

KinhBac City Development Holding Corporation

Consolidated financial statements

For the year ended 31 December 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’s Stock Exchange in accordance with Decision No. 153/QD-SGDHCM issued by Ho Chi Minh city’s Stock Exchange on 7 December 2009.

BOARD OF DIRECTORS

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

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

BOARD OF SUPERVISION

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

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

MANAGEMENT

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

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

KinhBac City Development Holding Corporation

GENERAL INFORMATION (continued)

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr. Dang Thanh Tam - Chairman. Ms. Nguyen Thi Thu Huong – General Director has been authorized by Mr. Dang Thanh Tam to sign the accompanying consolidated financial statements for the year ended 31 December 2022 in accordance with the Authorisation Letter No. 2506/2022/KBC/UQ dated 25 June 2022.

AUDITORS

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

KinhBac City Development Holding Corporation

REPORT OF MANAGEMENT

Management of KinhBac City Development Holding Corporation (“the Company”) is pleased to present its report and the consolidated financial statements of the Company and its subsidiaries (collectively referred to as “the Group”) for the year ended 31 December 2022.

MANAGEMENT’S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

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

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

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2022, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnam Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of consolidated financial statements.

For and on behalf of management:



Nguyen Thi Thu Huong
General Director

Bac Ninh, Vietnam

29 March 2023

Reference: 11656910/66876299/HN

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of KinhBac City Development Holding Corporation

We have audited the accompanying consolidated financial statements of KinhBac City Development Holding Corporation ("the Company") and its subsidiaries (collectively referred to as "the Group"), as prepared on 29 March 2023 and set out on pages 6 to 70, which comprise the consolidated balance sheet as at 31 December 2022, the consolidated income statement and the consolidated cash flow statement for the year then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

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

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

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

Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 31 December 2022, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

Ernst & Young Vietnam Limited



Trần Phú Sơn
Deputy General Director
Audit Practising Registration
Certificate No. 0637-2023-004-1



Do Duc Hieu
Auditor
Audit Practising Registration
Certificate No. 4663-2023-004-1

Hanoi, Vietnam

29 March 2023

CONSOLIDATED BALANCE SHEET
as at 31 December 2022

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance (Restated)
100	A. CURRENT ASSETS		27,674,080,297,628	25,684,222,720,417
110	I. Cash and cash equivalents	5	1,683,149,405,060	2,562,478,285,805
111	1. Cash		1,401,510,923,666	728,220,230,961
112	2. Cash equivalents		281,638,481,394	1,834,258,054,844
120	II. Short-term investments	6	2,441,801,461,721	2,015,611,338,385
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	(6,226,144,519)	(2,308,273,169)
123	3. Held-to-maturity investments	6.2	585,669,144,871	155,561,150,185
130	III. Current accounts receivable		10,895,901,944,840	9,345,615,937,801
131	1. Short-term trade receivables	7.1	957,696,732,765	1,927,952,983,605
132	2. Short-term advances to suppliers	7.2	3,564,526,371,175	2,877,319,303,149
135	3. Short-term loan receivables	8	2,762,411,740,790	2,304,099,614,559
136	4. Other short-term receivables	9	3,654,794,506,950	2,252,661,317,138
137	5. Provision for doubtful short-term receivables	7.3	(43,527,406,840)	(16,417,280,650)
140	IV. Inventories	10	12,330,243,270,680	11,515,237,946,621
141	1. Inventories		12,330,243,270,680	11,515,237,946,621
150	V. Other current assets		322,984,215,327	245,279,211,805
151	1. Short-term prepaid expenses	11	61,178,577,357	79,145,682,100
152	2. Value-added tax deductible	17	207,965,514,065	136,584,272,359
153	3. Tax and other receivables from the State	17	53,764,932,028	29,511,205,731
155	4. Other current assets		75,191,877	38,051,615

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2022

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance (Restated)
200	B. NON-CURRENT ASSETS		7,232,432,899,384	5,317,619,872,086
210	I. Long-term receivables		820,573,700,263	1,489,805,463,863
215	1. Long-term loan receivables	8	148,423,703,957	1,061,473,000,000
216	2. Other long-term receivables	9	672,149,996,306	428,332,463,863
220	II. Fixed assets		365,388,358,290	248,553,074,644
221	1. Tangible fixed assets	12	365,333,606,633	248,491,102,971
222	Cost		722,494,036,438	561,147,793,219
223	Accumulated depreciation		(357,160,429,805)	(312,656,690,248)
227	2. Intangible fixed assets		54,751,657	61,971,673
228	Cost		448,175,500	448,175,500
229	Accumulated amortisation		(393,423,843)	(386,203,827)
230	III. Investment properties	13	167,567,010,562	190,776,437,679
231	1. Cost		255,584,291,494	255,288,287,858
232	2. Accumulated depreciation		(88,017,280,932)	(64,511,850,179)
240	IV. Long-term assets in progress	14	1,169,797,985,814	1,074,460,096,465
242	1. Construction in progress		1,169,797,985,814	1,074,460,096,465
250	V. Long-term investments	15	4,697,431,764,453	2,297,769,981,279
252	1. Investments in associates, jointly controlled entities	15.1	4,323,949,729,238	1,882,157,699,429
253	2. Investment in other entities	15.2	399,500,200,000	438,500,200,000
254	3. Provision for diminution in value of long-term investments	15.2	(26,018,164,785)	(22,887,918,150)
260	VI. Other long-term assets		11,674,080,002	16,254,818,156
261	1. Long-term prepaid expenses	11	10,398,267,573	16,254,818,156
262	2. Deferred tax assets	29.3	1,275,812,429	-
270	TOTAL ASSETS		34,906,513,197,012	31,001,842,592,503

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2022


Currency: VND


<i>Code</i>	<i>RESOURCES</i>	<i>Notes</i>	<i>Ending balance</i>	<i>Beginning balance (Restated)</i>
300	C. LIABILITIES		17,060,993,904,926	14,432,620,910,944
310	I. Current liabilities		10,684,165,020,680	6,511,120,826,191
311	1. Short-term trade payables	16.1	453,108,410,168	152,213,471,055
312	2. Short-term advances from customers	16.2	877,928,026,040	514,339,547,221
313	3. Statutory obligations	17	145,333,576,572	149,301,926,097
314	4. Payables to employees		105,757,133	9,452,327,919
315	5. Short-term accrued expenses	18	1,418,514,234,584	1,527,000,062,915
318	6. Short-term unearned revenues		1,069,455,000	2,303,464,821
319	7. Other short-term payables	19	3,829,774,766,541	2,634,535,163,959
320	8. Short-term loans	20	3,951,376,578,333	1,515,095,900,895
322	9. Bonus and welfare fund		6,954,216,309	6,878,961,309
330	II. Non-current liabilities		6,376,828,884,246	7,921,500,084,753
333	1. Long-term accrued expenses	18	1,760,346,557,414	1,430,816,612,872
336	2. Long-term unearned revenue		4,408,865,613	4,536,489,837
337	3. Other long-term liabilities	19	18,427,188,430	11,455,085,747
338	4. Long-term loans	20	3,687,089,342,314	5,539,263,915,459
341	5. Deferred tax liabilities	29.3	905,604,962,513	934,476,012,876
342	6. Long-term provisions		951,967,962	951,967,962

