investments | | | (22,887,918,150) | | | (22,887,918,150) |
| NET CARRYING VALUE | | | 376,612,281,850 | | | 415,612,281,850 |

(*) 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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

16. TRADE PAYABLES

| | <i>Currency: VND</i> | |
|-------------------------------------|---|------------------------------|
| | <i>Amount (also the amount that can repay the debt)</i> | |
| | <u>30 June 2022</u> | <u>31 December 2021</u> |
| Phuc Hung Holdings Construction JSC | 7,157,958,180 | 22,474,163,008 |
| Truong Phat Investment JSC | 35,167,259,070 | 17,945,219,000 |
| HP Land Real Estate Trading JSC | 13,019,970,115 | 13,019,970,115 |
| Other suppliers | 47,111,358,834 | 37,644,315,300 |
| TOTAL | <u>102,456,546,199</u> | <u>91,083,667,423</u> |

17. STATUTORY OBLIGATIONS

| | <i>Currency: VND</i> | | | |
|----------------------|------------------------------|-------------------------------|--------------------------------|------------------------------|
| | <i>31 December 2021</i> | <i>Payable for the period</i> | | <i>30 June 2022</i> |
| | | <i>Paid in the period</i> | | |
| Payable | | | | |
| Corporate income tax | 33,691,788,784 | 416,120,500 | (34,107,909,284) | - |
| Personal income tax | 479,587,325 | 6,163,862,025 | (6,216,742,274) | 426,707,076 |
| Other taxes | <u>338,487,499</u> | <u>1,737,314,796</u> | <u>(1,741,648,570)</u> | <u>334,153,725</u> |
| TOTAL | <u>34,509,863,608</u> | <u>8,317,297,321</u> | <u>(42,066,300,128)</u> | <u>760,860,801</u> |
| Receivable | | | | |
| Value added tax | 62,382,183,695 | 19,962,724,339 | - | 82,344,908,034 |
| Corporate income tax | - | 4,292,090,716 | - | 4,292,090,716 |
| Other tax | <u>2,327,581,447</u> | <u>529,044,542</u> | - | <u>2,856,625,989</u> |
| TOTAL | <u>64,709,765,142</u> | <u>24,783,859,597</u> | <u>-</u> | <u>89,493,624,739</u> |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

18. ACCRUED EXPENSES

Currency: VND

| | <i>30 June 2022</i> | <i>31 December 2021</i> |
|--|---------------------------------|-------------------------------|
| Short-term | | |
| Accrued infrastructure development expenses for land rental revenue have been recognized | 207,825,609,202 | 226,880,785,092 |
| Land rent in advance | 39,201,410,376 | 37,513,311,365 |
| Accrued interest expenses | 45,617,243,811 | 59,864,605,235 |
| Accrued external service expenses | 4,942,577,373 | 33,421,865,503 |
| Accrued expenses to related parties (Note 28) | 15,289,249,583 | 13,023,831,373 |
| TOTAL | <u>312,876,090,345</u> | <u>370,704,398,568</u> |
| Long-term | | |
| Accrued interest expenses (*) | 900,933,895,522 | 872,632,073,279 |
| Accrued expenses to related parties (Note 28) | 109,058,963,047 | 59,297,564,042 |
| TOTAL | <u>1,009,992,858,569</u> | <u>931,929,637,321</u> |

(*) This is the bond interest payable to PVcomBank. According to the Agreement on debt structure, capital advance and debt repayment dated 30 December 2020 between the Company and PVcomBank, these bond interests will be due from 01 January 2026

19. OTHER PAYABLES

Currency: VND

| | <i>30 June 2022</i> | <i>31 December 2021</i> |
|---|---------------------------------|---------------------------------|
| Short-term | | |
| Tan Hoang Minh Hotel Service Trading Company Limited (i) | 1,804,868,000,000 | 1,804,868,000,000 |
| Deposit to fulfill contractual obligations of real estate projects (ii) | 536,546,944,445 | 531,548,137,150 |
| Hieu Cuong Trading Investment Co., Ltd | 57,650,000,000 | - |
| Dividend payables | 1,573,282,950 | 1,574,632,950 |
| Other payables | 6,726,137,377 | 6,603,267,882 |
| Other payables to related parties (Note 28) | 858,000,000 | 858,000,000 |
| TOTAL | <u>2,408,222,364,772</u> | <u>2,345,452,037,982</u> |
| Long-term | | |
| Other long-term payables | 6,422,776,559 | 6,422,776,559 |
| TOTAL | <u>6,422,776,559</u> | <u>6,422,776,559</u> |

(i) This is the payables under the contract for the transfer of Hoa Sen Hotel Development Company Limited as described in Note 6.1.