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2022

Currency: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance (Restated)
400	D. OWNERS' EQUITY		17,845,519,292,086	16,569,221,681,559
410	I. Capital		17,845,519,292,086	16,569,221,681,559
411	1. Share capital	21.1	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	21.1	2,743,529,570,000	3,397,344,430,000
415	3. Treasury shares	21.1	-	(364,466,650,000)
418	4. Investment and development fund	21.1	2,223,693,823	2,223,693,823
421	5. Undistributed earnings	21.1	5,646,308,490,449	5,411,370,039,775
421a	- Undistributed earnings up to end of prior year		4,119,957,410,625	4,316,487,151,605
421b	- Undistributed earnings of current year		1,526,351,079,824	1,094,882,888,170
429	6. Non-controlling interests	22	1,777,409,947,814	2,365,638,497,961
440	TOTAL LIABILITIES AND OWNERS' EQUITY		34,906,513,197,012	31,001,842,592,503


Luu Phuong Mai
Preparer


Pham Phuc Hieu
Deputy General Director
cum Chief Accountant


Nguyen Thi Thu Huong
General Director




29 March 2023

CONSOLIDATED INCOME STATEMENT
for the year ended 31 December 2022

Currency: VND

Code	ITEMS	Notes	Current year	Previous year (Restated)
01	1. Revenue from sale of goods and rendering of services	23.1	1,397,476,163,499	4,245,981,967,388
02	2. Deductions	23.1	(447,210,000,000)	-
10	3. Net revenue from sale of goods and rendering of services	23.1	950,266,163,499	4,245,981,967,388
11	4. Cost of goods sold and services rendered	24	(684,515,319,313)	(1,778,965,961,226)
20	5. Gross profit from sale of goods and rendering of services		265,750,844,186	2,467,016,006,162
21	6. Finance income	23.2	339,652,334,340	169,544,625,558
22	7. Finance expenses	25	(595,404,542,981)	(541,392,222,505)
23	<i>In which: Interest expenses</i>		<i>(522,875,219,589)</i>	<i>(480,600,549,118)</i>
24	8. Shares of profit of associates, joint-ventures	15.1	2,186,822,799,809	411,668,846,572
25	9. Selling expenses	26	(45,914,808,918)	(189,915,851,874)
26	10. General and administrative expenses	26	(464,460,343,994)	(428,557,565,443)
30	11. Operating profit		1,686,446,282,442	1,888,363,838,470
31	12. Other income		21,329,080,350	5,378,406,364
32	13. Other expenses	27	(11,190,277,098)	(131,977,203,231)
40	14. Other profit/(loss)		10,138,803,252	(126,598,796,867)
50	15. Accounting profit before tax		1,696,585,085,694	1,761,765,041,603
51	16. Current corporate income tax expenses	29.1	(150,202,907,959)	(252,330,651,691)
52	17. Deferred tax income/(expenses)	29.3	30,146,862,792	(157,737,836,082)
60	18. Net profit after tax		1,576,529,040,527	1,351,696,553,830
61	19. Net profit after tax attributable to shareholders of the parent		1,526,351,079,824	1,094,882,888,170
62	20. Net profit after tax attributable to non-controlling interests		50,177,960,703	256,813,665,660
70	21. Basic earnings per share	31	1,993	1,665
71	22. Diluted earnings per share	31	1,993	1,665


Luu Phuong Mai
Preparer


Pham Phuc Hieu
Deputy General Director cum
Chief Accountant


Nguyen Thi Thu Huong
General Director



29 March 2023

CONSOLIDATED CASH FLOW STATEMENT
for the year ended 31 December 2022


Currency: VND


Code	ITEMS	Notes	Current year	Previous year (Restated)
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		1,696,585,085,694	1,761,765,041,603
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets		76,156,349,325	75,692,369,658
03	Provision		34,158,244,175	6,086,350,800
05	Profits from investing activities		(2,527,061,223,118)	(581,041,517,433)
06	Interest expenses and bond issue costs	25	580,086,440,952	535,939,120,876
08	Operating (losses)/profit before changes in working capital		(140,075,102,972)	1,798,441,365,504
09	Increase in receivables		(1,510,937,176,511)	(2,079,224,026,029)
10	(Increase)/decrease in inventories		(815,005,324,059)	337,195,019,142
11	Increase/(decrease) in payables (other than interest, corporate income tax)		1,886,534,707,773	(529,907,612,028)
12	Decrease in prepaid expenses		23,823,655,326	3,749,012,462
14	Interest paid		(489,747,029,912)	(440,603,786,324)
15	Corporate income tax paid	17	(172,152,495,773)	(321,939,769,128)
16	Other cash inflows from operating activities		-	16,400,000
20	Net cash flows used in operating activities		(1,217,558,766,128)	(1,232,273,396,401)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(274,486,604,790)	(240,288,477,551)
22	Proceeds from liquidation and sale of fixed assets and other long-term assets		590,909,091	-
23	Loans to other entities and payments for purchase of debt instruments of other entities		(2,998,289,485,397)	(4,196,077,303,624)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		2,949,996,617,187	1,403,533,561,236
25	Payments for investments in other entities		(665,969,230,000)	(305,765,650,879)
26	Proceeds from sale of investments in other entities		243,880,217,500	75,000,000,000
27	Interest and dividends received		221,052,868,860	112,434,316,937
30	Net cash flows used in investing activities		(523,224,707,549)	(3,151,163,553,881)

CONSOLIDATED CASH FLOW STATEMENT (continued)
for the year ended 31 December 2022

Currency: VND

Code	ITEMS	Notes	Current year	Previous year (Restated)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Capital contribution and issuance of shares	21.1	334,718,570,000	4,583,280,000,000
33	Drawdown of borrowings		1,992,468,191,731	4,640,537,120,839
34	Repayment of borrowings		(1,465,573,308,799)	(3,308,557,056,786)
36	Dividend paid		(158,860,000)	(19,101,949,923)
40	Net cash flows from financing activities		861,454,592,932	5,896,158,114,130
50	Net (decrease)/increase in cash and cash equivalents for the year		(879,328,880,745)	1,512,721,163,848
60	Cash and cash equivalents at beginning of the year		2,562,478,285,805	1,049,757,121,957
70	Cash and cash equivalents at end of the year	5	1,683,149,405,060	2,562,478,285,805


Luu Phuong Mai
Preparer


Pham Phuc Hieu
Deputy General Director cum
Chief Accountant


Nguyen Thi Thu Huong
General Director



29 March 2023

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at 31 December 2022 and for the year then ended

1. CORPORATE INFORMATION

Kinh Bac City Development Holding Corporation (“the Company”) is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 2103000012 issued by the Department of Planning and Investment of Bac Ninh province on 27 March 2002 and the subsequent amendments, with the latest is the 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 20 Phung Khac Khoan, Da Kao Ward, No. 1 District, Ho Chi Minh City, Vietnam.

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

The total number of employees as at 31 December 2022 is: 554 (31 December 2021: 548).

Corporate structure

At 31 December 2022, the Company has the following subsidiaries (as at 31 December 2021: 15)

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

<i>No.</i>	<i>Company's name</i>	<i>Voting right (%)</i>	<i>Effective interest (%)</i>	<i>Head office</i>	<i>Main activities</i>
I - Group of directly-owned subsidiaries (continued)					
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	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
8	Hung Yen Investment and Development Corporation	95	93.65	No. 537, Nguyen Van Linh street, Le Loi ward, Hung Yen City, Hung Yen Povice, Viet Nam	Building and trading real estates
9	Kinh Bac Da Nang Investment One Member Company Limited	100	100	No. 61A, Nguyen Van Cu street, Hoa Hiep Bac Ward, Lien Chieu District, Da Nang City, Viet Nam	Architectural activities and related technical consultancy
10	Vung Tau Investment Group Joint Stock Company	74.52	74.52	LK 28 Hang Dieu 1 Street, Ward 10, Vung Tau City, Ba Ria - Vung Tau Province, Viet Nam	Building and trading real estates
II - Group of indirectly-owned subsidiaries					
1	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
2	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
3	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
4	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
5	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
6	Quang Yen Electronics Company Limited	100	86.54	Lot NA8-2, high-class factory and factory project complex in Dam Nha Mac area, Lien Vi commune, Quang Yen town, Quang Ninh province, Vietnam	Manufacture of electronic components
7	Quang Yen Manufacturing Industry Company Limited	100	86.54	Lot NA8-1, high-class factory and factory project complex, Dam Nha Mac area, Lien Vi commune, Quang Yen town, Quang Ninh province, Vietnam	Producing nozzles for agricultural machinery engines

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

2. BASIS OF PREPARATION

2.1 *Accounting standards and system*

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

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

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

2.2 *Applied accounting documentation system*

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

2.3 *Fiscal year*

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

2.4 *Accounting currency*

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

2.5 *Basis of consolidation*

The consolidated financial statements comprise the financial statements of the parent company and its subsidiaries for the year ended 31 December 2022.

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

2. BASIS OF PREPARATION (continued)

2.5 *Basis of consolidation* (continued)

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

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

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

3.2 *Inventories*

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

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

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

Cost of real estate sold is recognized in the consolidated statement of income based on the direct costs of constituting the property and amortized over the respective area of the property.

Provision for obsolete inventories

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Receivables*

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

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

3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

3.5 *Lease property*

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

In case the Company is the lessee

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

In case the Company is the lessor

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 *Intangible fixed assets*

Intangible assets are stated at cost less accumulated amortisation.

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

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

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

3.7 *Depreciation and amortisation*

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

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

3.8 *Investment properties*

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

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

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

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 *Borrowing costs*

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

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

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

3.10 *Prepaid expenses*

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

3.11 *Business combinations and goodwill*

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 *Assets acquisitions and business combinations*

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

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

3.13 *Investments*

Investments in associates

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

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

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

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

Held-for-trading securities and investments in other entities

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

Provision for diminution in value of investments

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

An increase or decrease in the provision balance is recognized as a financial expense in the consolidated statement of income.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 *Investments* (continued)

Held-to-maturity investments

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

3.14 *Payables and accruals*

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

3.15 *Accrual for severance pay*

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

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

3.16 *Foreign currency transactions*

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

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

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Treasury shares

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

3.18 Appropriation of net profits

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

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

Investment and development fund

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

Bonus and welfare fund

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

3.19 Revenue recognition

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

Long-term lease of land and infrastructure

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

Sale of factories

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

Lease of factories

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

Rendering of services

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 *Revenue recognition* (continued)

Revenue from transfer of real estate properties

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

Gain from transfer of investment and trading of securities

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

Interest

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

Dividends

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

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

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

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

3.21 *Taxation*

Current income tax

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 *Taxation* (continued)

Deferred tax

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

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

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

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

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

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

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

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.22 *Earnings per share*

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

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

3.23 *Segment information*

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

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

3.24 *Related parties*

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

4. SIGNIFICANT TRANSACTIONS DURING THE YEAR

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

On 30 June 2022, the Company completed the transaction to acquire shares of Sai Gon – Da Nang Investment Joint Stock Company (“Saigon – Da Nang Company”), after this transaction, the Company’s voting right and interest rate in Saigon - Da Nang Company is 48%.

Accordingly, Saigon - Da Nang Company becomes an associate of the Company. The fair value of the net assets of this associate at acquisition date is determined and recognized in the consolidated financial statements as follows:

	<i>Currency: VND</i>
	<i>Fair value at acquisition date</i>
Asset	7,122,534,000,000
Cash and cash equivalents	26,648,000,000
Financial Investment	6,048,000,000
Receivables	160,782,000,000
Others asset	37,247,000,000
Long-term receivables	169,100,000,000
Fixed assets	8,933,000,000
Long-term Financial Investment	318,067,000,000
Inventory and investment properties	6,395,709,000,000
Liabilities	1,329,269,000,000
Trade payable	51,622,000,000
Advance from customers	14,713,000,000
Accrued expenses	20,269,000,000
Short-term other payables	229,323,000,000
Loan and short-term financial lease	78,117,000,000
Long-term other payables	451,904,000,000
Loan and long-term financial lease	483,321,000,000
Total net assets at fair value	5,793,265,000,000
The net asset value acquired by the Company at acquisition date	2,780,767,200,000
Impact of deferred income tax	502,694,880,000
Total consideration	96,000,000,000
<i>Including:</i>	
<i>Cost of the previous holdings before acquisition date</i>	39,000,000,000
<i>Additional consideration</i>	57,000,000,000
Differences recognized in the income statement (*)	2,182,072,320,000

(*) This difference is recognized in shares of profit of associates, joint-ventures, as disclosed in Note 15.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

4. SIGNIFICANT TRANSACTIONS DURING THE YEAR (continued)

Capital contribution to establish Quang Yen Electronics Co., Ltd

On 19 April 2022, the Group completed the procedures to establish and contribute capital to its subsidiary, Quang Yen Electronics Co., Ltd, which is a limited company established under the Enterprise Law of Viet Nam according to the Business Registration Certificate No. 5702113483 issued by the Department of Planning and Investment of Quang Ninh province on 19 April 2022. The main business of this company is to produce electronic components. As at 31 December 2022, the Group's voting right and interest rate in this company are 86.54%.

Capital contribution to establish Quang Yen Manufacturing Industry Co., Ltd

On 7 July 2022, the Group completed the procedures to establish and contribute capital to its subsidiary, Quang Yen Manufacturing Industry Co., Ltd. This is a limited company established under the Enterprise Law of Vietnam under the Enterprise Registration Certificate No. 5702118026 issued by the Department of Planning and Investment of Quang Ninh province on 7 July 2022. The main activity of this company is to produce agricultural machine engine nozzles. As at 31 December 2022, the Group's voting right and interest rate in this company are 86.54%.

Additional capital contribution into Saigon Telecommunications Technology Joint Stock Company

As at 24 October 2022, the Group completed the procedures to purchase 15,896,923 shares of Saigon Telecommunications Technology Joint Stock Company in accordance with the Resolution of General Meeting of Shareholders on the issuance of shares to shareholders with 1:1 ratio. As a result, this transaction does not change the voting rate and interest rate of the Group in Saigon Telecommunications Technology Joint Stock Company.

Completing the valuation of the transaction to acquire additional equity interest of Saigon - Nhon Hoi Industrial Park Joint Stock Company

On 9 December 2021, the Group contributed additional capital to Saigon - Nhon Hoi Industrial Park Joint Stock Company from VND 10 billion to VND 120 billion. At the same time, the Company's subsidiary, Saigon - Tay Bac Urban Development Joint Stock Company, also contributed capital to this company. After these transactions, the Group's voting right and interest rate in Saigon - Nhon Hoi Industrial Park Joint Stock Company are 45% and 35.35%, respectively. Accordingly, Saigon - Nhon Hoi Industrial Park Joint Stock Company became an associate company of the Group.