(ii) These are deposits from customers for land transfer agreement at real estate projects of the Company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

20. LOANS

Currency: VND

| | 31 December 2021 | | Movement during the period | | 30 June 2022 | |
|--|--------------------------|--------------------------|----------------------------|----------------------------|--------------------------|--------------------------|
| | Balance | Payable amount | Increase | Decrease | Balance | Payable amount |
| Short-term | | | | | | |
| Current portion of long-term loans from bank (Note 20.1) | 307,999,601,572 | 307,999,601,572 | 1,376,405,000 | (40,000,000,000) | 269,376,006,572 | 269,376,006,572 |
| Current portion of long-term bonds (Note 20.2) | 50,000,000,000 | 50,000,000,000 | - | - | 50,000,000,000 | 50,000,000,000 |
| Other short-term loans (Note 20.3) | 93,888,427,042 | 93,888,427,042 | 180,000,000,000 | (63,888,427,042) | 210,000,000,000 | 210,000,000,000 |
| Short-term loans from related parties (Note 28) | 796,228,333,336 | 796,228,333,336 | 2,914,443,257,572 | (847,900,997,475) | 2,862,770,593,433 | 2,862,770,593,433 |
| TOTAL | 1,248,116,361,950 | 1,248,116,361,950 | 3,095,819,662,572 | (951,789,424,517) | 3,392,146,600,005 | 3,392,146,600,005 |
| Long-term | | | | | | |
| Long-term loans from bank (Note 20.1) | 26,721,000,106 | 26,721,000,106 | 177,473,906,850 | (21,104,743,765) | 183,090,163,191 | 183,090,163,191 |
| Bonds (Note 20.2) | 3,233,059,581,397 | 3,233,059,581,397 | 658,511,123,736 | (2,921,427,131,818) | 970,143,573,315 | 970,143,573,315 |
| Loans from related parties (Note 28) | 1,340,663,636,364 | 1,340,663,636,364 | 108,000,000,000 | (267,783,695,837) | 1,180,879,940,527 | 1,180,879,940,527 |
| TOTAL | 4,600,444,217,867 | 4,600,444,217,867 | 943,985,030,586 | (3,210,315,571,420) | 2,334,113,677,033 | 2,334,113,677,033 |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

20. LOANS (continued)

20.1 Long-term loans from bank

Details of long term loans from banks are as follows:

| <i>Banks</i> | <i>30 June 2022 (VND)</i> | <i>Interest rate</i> | <i>Principal and interest payment term</i> | <i>Collateral</i> |
|---|---------------------------|----------------------|---|--|
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Bac Ninh branch | 68,246,806,121 | 8.5% per annum | The last repayment date is 01 June 2023; Loan principal is paid every 6 months from 01 December 2018. Interest is paid every 3 months on the 25th. | 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 branch | 201,129,200,450 | 10.5% per annum | The last repayment date is 29 November 2022; The loan principal is paid every 6 months from 25 May 2018. Interest is paid every 3 months on the 25th. | All 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 ha land area of stage 1 in Nam Son – Hap Linh Industrial Park. |
| Vietnam Joint Stock Commercial Bank for Industry and Trade - Que Vo branch | 143,749,347,335 | 8.9% per annum | The loan principal is paid every 6 months. Interest is paid every 3 months on the 25th. | All assets attached to land, formed movable assets (including but not limited to machinery, equipment, tools, etc.), compensation, clearance costs, leveling, other paid expenses; all rights and interests attached to or arising from the Project (including but not limited to the right to enjoy the insurance amount, the right to collect debt, the rights and interests ... of the Mortgage) in phase 2 of the project. Investment project of construction and business development of technical infrastructure of Nam Son - Hap Linh industrial park in Bac Ninh province of the Mortgage. |
| Vietnam Joint Stock Commercial Bank for Industry and Trade - Que Vo branch | 39,340,815,857 | 10% per annum | The loan principal is paid every 6 months. Interest is paid every 3 months on the 25th. | All assets formed from 83.8 ha area infrastructure development of Que Vo II Industrial Park. |
| TOTAL | 452,466,169,763 | | | |
| <i>In which:</i> | | | | |
| - <i>Current portion of long-term loans</i> | 269,376,006,572 | | | |
| - <i>Long-term loans</i> | 183,090,163,191 | | | |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

20. LOANS (continued)

20.2 Bonds

As at 30 June 2022, bonds issued by the Company are as follows:

| Bond | Type of bond | Number of bonds | Par value VND | Amount (VND) | Interest rate per annum | Duration | Description of collateral |
|--|---|-----------------|---------------|--------------------------|-------------------------|------------------|--|
| KBCH2022003 | Corporate bond issued to counterparties | 10,000,000 | 100,000 | 1,000,000,000,000 | 10.50% | 11 November 2024 | The bonds are secured by land plot No. 91, map sheet No. 15, address number 84 Hung Vuong, Hai Chau 1 ward, Hai Chau district, Da Nang city and 100% contributed capital of the Issuer at the company. Kinh Bac - Da Nang Investment Limited with land to form in the future at land parcel number 91, map sheet 15, address number 84 Hung Vuong, Hai Chau 1 ward, Hai Chau district, Da Nang city and Ho Chi Minh City. asset purchase agreement between the Issuing Organization and customers buying products at the project of land plot number 91, map sheet 15, address number 84 Hung Vuong, Hai Chau 1 ward, Hai Chau district, Da Nang city. |
| KBC2123001 | Corporate bond issued to counterparties | 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 issued to counterparties | 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 Unsecured |
| KBCH2123002 | Corporate bond issued to counterparties | 10,000,000 | 100,000 | 1,000,000,000,000 | 10.50% | 03 June 2023 | 26,000,000 ordinary shares of KinhBac City Development Holding Corporation |
| <i>Bond issuance costs:</i> | | | | <u>(67,085,833,252)</u> | | | |
| TOTAL | | | | 3,832,914,166,748 | | | |
| <i>In which:</i> | | | | | | | |
| <i>Current portion of long-term bonds</i> | | | | 2,900,000,000,000 | | | |
| <i>Long-term bonds</i> | | | | 1,000,000,000,000 | | | |
| <i>Issue costs of current portion of long-term bonds</i> | | | | (37,229,406,567) | | | |
| <i>Issue costs of long-term bonds</i> | | | | (29,856,426,685) | | | |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
 as at 30 June 2022 and for the six-month period 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> | <i>Collateral</i> |
|-----------------|---------------------------------|----------------------|--|-------------------|
| Mr. Do Anh Dung | 50,000,000,000 | No interest | 18 months term, principal will be matured on 15 July 2022. The company is in the process of extending this loan | Unsecured |
| TOTAL | <u>50,000,000,000</u> | | | |