As at 31 December 2022, the Group completed the determination of the fair value of the net assets of Saigon - Nhon Hoi Industrial Park Joint Stock Company, resulting in a restatement, as presented in Note 32.

Acquired additional shares of Hung Yen Investment and Development Group Joint Stock Company

On 29 December 2022, the Company completed the acquisition of 45,000,000 shares in Hung Yen Investment and Development Group Joint Stock Company from Saigon Telecommunication Technology Joint Stock Company at the consideration of VND 450,000,000,000. Accordingly, the voting right and interest rate of the Group in this subsidiary are increased to 95% and 93.65%, respectively.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

5. CASH AND CASH EQUIVALENTS

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	11,502,517,483	22,087,144,056
Cash at banks	1,390,008,406,183	706,133,086,905
Cash equivalents (*)	281,638,481,394	1,834,258,054,844
TOTAL	1,683,149,405,060	2,562,478,285,805

(*) Cash equivalents at 31 December 2022 mainly include short-term deposits in VND at banks which earn interest ranging from 4.6% to 6% per annum and have maturity term from 1 month to 3 months (2021: ranging from 2.9% to 4.2% per annum).

6. SHORT-TERM INVESTMENTS

6.1 Held-for-trading securities

	<i>Currency: VND</i>			
	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Shares (i)	7,490,461,369	(6,226,144,519)	7,490,461,369	(2,308,273,169)
Other investment (ii)	1,854,868,000,000	-	1,854,868,000,000	-
TOTAL	1,862,358,461,369	(6,226,144,519)	1,862,358,461,369	(2,308,273,169)

(i) As at 31 December 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 this investment in short-term.

6.2 Held-to-maturity investment

Held-to-maturity investment as at 31 December 2022 include short-term deposits in VND at banks which earn interest ranging from 7% to 8% per annum and have maturity term from 6 months to 7 months (2021: 4%-5.5% per annum).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

7.1 Trade receivables

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Kinh Bac Services JSC	561,147,275,200	614,044,698,788
Australian Steel SSE Manufacturing Company	90,367,087,300	-
SLP Park Nam Son Hap Linh Co., Ltd	22,510,489,604	180,083,916,831
An Duong Urban Development Investment JSC	-	339,890,912,453
Other customers	283,671,880,661	180,083,916,831
TOTAL	<u>957,696,732,765</u>	<u>1,927,952,983,605</u>
<i>Provision for doubtful receivables</i>	<i>43,027,406,840</i>	<i>15,917,280,650</i>

7.2 Advances to suppliers

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Kinh Bac Investment and Consulting JSC (i)	1,527,466,518,915	1,611,672,251,392
Kinh Bac Services JSC (i)	1,531,154,412,162	1,002,807,872,123
Land and industrial zone development center of Viet Yen District (ii)	198,943,021,796	163,495,138,596
Vinh Hung Long An Joint Stock Company	150,000,000,000	-
TECOTEC Investment Joint Stock Company	45,077,419,818	-
Saigontel Real Estate Investment JSC	29,650,000,000	29,650,000,000
Land clearance and compensation committee of Cu Chi District	21,071,084,665	23,008,765,304
Other advance to suppliers	60,059,618,849	46,685,275,734
Other advance to suppliers from related parties (Note 30)	1,104,294,970	-
TOTAL	<u>3,564,526,371,175</u>	<u>2,877,319,303,149</u>

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

(ii) This is the advance to Land and Industrial zone Development Center of Viet Yen District for land clearance of Saigon – Bac Giang Industrial Park Corporation's on-going projects.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS (continued)

7.3 *Bad debts*

Currency: VND

	Ending balance		Beginning balance	
	Cost	Recoverable amount	Cost	Recoverable amount
Short-term trade receivables	106,284,367,950	63,256,961,110	15,917,280,650	-
<i>Australian Steel SSE Manufacturing Company</i>	90,367,087,300	63,256,961,110	-	-
<i>Viet Nhat JSC</i>	6,833,980,650	-	6,833,980,650	-
<i>Lam Thinh JSC</i>	9,083,300,000	-	9,083,300,000	-
Other loan receivables	500,000,000	-	500,000,000	-
<i>Saigon Tour Corporation</i>	500,000,000	-	500,000,000	-
TOTAL	106,784,367,950	63,256,961,110	16,417,280,650	-

8. LOAN RECEIVABLES

Currency: VND

	Ending balance	Beginning balance
Short-term		
Saigon - Binh Dinh Energy Joint Stock Company	390,000,000,000	-
Kinh Bac Services JSC	507,891,000,000	95,818,000,000
Kim Ha Investment and Consulting Joint Stock Company	210,000,000,000	-
Saigontel Real Estate Investment JSC	130,540,525,890	131,208,219,177
Saigon - Binh Thuan Power Plant Development Investment JSC	127,259,178,083	127,259,178,083
Hanoi Construction Corporation – JSC	89,096,568,334	81,564,939,220
Evergreen Bac Giang Sustainable Development Investment Joint Stock Company	75,400,000,000	75,400,000,000
Saigon - Hue Investment JSC	72,800,000,000	72,800,000,000
Saigon - Ham Tan Tourism JSC	54,052,000,000	54,052,000,000
Mr. Huynh Ngoc Long	-	300,000,000,000
Kinh Bac Investment and Consulting JSC	-	134,100,000,000
Other loan receivables	154,323,579,561	59,119,879,563
Other loan receivables from related parties (Note 30)	951,048,888,922	1,172,777,398,516
TOTAL	2,762,411,740,790	2,304,099,614,559
<i>Provision for loan receivables</i>	<i>(500,000,000)</i>	<i>(500,000,000)</i>
Long-term		
Kinh Bac Services JSC	23,400,000,000	435,473,000,000
Others	300,000,000	1,000,000,000
Loan receivables from related parties (Note 30)	124,723,703,957	625,000,000,000
TOTAL	148,423,703,957	1,061,473,000,000

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

Long-term loans will mature from February 2024 to July 2025 and earn interest from 8%/year to 12.5%/year.

These loans are secured by shares of companies operating in the industrial real estate.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

9. OTHER RECEIVABLES

	Currency: VND			
	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Short-term				
Deposit to acquire shares (i)	242,049,763,870	-	237,365,756,101	-
Advance to employees (ii)	1,579,570,462,595	-	902,301,138,641	-
- Ms Nguyen Thi Yen	112,740,200,000	-	128,330,100,000	-
- Mr Mai Tuong Nho	954,944,009,673	-	389,805,787,240	-
- Others	511,886,252,922	-	384,165,251,401	-
Kinh Bac Service JSC (iii)	300,000,000,000	-	-	-
Interest receivables	150,631,910,842	-	123,159,380,292	-
Department of Planning and Investment of Long An province (iv)	51,267,000,000	-	51,241,500,000	-
People's Committee of Bac Ninh Province (v)	19,440,000,000	-	19,440,000,000	-
Deposits (vi)	12,851,128,404	-	12,851,128,404	-
Other receivables	154,967,222,147	-	38,766,757,379	-
Other receivables from related parties (Note 30)	1,144,017,019,092	-	867,535,656,321	-
TOTAL	3,654,794,506,950	-	2,252,661,317,138	-
Long-term				
Receivable under business cooperation contract (vii)	200,000,000,000	-	-	-
Lang Ha JSC (viii)	175,151,127,545	-	168,463,936,017	-
Kinh Bac Services JSC	211,408,428,710	-	257,425,617,169	-
Other long-term receivables	77,018,097,530	-	1,024,691,499	-
Other receivables from related parties (Note 30)	8,572,342,521	-	1,418,219,178	-
TOTAL	672,149,996,306	-	428,332,463,863	-

- (i) This is the advance to Vietnam Public Joint Stock Commercial Bank ("PVcomBank") related to the acquisition of shares in Lang Ha Investment JSC.
- (ii) This mainly includes advances to employees of companies to carry out compensation and land acquisition activities at industrial parks of the Group.
- (iii) This is a deposit to receive the transfer of assets attached to leased land and the right to sublease land at factories and office houses in Que Vo and Trang Due industrial zones.
- (iv) This is a deposit to the Department of Planning and Investment of Long An province for the implementation of Phuoc Vinh Dong 4 Industrial Cluster Project, Phuoc Vinh Dong 2 Industrial Cluster Project and Tan Tap Industrial Cluster Project.
- (v) In accordance with the minutes of interdisciplinary meeting between the Department of Finance of Bac Ninh Province, the Department of Planning and Investment of Bac Ninh Province, the Department of Natural Resources and Environment of Bac Ninh Province, the Management Board of Industrial Parks and KinhBac City Development Corporation dated 14 August 2007 and the Decision on support of investment capital for enterprises No. 1951/QD-UBND dated 31 December 2007, the People's Committee of Bac Ninh Province is committed to support land rental for Que Vo Industrial Park project. Accordingly, the subsidy available to the Company is VND 19.44 billion which will be used for the construction of wastewater treatment plant at Que Vo Industrial Park.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

9. OTHER RECEIVABLES (continued)

- (vi) This is a deposit for Hanoi Agricultural Development and Investment One Member State Company Limited under Contract No. 128/2010/HD-HTKD dated 29 June 2010 for the business cooperation on investment projects. building commercial centers, offices, high-class houses and investment projects on building eco-tourism areas, villas, garden houses, high-class apartment houses in Minh Khai ward, Bac Tu Liem district, Ha Noi.
- (vii) Including capital contributions of the Group's subsidiaries to business cooperation contracts to invest in projects of Phuoc Vinh Dong 1 Industrial Cluster, Phuoc Vinh Dong 1 commune, Can Giuoc district, Long An province and other potential investment projects.
- (viii) These are the payment on behalf of Lang Ha Investment JSC related to the development costs of the Commercial and office building located at 1A Lang Ha (refer to point (i)).

10. INVENTORIES

Currency: VND

	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Trang Cat Industrial and Residential Park (i)	7,841,171,755,280	-	7,406,822,608,984	-
Tan Phu Trung Industrial Park	1,174,564,856,717	-	1,207,009,640,754	-
Phuc Ninh Urban Area	1,107,252,456,826	-	1,102,933,602,162	-
Nam Son - Hap Linh Industrial Park	1,001,910,372,476	-	813,284,229,517	-
Trang Due Service, Trading Urban area and Workers Housing project	355,937,318,898	-	601,108,573,183	-
Nenh town social housing project	348,588,852,980	-	-	-
Quang Chau Industrial Park and Urban area	306,349,463,041	-	306,217,079,485	-
Tan Tap Industrial Area Project	128,151,943,154	-	52,926,652,776	-
Trang Due Industrial Park - stage 3	10,621,722,148	-	2,847,520,732	-
Trang Due Industrial Park - stage 2	3,496,351,527	-	3,634,262,879	-
Trang Due Industrial Park - stage 1	2,838,666,068	-	2,953,969,335	-
Other projects	306,349,463,041	-	306,217,079,485	-
TOTAL	12,330,243,270,680	-	11,515,237,946,621	-

Inventories of the Group as at 31 December 2022 comprise land costs, land compensation and clearance costs, infrastructure development costs, capitalized borrowing costs and other costs incurred for the development of industrial parks and other real estate projects for sale. Majority of the Group's inventories are used as collaterals for long-term loans as disclosed in Note 20.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

10. INVENTORIES (continued)

- (i) In accordance with the Asset Pledge Agreement to guarantee for obligations of third party No. 0202/2013/HDTC-DN dated 24 February 2013 between Trang Cat Company and Western Commercial Joint Stock Bank ("Western Bank"), which has since been merged with Vietnam Public Joint Stock Commercial Bank ("PVcomBank"), and the Agreement No. 3012/2020/BBTT/PVB-KB-TCC dated 30 December 2020 on debt structuring, funding and debt repayment between Trang Cat LLC, the Company and PVcombank ("the Debt structuring agreement"), the Company and Trang Cat LLC agreed to use Trang Cat project as security for the loans and debts of a group of companies and individuals (including KinhBac City Development Holding Corporation, a subsidiary of the Company, and other companies/individuals) with PVcomBank.

Also according to the above debt restructuring agreement, the Company and Trang Cat Company also commit to PVcomBank about the debt repayment obligation on behalf of this group of companies and individuals if these companies and individuals violate the debt repayment schedule that agreed with PVcomBank (see Note No. 32.4)

During the year, the Group capitalized borrowing costs totaling VND 285.8 billion (2021: VND 318.5 billion). These borrowing costs relate to loans taken for the construction and development of industrial parks and other real estate projects of the Group.

11. PREPAID EXPENSES

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Brokerage fees of un-completed real-estate transfer contracts	59,181,682,347	75,034,923,204
Other short-term prepaid expenses	1,996,895,010	4,110,758,896
TOTAL	61,178,577,357	79,145,682,100
Long-term		
Infrastructure repair costs	3,368,794,926	9,335,937,320
Other long-term prepaid expenses	7,029,472,647	6,918,880,836
TOTAL	10,398,267,573	16,254,818,156

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

12. TANGIBLE FIXED ASSETS

Currency: VND

	<i>Buildings and structures (including cost of land development and infrastructure)</i>	<i>Machineries and equipment</i>	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Others</i>	<i>Total</i>
Cost:						
Beginning balance	373,920,674,464	65,107,069,784	94,167,604,183	26,594,835,698	1,357,609,090	561,147,793,219
- Transfer from construction in progress	87,990,345,739	20,527,309,692	398,090,909	5,462,226,800	-	114,377,973,140
- New purchase	5,406,577,727	4,316,744,000	42,234,261,748	3,041,645,603	109,000,000	55,108,229,078
- Disposal	(5,190,630,000)	-	(2,949,328,999)	-	-	(8,139,958,999)
Ending balance	462,126,967,930	89,951,123,476	133,850,627,841	35,098,708,101	1,466,609,090	722,494,036,438
<i>In which:</i>						
<i>Fully depreciated</i>	108,182,490,568	30,411,868,367	18,333,107,778	6,718,796,307	1,072,881,818	164,719,144,838
Accumulated depreciation:						
Beginning balance	203,818,336,182	40,035,262,590	52,929,169,030	14,633,756,898	1,240,165,548	312,656,690,248
- Depreciation for the year	32,701,871,452	5,087,437,832	11,652,262,223	3,140,748,013	61,379,036	52,643,698,556
- Disposal	(5,190,630,000)	-	(2,949,328,999)	-	-	(8,139,958,999)
Ending balance	231,329,577,634	45,122,700,422	61,632,102,254	17,774,504,911	1,301,544,584	357,160,429,805
Net carrying amount:						
Beginning balance	170,102,338,282	25,071,807,194	41,238,435,153	11,961,078,800	117,443,542	248,491,102,971
Ending balance	230,797,390,296	44,828,423,054	72,218,525,587	17,324,203,190	165,064,506	365,333,606,633