KinhBac City Development Holding Corporation

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period 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 | Total |
|--|--------------------------------|-------------------|-------------------|------------------------------------|---------------------------|--------------------|
| For the six-month period ended 30 June 2021 | | | | | | |
| As at 31 December 2020 | 4,757,111,670,000 | 988,533,430,000 | (364,466,650,000) | 2,223,693,823 | 1,675,636,433,629 | 7,059,038,577,452 |
| Loss for the period | - | - | - | - | 27,555,591,434 | 27,555,591,434 |
| As at 30 June 2021 | 4,757,111,670,000 | 988,533,430,000 | (364,466,650,000) | 2,223,693,823 | 1,703,192,025,063 | 7,086,594,168,886 |
| For the six-month period ended 30 June 2022 | | | | | | |
| As at 31 December 2021 | 5,757,111,670,000 | 3,396,813,430,000 | (364,466,650,000) | 2,223,693,823 | 1,733,711,082,422 | 10,525,393,226,245 |
| Issuance of treasury shares (i) | - | (29,748,080,000) | 364,466,650,000 | - | - | 334,718,570,000 |
| Increase share capital from owner's equity (ii) | 1,918,935,920,000 | (624,066,780,000) | - | - | (1,294,869,140,000) | - |
| Loss for the period | - | - | - | - | (292,229,464,308) | (292,229,464,308) |
| As at 30 June 2022 | 7,676,047,590,000 | 2,742,998,570,000 | - | 2,223,693,823 | 146,612,478,114 | 10,567,882,331,937 |

Currency: VND

(i) From 16 February 2022 to 16 March 2022, the Company sold 5,950,978 treasury shares to supplement business capital in accordance with Board of Directors Resolution No. 1701/2022/KBC/NQ-HĐQT 17 January 2022.

(ii) On 28 June 2022, the Company issued an additional 191,893,592 shares to increase share capital from owner's equity according to the Resolution of the 2022 Extraordinary General Meeting of Shareholders No. 1002/2022/ KBC/NQ-DHĐCD dated 10 February 2022.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

21. OWNERS' EQUITY (continued)

21.2 Contributed charter capital

Currency: VND

| | 30 June 2022 | | | 31 December 20 | | |
|-----------------------------|---------------------------|---------------------------|-------------------|--------------------------|--------------------------|-------------------|
| | Total | Ordinary shares | Preference shares | Total | Ordinary shares | Preference shares |
| Contributed by shareholders | 7,676,047,590,000 | 7,676,047,590,000 | - | 5,757,111,670,000 | 5,757,111,670,000 | - |
| Share premium | 2,742,998,570,000 | 2,742,998,570,000 | - | 3,396,813,430,000 | 3,396,813,430,000 | - |
| Treasury shares | - | - | - | (364,466,650,000) | (364,466,650,000) | - |
| TOTAL | 10,419,046,160,000 | 10,419,046,160,000 | - | 8,789,458,450,000 | 8,789,458,450,000 | - |

21.3 Capital transactions with owners and distribution of dividends, profits

Currency: VND

| | For the six-month period ended 30 June 2022 | For the six-month period ended 30 June 2021 |
|-------------------------------|---|---|
| Contributed capital | | |
| Beginning balance | 5,757,111,670,000 | 4,757,111,670,000 |
| Increase in the period | 1,918,935,920,000 | - |
| Ending balance | 7,676,047,590,000 | 4,757,111,670,000 |
| Dividends, profit paid | - | - |

21.4 Dividend

Currency: VND

| | 30 June 2022 | 30 June 2021 |
|---|--------------|--------------|
| Dividends declared during the period | - | - |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

21. OWNERS' EQUITY (continued)

21.5 Shares

| | <i>Volume (shares)</i> | |
|----------------------------------|------------------------|-------------------------|
| | <i>30 June 2022</i> | <i>31 December 2021</i> |
| Issued shares | 767,604,759 | 575,711,167 |
| Issued and paid-up shares | 767,604,759 | 575,711,167 |
| Ordinary shares | 767,604,759 | 575,711,167 |
| Preference shares | | - |
| Treasury shares | - | 5,950,978 |
| Ordinary shares | - | 5,950,978 |
| Preference shares | | - |
| Shares in circulation | 767,604,759 | 569,760,189 |
| Ordinary shares | 767,604,759 | 569,760,189 |

Par value of outstanding share: VND10,000/share (31 December 2021: VND10,000/share).

22. REVENUES

22.1 Revenue from sales of goods and rendering of services

| | <i>Currency: VND</i> | |
|--|--|--|
| | <i>For the six-month period ended 30 June 2022</i> | <i>For the six-month period ended 30 June 2021</i> |
| Gross revenue | 75,128,124,389 | 464,042,223,380 |
| <i>Of which:</i> | | |
| Revenue from long-term lease of land and infrastructures (*) | 4,935,287,760 | 343,571,562,899 |
| Revenue from supply of clean water, electricity, management services, waste water treatment supply | 51,824,253,959 | 55,166,957,223 |
| Revenue from selling factories | - | 44,366,315,520 |
| Revenue from operating leases of warehouses, factories and offices | 13,213,186,302 | 20,569,716,486 |
| Revenue from real estate transfers | 4,875,093,336 | - |
| Other revenues | 280,303,032 | 367,671,252 |
| Net revenue | 75,128,124,389 | 464,042,223,380 |
| <i>In which:</i> | | |
| Sales to others | 75,128,124,389 | 464,042,223,380 |
| Sales to related parties | - | - |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

22. REVENUES (continued)

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

(*) During the period, the Company recognized revenue from sub-leasing land with infrastructure in industrial parks in the separate interim income statement when handing over land to 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 impacts to revenue, cost of goods sold and services rendered; and gross profit from sale of goods and rendering of services of the Company are as follows:

Currency: VND

| | For the six-month period ended 30 June 2022 | | For the six-month period ended 30 June 2021 | |
|--|---|--|---|--|
| | Revenues are recognized in full at the hand-over date | Revenues are amortized over the lease term | Revenues are recognized in full at the hand-over date | Revenues are amortized over the lease term |
| Revenues from goods and rendering services | 75,128,124,389 | 70,329,927,956 | 464,042,223,380 | 120,383,292,261 |
| Of which: | | | | |
| Revenue from long-term lease of land and infrastructures | 4,935,287,760 | 137,091,327 | 343,571,562,899 | 8,591,473,278 |
| Cost of goods sold and services provided | (50,597,637,835) | (47,758,376,281) | (224,502,882,888) | (46,627,401,611) |
| Gross profit from sale of goods and rendering of services | 24,530,486,554 | 22,571,551,675 | 239,539,340,492 | 73,755,890,650 |

22.2 Finance income

Currency: VND

| | For the six-month period ended 30 June 2022 | For the six-month period ended 30 June 2021 |
|---|---|---|
| Interest income from deposits and lending and business cooperation contract | 89,329,033,722 | 14,829,392,484 |
| Other finance income | 2,792,790,000 | 136,274,359 |
| TOTAL | 92,121,823,722 | 14,965,666,843 |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

23. COST OF GOODS SOLD AND SERVICES RENDERED

| | <i>Currency: VND</i> | |
|---|--|--|
| | <i>For the six-month period ended 30 June 2022</i> | <i>For the six-month period ended 30 June 2021</i> |
| Cost of long-term leases of land and infrastructures | 2,920,383,313 | 162,277,799,004 |
| Cost of supplying of clean water, electricity, management service, waste water treatment supply | 37,240,020,443 | 36,442,844,721 |
| Cost of factories sold | - | 13,700,027,521 |
| Cost of operating leases of warehouses, factories and offices | 8,150,822,509 | 12,082,211,642 |
| Cost of real estate transferred | 2,286,411,570 | - |
| TOTAL | <u>50,597,637,835</u> | <u>224,502,882,888</u> |

24. GENERAL AND ADMINISTRATIVE EXPENSES AND SELLINGS EXPENSES

| | <i>Currency: VND</i> | |
|--|--|--|
| | <i>For the six-month period ended 30 June 2022</i> | <i>For the six-month period ended 30 June 2021</i> |
| Selling expenses | | |
| Labour costs | 2,897,254,000 | 1,843,419,000 |
| Legal consultation and brokerage expenses | 938,449,840 | 10,361,625,000 |
| TOTAL | <u>3,835,703,840</u> | <u>12,205,044,000</u> |
| General and administrative expenses | | |
| Labour costs | 35,918,660,837 | 32,847,613,993 |
| Depreciation of fixed assets | 4,437,075,430 | 3,892,990,127 |
| Expenses of external services | 21,115,134,764 | 15,780,554,093 |
| Sponsor expenses | 7,250,000,000 | 72,091,777,706 |
| Others | 1,442,006,687 | 1,556,695,441 |
| TOTAL | <u>70,162,877,718</u> | <u>126,169,631,360</u> |

25. FINANCE EXPENSES

| | <i>Currency: VND</i> | |
|---------------------------|--|--|
| | <i>For the six-month period ended 30 June 2022</i> | <i>For the six-month period ended 30 June 2021</i> |
| Interest expenses | 290,762,196,189 | 239,366,373,435 |
| Bond issuance costs | 30,053,383,834 | 17,118,469,962 |
| Provision for investments | 12,972,890,764 | (219,200,078,590) |
| Other finance expenses | 1,411,577,405 | 409,196,642 |
| TOTAL | <u>335,200,048,192</u> | <u>37,693,961,449</u> |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