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

13. INVESTMENT PROPERTIES

	<i>Currency: VND</i>
	<i>Factories (including costs of land development and infrastructure)</i>
Cost:	
Beginning balance	255,288,287,858
- New purchase	296,003,636
Ending balance	<u>255,584,291,494</u>
Accumulated depreciation:	
Beginning balance	64,511,850,179
- Depreciation during the year	23,505,430,753
Ending balance	<u>88,017,280,932</u>
Net carrying amount:	
Beginning balance	<u>190,776,437,679</u>
Ending balance	<u>167,567,010,562</u>

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

As at 31 December 2022, the Group has not been able to determine the fair value of these investment properties because there is no active market for these properties.

14. CONSTRUCTION IN PROGRESS

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Project at 84A Hung Vuong street, Da Nang city (i)	744,491,019,748	741,024,270,809
Water supply and wastewater treatment system at Nam Son Hap Linh Industrial Park (ii)	110,470,318,853	78,851,668,712
Hanoi Diplomat Area (iii)	106,555,116,818	106,555,116,818
Phase 3 of Wastewater treatment plant	58,361,116,901	21,940,385,662
Quang Yen Manufacturing Factory Project	41,559,184,000	-
Clean water plant in Trang Due and Quang Chau	33,443,466,670	84,158,763,028
Expanded Que Vo Industrial Park	27,761,295,851	-
Quang Yen Electronics Factory Project	27,266,787,029	-
Others	19,889,679,944	41,929,891,436
TOTAL	<u>1,169,797,985,814</u>	<u>1,074,460,096,465</u>

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

14. CONSTRUCTION IN PROGRESS (continued)

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

15. LONG-TERM INVESTMENTS

	Note	Ending balance	Currency: VND Beginning balance (Restated)
Investment in associates	15.1	4,323,949,729,238	1,882,157,699,429
Other long-term investments	15.2	399,500,200,000	438,500,200,000
Provision for long-term investments		(26,018,164,785)	(22,887,918,150)
TOTAL		<u>4,697,431,764,453</u>	<u>2,297,769,981,279</u>

15.1 Investment in associates

	Note	% of voting right	Ending balance		% of voting right	Beginning balance (Restated)	
			Number of shares	Amount VND		Number of shares	Amount VND
Saigon - Da Nang Investment Joint Stock Company	(i)	48.00%	9,600,000	2,262,267,245,329	-	-	-
Saigon - Nhon Hoi Industrial Park JSC	(ii)	35.35%	54,000,000	936,921,973,761	35.35%	54,000,000	937,862,550,000
Le Minh Xuan 2 Industrial Park Investment JSC	(iii)	22.02%	32,985,000	582,766,458,507	22.02%	32,985,000	583,000,000,000
Saigon Telecommunication & Technologies JSC	(iv)	21.48%	31,793,846	425,484,008,289	21.48%	15,896,923	243,842,556,349
Saigontel Long An Co., Ltd	(v)	21.63%	45,000,000	111,912,447,221	21.63%	45,000,000	112,598,374,502
Scanviwood JSC	(vi)	34%	1,077,528	<u>4,597,596,131</u>	34%	1,077,528	<u>4,854,218,578</u>
TOTAL				<u>4,323,949,729,238</u>			<u>1,882,157,699,429</u>

(i) 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 charter capital is 200 billion VND. The main activity under the Business Registration Certificate of this company is to trade in real estate, land use rights of owners, users or leases.

This company's head office is at 61A Nguyen Van Cu, Hoa Hiep Bac ward, Lien Chieu district, Da Nang city, Viet Nam.

As disclosed in Note 4, during the year, the Group completed the acquisition of shares in Saigon - Da Nang Investment Joint Stock Company. After this transaction, the Company's voting rate and interest rate in Saigon - Da Nang Investment Company is 48%.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

15. LONG-TERM INVESTMENTS (continued)

15.1 Investment in associates (continued)

(ii) Saigon - Nhon Hoi Industrial Park JSC

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

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

(iii) Le Minh Xuan 2 Industrial Park Investment JSC

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

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

(iv) Saigon Telecommunication & Technologies JSC

Saigon Telecommunication & Technologies JSC was established pursuant to the Business Registration Certificate No. 4103000992 issued by the Department of Planning and Investment of Ho Chi Minh City on 14 May 2002 and the amended subsequent licenses, with the latest is the 16th amended Business Registration Certificate being granted on 20 December 2022, with a registered charter capital of VND 1,480 billion. Its principal activities include trading computers, electronic equipment, materials, telecommunication and post equipment; trading and installation of transmission equipment, connection, security equipment for communication; information technology consulting; designing and installation of computer system; constructing industrial park, residential area, traffic, bridge and road, irrigation.

This company's head office is at Lot 46, Quang Trung Software Park, Tan Chanh Hiep Ward, District 12, Ho Chi Minh City, Viet Nam.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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15. LONG-TERM INVESTMENTS (continued)

15.1 Investment in associates (continued)

(v) Saigontel Long An Co., Ltd

Saigontel Long An Co., Ltd. was registered under the Business Registration Certificate No. 1101977241 issued by the Department of Planning and Investment of Long An Province on February 18, 2021 with a registered charter capital of VND 450 billion. The main activity according to the Business Registration Certificate of this company is to trade in real estate, trading/leasing of land use rights.

Its registered office is at Lot 6A, Road 3, Tan Duc Industrial Park, Duc Hoa Ha Commune, Duc Hoa District, Long An.

(vi) Scanviwood Joint Stock Company

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

Its registered office is at 565 An Duong Vuong Street, An Lac Ward, Binh Thanh District, Ho Chi Minh City, Vietnam.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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15. LONG-TERM INVESTMENTS (continued)

15.1 Investment in associates (continued)

Investments in associates as at 31 December 2022 are as below:

	Saigon - Da Nang Investment Joint Stock Company	Le Minh Xuan 2 Industrial Park Investment JSC	Saigon - Nhon Hoi Industrial Park JSC	Saigon Telecommu n & Technologies JSC	Saigontel Long An Co., Ltd	Scanviwood Joint Stock Company	Total
Cost of investment:							
Beginning balance	-	583,000,000,000	540,000,000,000	423,492,661,074	112,500,000,000	7,204,600,000	1,666,197,261,074
Increase during the year	96,000,000,000	-	-	158,969,230,000	-	-	254,969,230,000
Ending balance	96,000,000,000	583,000,000,000	540,000,000,000	582,461,891,074	112,500,000,000	7,204,600,000	1,921,166,491,074
Accumulated share in post-acquisition profit/(loss) of the associates:							
Beginning balance (restated)	-	-	397,862,550,000	(19,422,378,339)	98,374,502	(2,350,381,422)	376,188,164,741
Profit from bargain purchase	2,182,072,320,000	-	-	-	-	-	2,182,072,320,000
Share in post-acquisition profit of the associates for the year	(15,805,074,671)	(233,541,493)	(940,576,239)	22,672,221,940	(685,927,281)	(256,622,447)	4,750,479,809
Ending balance	2,166,267,245,329	(233,541,493)	396,921,973,761	3,249,843,601	(587,552,779)	(2,607,003,869)	2,563,010,964,550
Accumulated amortization of goodwill:							
Beginning balance (restated)	-	-	-	160,227,726,386	-	-	160,227,726,386
Ending balance	-	-	-	160,227,726,386	-	-	160,227,726,386
Net carrying amount:							
Beginning balance (restated)	-	583,000,000,000	937,862,550,000	243,842,556,349	112,598,374,502	4,854,218,578	1,882,157,699,429
Ending balance	2,262,267,245,329	582,766,458,507	936,921,973,761	425,484,008,289	111,912,447,221	4,597,596,131	4,323,949,729,238

Currency: VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

15. LONG-TERM INVESTMENTS (continued)

15.2 Other long-term investments

Currency: VND

	<i>Ending balance</i>			<i>Beginning balance</i>		
	<i>% of voting right</i>	<i>Number of shares</i>	<i>Cost (*)</i>	<i>% of voting right</i>	<i>Number of shares</i>	<i>Cost (*)</i>
Saigon - Quy Nhon Mineral JSC	5.75	6,900,000	339,000,000,000	6.43	6,900,000	339,000,000,000
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
Saigon - Da Nang Investment JSC	-	-	-	19.5	3,900,000	39,000,000,000
TOTAL			<u>399,500,200,000</u>			<u>438,500,200,000</u>
Provision for other long-term investments			<u>(26,018,164,785)</u>			<u>(22,887,918,150)</u>
NET CARRYING VALUE			<u>373,482,035,215</u>			<u>415,612,281,850</u>

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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16. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

16.1 Short-term trade payables

	<i>Currency: VND</i>	
	<i>Amount (also is payable amount)</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Licogi 13 Joint Stock Company	131,640,306,937	-
Bao Nam Minerals Import-Export Trading Service Joint Stock Company	90,232,971,550	-
Truong Phat Investment Joint Stock Company	59,520,145,667	30,157,248,600
Van Loi Phat Investment Joint Stock Company	17,434,739,907	3,894,688,150
HP Land Real Estate Trading Joint Stock Company	13,019,970,115	13,019,970,115
Phuc Hung Holdings Construction JSC	4,246,101,400	22,474,163,008
Other suppliers	137,014,174,592	82,667,401,182
TOTAL	453,108,410,168	152,213,471,055

16.2 Short-term advances from customers

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Advances for long-term leases of land at Nam Son Hap Linh Industrial Park	313,236,000,000	-
Advances for long-term leases of land at Tan Phu Trung Industrial Park	298,628,161,075	99,049,791,120
Deposits for purchase of houses and land use rights at Trang Due Service, Trading Urban area and workers housing project	143,940,711,473	334,665,332,845
Deposits for purchase of houses and land use rights at Quang Chau Urban Project	57,394,622,400	58,165,141,200
Other advances from customers	64,728,531,092	22,459,282,056
TOTAL	877,928,026,040	514,339,547,221

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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17. STATUTORY OBLIGATIONS

	Opening balance	Payable for the year	Payment made in the year	Ending balance
Payables				
Value added tax	36,346,688,123	128,921,186,576	(135,403,878,689)	29,863,996,010
Corporate income tax (Note 29)	103,257,556,096	150,202,907,959	(145,571,188,029)	107,889,276,026
Personal income tax	437,178,276	20,568,483,952	(19,359,185,099)	1,646,477,129
Other taxes	9,260,503,602	20,249,819,049	(23,576,495,244)	5,933,827,407
TOTAL	149,301,926,097	319,942,397,536	(323,910,747,061)	145,333,576,572
	Opening balance	Receivable for the year	Off-set in the year	Ending balance
Receivables				
Value added tax	136,584,272,359	120,116,635,446	(48,735,393,740)	207,965,514,065
Corporate income tax (Note 29)	27,183,624,284	26,581,307,744	-	53,764,932,028
Other taxes	2,327,581,447	-	(2,327,581,447)	-
TOTAL	166,095,478,090	146,697,943,190	(51,062,975,187)	261,730,446,093

Currency: VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

18. ACCRUED EXPENSES

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Accrued future development costs for properties already transferred	1,296,359,898,602	1,368,298,130,598
Accrued interest expenses	50,367,835,542	68,366,423,122
Accrued land rental of industrial parks	40,889,509,387	37,513,311,365
Other accrued expenses	25,813,300,376	45,761,764,685
Accrued interest expenses to related parties (Note 30)	5,083,690,677	7,060,433,145
TOTAL	<u>1,418,514,234,584</u>	<u>1,527,000,062,915</u>
Long-term		
Accrued interest expenses (*)	1,760,346,557,414	1,430,816,612,872
TOTAL	<u>1,760,346,557,414</u>	<u>1,430,816,612,872</u>

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

19. OTHER PAYABLES

	<i>Currency: VND</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Payable related to the transfer of capital contribution (i)	1,804,868,000,000	1,804,868,000,000
Other short-term deposits (ii)	844,778,656,001	78,731,074,519
Deposits under the agreements for the sale of real estate properties (iii)	656,554,174,445	531,884,537,150
Dividend payables	202,865,772,950	18,074,632,950
An Duong Urban Development Investment Joint Stock Company (iv)	150,000,000,000	-
Infrastructure maintenance fees	41,222,254,441	31,710,274,832
Tay Ninh Industrial Infrastructure Development Corporation (v)	34,100,000,000	45,500,000,000
Other short-term payables	93,785,908,704	29,472,644,508
Payables to related parties (Note 30)	1,600,000,000	94,294,000,000
TOTAL	<u>3,829,774,766,541</u>	<u>2,634,535,163,959</u>
Long-term		
Other long-term deposits (iii)	18,427,188,430	11,455,085,747
TOTAL	<u>18,427,188,430</u>	<u>11,455,085,747</u>

- (i) This is payable to Tan Hoang Minh Hotel Service Trading Company Limited under contract for the transfer of equity capital in Hoa Sen Hotel Development Company Limited (see also Note 6.1).
- (ii) These are mainly deposits from customers for long-term leases of land and infrastructure at the Group's industrial parks.
- (iii) These are deposits from customers for the transfer of properties at the Group's real estate projects.
- (iv) As disclosed in Note 23.1, a subsidiary of the Group has recognized a revenue deduction related to the sale return transaction in Trang Due Urban Area.
- (v) This is the payable related to land rental already collected from Tay Ninh Industrial Infrastructure Development Joint Stock Company due to the liquidation of the land lease contract.