26. PRODUCTION AND OPERATING COSTS

| | <i>Currency: VND</i> | |
|---|--|--|
| | <i>For the six-month period ended 30 June 2022</i> | <i>For the six-month period ended 30 June 2021</i> |
| Land, infrastructure, factories development costs and costs of rendering services | 173,458,446,420 | 172,331,354,148 |
| Labour costs | 40,293,075,837 | 36,927,207,993 |
| Depreciation of fixed assets | 18,631,294,453 | 22,041,020,650 |
| Expenses for external services | 21,115,134,764 | 16,405,415,445 |
| Other expenses | 9,603,389,931 | 84,010,098,148 |
| TOTAL | <u>263,101,341,405</u> | <u>331,715,096,384</u> |

27. CORPORATE INCOME TAX

The corporate income tax ("CIT") rate applicable to the Company for the six-month period ended 30 June 2022 is 20% of profit before tax.

The tax returns filed by Company 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 interim separate financial statements could change at a later date upon final determination by the tax authorities.

27.1 CIT expenses

| | <i>Currency: VND</i> | |
|----------------------|--|--|
| | <i>For the six-month period ended 30 June 2022</i> | <i>For the six-month period ended 30 June 2021</i> |
| Current CIT expenses | 416,120,500 | 51,970,006,598 |
| Deferred CIT income | <u>(416,120,500)</u> | <u>(416,120,500)</u> |
| TOTAL | <u>-</u> | <u>51,553,886,098</u> |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

27. CORPORATE INCOME TAX (continued)

27.1 CIT expenses (continued)

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

| | <i>Currency: VND</i> | |
|--|--|--|
| | <i>For the six-month period ended 30 June 2022</i> | <i>For the six-month period ended 30 June 2021</i> |
| Accounting profit/(loss) before tax | (292,229,464,308) | 79,109,477,532 |
| CIT expenses at rate applicable of 20% | (58,445,892,862) | 15,821,895,506 |
| <i>Adjustments for:</i> | | |
| Non-deductible expenses | 1,766,013,969 | 8,863,428,537 |
| Interest expenses in excess of 30% EBITDA according to Decree 68/2020/ND-CP | 48,821,403,595 | 26,831,199,064 |
| Taxable income for land leasing from previous years | 7,858,475,298 | - |
| Losses from other activities which are not allowed to be offset against profits from real estate business activities | - | 37,362,991 |
| CIT expenses | - | 51,553,886,098 |

27.2 Current CIT

The current CIT payable is based on taxable income for the current period. The taxable income of the Company and its subsidiaries for the period differs from the profit as reported in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other periods 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 interim separate balance sheet date.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

27. CORPORATE INCOME TAX (continued)

27.3 Deferred CIT

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

Currency: VND

| | <i>Interim separate balance sheet</i> | | <i>Interim separate income statement</i> | |
|---|---------------------------------------|-------------------------|--|--|
| | <i>30 June 2022</i> | <i>31 December 2021</i> | <i>For the six-month period ended 30 June 2022</i> | <i>For the six-month period ended 30 June 2021</i> |
| Deferred tax liabilities | | | | |
| Deferred tax liabilities arising from allocation of CIT over the lease term of the Company's industrial parks | 34,385,386,820 | 34,801,507,320 | (416,120,500) | (416,120,500) |
| | 34,385,386,820 | 34,801,507,320 | | |
| Net deferred income tax credit to the interim separate income statement | | | (416,120,500) | (416,120,500) |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

27. CORPORATE INCOME TAX (continued)

27.4 Unrecognized deferred tax assets

Tax losses carried forward

The Company is entitled to carry the tax loss forward to offset with the taxable income arising within 5 years subsequent to the year in which the loss was incurred. At the balance sheet date, the Company has accumulated losses that can be used to offset future profits as follows:

Currency: VND

| Originating year | Can be utilized up to | | Tax loss amount | Utilized up to 30 June 2022 | Forfeited | Unutilized at 30 June 2022 |
|------------------|-----------------------|------|-----------------------|-----------------------------|-----------|----------------------------|
| 2017 | 2022 | (i) | 9,364,593 | - | - | 9,364,593 |
| 2018 | 2023 | (i) | 69,317,775 | - | - | 69,317,775 |
| 2019 | 2024 | (i) | 53,562,817,951 | (53,548,750,843) | - | 14,067,108 |
| 2020 | 2025 | (ii) | 7,926,190 | - | - | 7,926,190 |
| 2021 | 2026 | (ii) | 262,126,619 | - | - | 262,126,619 |
| Current period | 2027 | (ii) | 39,292,376,488 | - | - | 39,292,376,488 |
| TOTAL | | | 53,843,494,287 | 93,203,929,616 | - | 39,655,178,773 |

(i) These are estimated tax losses according to tax finalization records.

(ii) These are estimated tax losses as per Company's corporate income tax declarations which have not been audited by the local tax authorities as of the date of these interim separate financial statements.

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

Interest expenses exceeding the prescribed threshold

The Company is entitled to carry forward the non-deductible interest expenses in the CIT returns ("non-deductible interest expense") when determining the deductible interest expenses in the following periods. The Company can carry forward subsequently the non-deductible interest expenses in five cumulative years since such interest expenses incurred. At the end of the interim period, the Company has non-deductible interest expenses that can be carried forward to the following years of VND 746.1 billion. These are the estimated non-deductible interest expenses according to the Company's tax returns that have not been finalized by local tax authorities as at the date of these interim separate financial statements.

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

28. TRANSACTIONS WITH RELATED PARTIES

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

| <i>No.</i> | <i>Related party</i> | <i>Relationship</i> |
|------------|--|------------------------------|
| 1 | Saigon – Bac Giang Industrial Park Corporation | Subsidiary |
| 2 | Saigon – Hai Phong Industrial Park Corporation | Subsidiary |
| 3 | Trang Cat Urban Development One Member Co., Ltd | Subsidiary |
| 4 | Northwest Saigon City Development Corporation | Subsidiary |
| 5 | Kinh Bac - Da Nang Investment One Member Co., Ltd | Subsidiary |
| 6 | Hung Yen Development Investment Group Joint Stock Company | Subsidiary |
| 7 | Vung Tau Investment Group Joint Stock Company | Subsidiary |
| 8 | Long An Investment Development Joint Stock Company | Subsidiary |
| 9 | Bao Lac Spiritual Park Joint Stock Company | Subsidiary |
| 10 | Saigon Telecommunication & Technologies JSC | Associate |
| 11 | Scanviwood JSC | Associate |
| 12 | Saigon - Da Nang Investment JSC | Associate |
| 13 | Saigontel Long An Co., Ltd | Associate of a subsidiary |
| 14 | Saigon - Lam Dong Investment and Tourism JSC | Common key management member |
| 15 | Vinatex - Tan Tao Investment Joint Stock Company | Common key management member |
| 16 | Sai Gon Hi-Tech Park Infrastructure Development and Investment JSC | Common key management member |
| 17 | Mr Dang Thanh Tam | Chairman |
| 18 | Ms Nguyen Thi Thu Huong | General Director |
| 19 | Mr Phan Anh Dung | Deputy General Director |
| 20 | Ms Nguyen My Ngoc | Deputy General Director |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions between the Company and its related parties during the current and previous period were as follows:

| | | <i>Currency: VND</i> | |
|--|--|---|--|
| <i>Related party</i> | <i>Description</i> | <i>For the six-month period ended 30 June 2022</i> | <i>For the six-month period ended 30 June 2021</i> |
| Saigon - Hai Phong Industrial Park Corporation | Receivables from business cooperation contracts | 775,000,000,000 | 225,000,000,000 |
| | Offsetting the principal of borrowing and lending | 139,406,000,000 | - |
| | Receivable from loan interest | 45,217,598,519 | 65,032,197,425 |
| | Interest receivable from business cooperation contract | 42,669,589,041 | 2,268,493,151 |
| | Interest payable | 16,731,321,852 | 1,818,690,512 |
| | Offsetting debt and interest | 5,749,958,435 | - |
| | Car rental revenue | 280,303,032 | 280,303,032 |
| | Loan | - | 420,264,000,000 |
| | Receive loan principal payment | - | 213,528,000,000 |
| | Saigon – Bac Giang Industrial Park Corporation | Interest receivables from business cooperation contract | 108,000,000,000 |
| Interest payables | | 40,134,851,059 | 44,653,342,074 |
| Lending | | - | 200,000,000,000 |
| Repayment of borrowings | | - | 200,000,000,000 |
| Business Cashback | | - | 150,000,000,000 |
| Income from BCC | | - | 10,884,931,506 |
| Kinh Bac – Da Nang Investment One Member Company Limited | Capital contribution | - | 6,000,000,000 |
| | Lending | 73,000,000,000 | - |
| | Interest payables | 2,486,000,000 | - |
| Sai Gon Hi-Tech Park Infrastructure Development and Investment JSC | Interest payables | 18,000,000 | 18,000,000 |
| Hung Yen Development Investment Group JSC | Capital contribution | - | 1,080,000,000,000 |
| | Interest payables | 892,602,739 | 1,656,986,301 |
| | Borrowings | - | 1,080,000,000,000 |
| Long An Investment Development JSC | Capital contribution | - | 540,000,000,000 |
| | Interest payables | - | 1,361,095,890 |
| | Borrowings | - | 540,000,000,000 |
| SGT | Fees for renting a private channel | 118,800,000 | - |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

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 30 June 2022, will be settled in cash. For the six-month period ended 30 June 2022, the Group has not made any provision for bad debts relating to amounts owed to the Group by related parties (as at 31 December 2021: 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.

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

| | | <i>Currency: VND</i> | |
|---|--|--------------------------|-------------------------|
| <i>Related party</i> | <i>Description</i> | <i>30 June 2022</i> | <i>31 December 2021</i> |
| Short-term loan receivables (Note 8) | | | |
| Saigon - Hai Phong Industrial Park Corporation (i) | Short-term loan receivables | 220,000,000,000 | 139,406,000,000 |
| | | 220,000,000,000 | 139,406,000,000 |
| Long-term loan receivables (Note 8) | | | |
| Saigon - Hai Phong Industrial Park Corporation (ii) | Long-term loan receivables | 422,000,000,000 | 642,000,000,000 |
| Saigon - Bacgiang Industrial Park Corporation (iii) | Long-term loan receivables | 73,000,000,000 | - |
| | | 495,000,000,000 | 642,000,000,000 |
| Short-term receivables (Note 9) | | | |
| Saigon - Hai Phong Industrial Park Corporation | Income from BCC Contribution to BCC (iii) | 17,277,534,247 | 10,411,770,466 |
| Northwest Saigon City Development Corporation | Interest receivables | 45,800,765,540 | 45,800,765,540 |
| Ms Nguyen Thi Thu Huong | Advance | 3,489,211,820 | 3,489,211,820 |
| Ms Nguyen My Ngoc | Advance | 110,000,000 | 136,330,000 |
| Mr Phan Anh Dung | Advance | 136,330,000 | 110,000,000 |
| | | 66,813,841,607 | 59,948,077,826 |
| Other long-term receivables (Note 9) | | | |
| Saigon - Hai Phong Industrial Park Corporation | Contributing capital for business cooperation | 1,000,000,000,000 | 225,000,000,000 |
| | Interest receivable from business cooperation contract | 44,938,082,192 | 2,268,493,151 |
| | Interest receivables | 39,454,109,590 | 19,118,356,166 |
| Kinh Bac - Da Nang Investment One Member Co., Ltd | Interest receivables | 2,486,000,000 | - |
| | | 1,086,878,191,782 | 246,386,849,317 |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

- (i) This is un-secured loan, earning interest at 10.5% per annum and will be matured in 22 Feruary 2023.
- (ii) These are unsecured loans, with an interest rate of 12.5% pa and maturing from September 2023 to July 2024
- (iii) These is un-secured loan, earning interest at 11% per annum and will be matured in 10 March 2024.

As at the balance sheet dates, amount due from and to related parties of the Company are follows: (continued)

| Related party | Description | Currency: VND | |
|--|------------------------------------|------------------------|-----------------------|
| | | 30 June 2022 | 31 December 2021 |
| Short-term accrued expenses (Note 18) | | | |
| Saigon - Bac Giang Industrial Park Corporation | Short-term loan interest payable | 9,143,342,465 | 9,143,342,465 |
| Saigon - Hai Phong Industrial Park Corporation | Short-term loan interest payable | - | 2,898,609,185 |
| Saigon Hi-tech Park Infrastructure Development and Investment Joint Stock Company | Short-term loan interest payable | 999,879,723 | 981,879,723 |
| Hung Yen Development Investment Group JSC | Short-term loan interest payable | 5,146,027,395 | - |
| | | 15,289,249,583 | 13,023,831,373 |
| Long-term accrued expenses (Note 18) | | | |
| Saigon - Hai Phong Industrial Park JSC | Long-term loan interest payable | 27,990,000,000 | 14,110,027,398 |
| Saigon - Bac Giang Industrial Park Corporation | Long-term loan interest payable | 79,148,141,129 | 39,013,290,070 |
| Long An Investment Development JSC | Long-term loan interest payable | 1,920,821,918 | 1,920,821,918 |
| Hung Yen Development Investment Group JSC | Long-term loan interest payable | - | 4,253,424,656 |
| | | 109,058,963,047 | 59,297,564,042 |
| Other payables (Note 19) | | | |
| Saigon - Bac Giang Industrial Park Corporation | Other payables | 858,000,000 | 858,000,000 |
| | | 858,000,000 | 858,000,000 |
| Short-term loans (Note 20) | | | |
| Hung Yen Development Investment Group JSC (i) | Current portion of long-term loans | 180,000,000,000 | - |
| Saigon Hi-tech Park Infrastructure Development and Investment Joint Stock Company (ii) | Current portion of long-term loans | 30,000,000,000 | 30,000,000,000 |
| Saigon - Hai Phong Industrial Park JSC | Current portion of long-term loans | - | 63,888,427,042 |
| | | 210,000,000,000 | 93,888,427,042 |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

As at the balance sheet dates, amount due from and to related parties of the Company are follows: (continued)

| Related party | Description | Currency: VND | |
|--|----------------|--------------------------|--------------------------|
| | | 30 June 2022 | 31 December 2021 |
| Long-term loans (Note 20) | | | |
| Saigon - Bac Giang Industrial Park Corporation (iii) | Long-term loan | 957,663,636,365 | 849,663,636,364 |
| Saigon - Hai Phong Industrial Park JSC (iv) | Long-term loan | 223,216,304,162 | 311,000,000,000 |
| Hung Yen Development Investment Group JSC | Long-term loan | - | 180,000,000,000 |
| | | 1,180,879,940,527 | 1,340,663,636,364 |

(i) This is an unsecured loan with interest at 1% per month and will be matured in 6 May 2023.

(ii) These are unsecured loans with interest rate of 0.01%/year, due on 31 December 2022.

(iii) These are unsecured loans with an interest rate of 9%/year, maturing from 26 October 2023 to 21 June 2025.

(iv) These are unsecured loans with interest rate of 9%/year, due on July 2023.

Transactions with other related parties

Remuneration to General Director, Deputy General Directors and Chief Accountant:

| Name | Position | For the six-month period ended 30 June 2022 | For the six-month period ended 30 June 2021 |
|-------------------------|---|---|---|
| Ms Nguyen Thi Thu Huong | General Director, Member of Board of Directors | 6,827,303,050 | 5,916,687,800 |
| Mr Nguyen Vinh Tho | Member of Board of Directors | 155,555,556 | 244,444,444 |
| Mr Huynh Phat | Member of Board of Directors | 111,111,111 | 111,111,111 |
| Mr Phan Anh Dung | Deputy General Director | 1,509,635,250 | 1,265,333,900 |
| Mr Pham Phuc Hieu | Deputy General Director, Chief accountant, Member of Board of Directors | 2,458,153,900 | 2,162,769,100 |
| Ms Nguyen My Ngoc | Deputy General Director | 1,536,103,050 | 1,536,256,950 |
| TOTAL | | 12,597,861,917 | 11,236,603,305 |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

29. COMMITMENTS AND CONTINGENCIES

29.1 *Commitments relating to real estate investment projects*

Commitments relating 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. In 2020, the Company has received the land rental payment notification for 2,098,448 m² in Que Vo I Industrial Park and Que Vo II Industrial Park, and has not received the land rental payment notification for remainings land lots in these industrial parks.

As at the date of these interim separate financial statements, the Company is still in the process of finalizing with the State authorities to determine the amount of land compensation and site clearance expenses which could be eligible for offsetting with the land rental fees of the leased areas as mentioned above, as well as to clarify with the with tenants at these industrial parks to finalize the payment obligations of annual land rental. While awaiting the outcome of these discussions, the Company has estimated the Company's land rental obligations and accrued to the costs of leased land areas. However, the final land rental obligations could be changed at a later date upon final decision of the State authorities.

29.2 *Commitments related to real estate investment projects*

Commitments related to obligations to the State:

- (i) From 10 June 2015 to 17 May 2021, the Company signed a land lease contract with the People's Committee of Bac Ninh province for 195 ha of land at Nam Son - Hap Linh Industrial Park (to 26 May 2060). As at the date of these interim separate 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 interim separate financial statements, the Company is still in process to determine the land rental obligation with 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 by Bac Ninh Provincial People's Committee regarding the assignment of land to the Company for the development of Phuc Ninh New Urban Area Project, Bac Ninh Town, Bac Ninh Province, the Company has an obligation to pay land use fees and other charges for the residential land area, commercial and public areas in the Phuc Ninh Residential Area. Accordingly, the Company was handed over 49.53 ha of land in 2010, completed the land marking for 47.2 ha of land in 2013 with Bac Ninh Provincial People's Committee and paid the land use fees of VND 175,735,431,000 in accordance with the Decision No. 2229/QD-CT dated 23 December 2004 by Bac Ninh Provincial People's Committee on the land use fee (phase 1) and the notices of payment of land use fee by the Tax Department of Bac Ninh Province. As at the date of these interim separate financial statements, the Company is in the process of finalizing the land use fees with Bac Ninh Provincial People's Committee for the above assigned land.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

29. COMMITMENTS AND CONTINGENCIES (continued)

29.2 Commitments related to real estate investment projects (continued)

Capital expenditure commitments:

As at 30 June 2022, the Company has entered into a number of contracts related to the construction and development of the Que Vo I Industrial Park, Que Vo II Industrial Park, Nam Son Hap Linh Industrial Park and Phuc Ninh Residential area with outstanding contractual commitment amounts to approximately 160.2 billion VND.

29.3 Commitments to contribution capital

The Company has established a subsidiary named Vung Tau Investment Group Joint Stock Company and committed to contribute VND 745.2 billion into this subsidiary. 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 current principal activities are to develop real estate projects, trading land use rights of owners, users or tenants. As at 30 June 2022, the voting right and interest rate of the Company in this subsidiary are 74.52%.

29.4 Collateral and guarantees

The Group has the following contingent liabilities related to guarantees as at 30 June 2022:

Guarantee under the mortgage contract with PVcomBank

On 30 December 2020, the Company, Trang Cat Urban Development Company Limited ("Trang Cat LLC", its subsidiary) and Vietnam Public Joint Stock Commercial Bank ("PVcomBank") signed an Agreement No. 3012/2020/BBTT/PVB-KB-TCC on debt structuring, funding and debt repayment ("the Debt structuring agreement"). Accordingly, Trang Cat LLC and the Company agreed to use the Trang Cat Industrial and Residential Park ("the 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) with PvcomBank. Also under this Debt Structuring Agreement, the Company and Trang Cat LLC also commit 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 these companies and individuals to PVcomBank as at 30 June 2022 under the above-mentioned 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 loans and debts of other companies/individuals.

29.5 Disputes


Disputes 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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

30. EVENTS AFTER THE BALANCE SHEET DATE

There are no other events occurring after the balance sheet date that require adjustment to or disclosure in the Company's interim separate financial statements.



Luu Phuong Mai
Preparer



Pham Phuc Hieu
Deputy General Director
cum Chief Accountant



Nguyen Thi Thu Huong
General Director



29 August 2022