KinhBac City Development Holding Corporation

B09-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

20. LOANS

	Beginning balance		Movement during the year		Ending balance	
	Balance	Payable amount	Increase	Decrease	Balance	Payable amount
Short-term						
Current portion of long-term loans from banks (Note 20.1)	364,970,271,516	364,970,271,516	644,498,712,174	(364,970,271,516)	644,498,712,174	644,498,712,174
Current portion of long-term bonds (Note 20.2)	796,228,333,336	796,228,333,336	2,934,370,530,298	(847,900,997,475)	2,882,697,866,159	2,882,697,866,159
Short-term loans from related parties (Note 30)	248,897,296,043	248,897,296,043	-	(98,597,296,043)	150,300,000,000	150,300,000,000
Other short-term loans (Note 20.3)	105,000,000,000	105,000,000,000	215,380,000,000	(46,500,000,000)	273,880,000,000	273,880,000,000
	1,515,095,900,895	1,515,095,900,895	3,794,249,242,472	(1,357,968,565,034)	3,951,376,578,333	3,951,376,578,333
Long-term						
Long-term loans from banks (Note 20.1)	2,306,204,334,062	2,306,204,334,062	513,820,159,353	(107,604,743,767)	2,712,419,749,648	2,712,419,749,648
Bonds (Note 20.2)	3,233,059,581,397	3,233,059,581,397	665,741,688,542	(2,924,131,677,273)	974,669,592,666	974,669,592,666
TOTAL	5,539,263,915,459	5,539,263,915,459	1,179,561,847,895	(3,031,736,421,040)	3,687,089,342,314	3,687,089,342,314

Currency: VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

20. LOANS (continued)

20.1 Long-term loans from bank

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

Banks	31 December 2022 (VND)	Interest	Principal and interest payment term	Collateral
Vietnam Public Commercial Joint Stock Bank	2,194,700,000,000	11.5% per annum	Up to 10 years from the date of first disbursement in December 2020	Assets related to Trang Cat Project as presented in Note 10.
Vietnam Joint Stock Commercial Bank For Industry And Trade – Ngo Quyen branch	319,825,177,104	14% per annum	The loan has a term of 60 months. The last repayment date is December 15, 2027	The loan is mortgaged by 5 apartment blocks under the Trang Due project being developed by Saigon - Hai Phong Industrial Park Joint Stock Company, a subsidiary of the Company
Vietnam Joint Stock Commercial Bank For Industry And Trade – Tien Son branch	300,000,000,000	14% per annum	The loan has a term of 7 months. The last repayment date is August 31, 2023. Interest is paid monthly	Deposit balance under deposit contract No. 284/2022/45454 issued by Vietnam Joint Stock Commercial Bank For Industry And Trade – Tien Son branch confirming the mortgagee's property rights, interests, interests, payments payment that the mortgagor can obtain after the time of signing the contract.
Vietnam Joint Stock Commercial Bank For Industry And Trade – Ngo Quyen branch	284,000,000,000	9% per annum	The loan has a term of 10 months. The last repayment date is October 30, 2023. Interest is paid every 10 months	Deposit balance according to deposit contract No. 168/2022/46092 issued by Vietnam Joint Stock Commercial Bank for Industry and Trade - Ngo Quyen Branch confirming the mortgagee's property rights, rights, interests, interests, payments payment that the mortgagor can obtain after the time of signing the contract.
Vietnam Joint Stock Commercial Bank for Industry and Trade - Que Vo Industrial Park Branch	153,798,464,964	8.9% per annum	Loan principal is repayable every 6 months from the date of debt receipt. The last repayment date is 29 January 2022. Interest is payable every 3 months on the 25th.	All assets attached to land, formed movable assets (including but not limited to machinery, equipment, tools, ...), compensation, and 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 Mortgagor) in phase 2 of the construction and business development of technical infrastructure of Nam Son - Hap Linh industrial park Project in Bac Ninh province.
Tien Phong Commercial Joint Stock Bank	67,754,003,900	10% per annum	Up to 6 years from the first disbursement date (July 2020). Principal grace period is 12 months from the date of first disbursement. Interest paid monthly.	Land use rights and assets formed on the land of unsold land lots under the construction investment project of Trang Due Urban Area, Commercial Service and Housing for workers.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

20. LOANS (continued)

20.1 Long-term loans from bank (continued)

<i>Banks</i>	<i>31 December 2022</i>	<i>Interest</i>	<i>Principal and interest payment term</i>	<i>Collateral</i>
Vietnam Joint Stock Commercial Bank for Industry and Trade - Que Vo Industrial Park Branch	36,840,815,854	11.3% per annum	The last repayment date is 30 July 2026. The loan principal is paid every 6 months, the interest is paid every 3 months on the 25th.	All machinery and equipment, tools, movable property, means of transport and other machinery and equipment formed in the future to serve the Clean Water Treatment Plant Project with a capacity of 19,000 m3 in Nam Son area – Hap Linh, Bac Ninh province and all profits and receivables from doing business, exploiting the value of land use rights, properties... attached to land or from business investment, exploitation, management costs, developing a clean water treatment plant project with a capacity of 19,000 m3.
TOTAL	3,356,918,461,822			
<i>In which:</i>				
<i>Current portion of long-term loans</i>	644,498,712,174			
<i>Long-term loans</i>	2,712,419,749,648			

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

20. LOANS (continued)

20.2 Bonds

As at 31 December 2022, bonds issued by the Group are as follows:

<i>Bond</i>	<i>Type of bond</i>	<i>Number of bonds</i>	<i>Par value VND</i>	<i>Amount (VND)</i>	<i>Interest rate per annum</i>	<i>Duration</i>	<i>Description of collateral</i>
KBCH2124003	Corporate bond issued to counterparties	10,000,000	100,000	1,000,000,000,000	11.40%	11 November 2024	The bond is secured by land plot No 91, map sheet 15, at 84 Hung Vuong, Hai Chau 1 ward, Hai Chau district, Da Nang City and 100% contributed capital in Kinh Bac - Da Nang Investment Co., Ltd. together with the land to be formed in future and the sale contracts of assets between the issuer and the customers buying the product at the project of land plot number 91, map sheet 15, at 84 Hung Vuong, Hai Chau 1 ward, Hai Chau district, Da Nang city.
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
KBCH2123002	Corporate bond issued to counterparties	10,000,000	100,000	1,000,000,000,000	10.50%	03 June 2023	100,333,332 ordinary shares of KinhBac City Development Holding Corporation
<i>Bond issuance costs:</i>				<i>(42,632,541,175)</i>			
TOTAL				<u>3,857,367,458,825</u>			
<i>In which:</i>							
<i>Current portion of long-term bonds</i>				<i>2,900,000,000,000</i>			
<i>Long-term bonds</i>				<i>1,000,000,000,000</i>			
<i>Issue costs of current portion of long-term bonds</i>				<i>(17,302,133,841)</i>			
<i>Long-term bond issue costs</i>				<i>(25,330,407,334)</i>			

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

20. LOANS (continued)

20.3 Other short-term loans

Details of loans from others are presented as follows:

<i>Others</i>	<i>Ending balance (VND)</i>	<i>Interest rate</i>	<i>Principal and interest repayment term</i>
Everland Group Joint Stock Company	160,380,000,000	1% per annum	12 month term, principal is due from January to August 2023
Mr. Do Anh Dung	50,000,000,000	No interest	18-month term, principal will be due on 15 July 2022. The company is in the process of extending this loan
Mr. Dang Hai Trieu	50,000,000,000	1% per annum	12-month term, principal will be due on 27 January 2023
Kum-Ba Joint Stock Company	9,500,000,000	6.5% per annum	6-month term, principal and interest will be due on 17 July 2022. The company is in the process of extending this loan
Ms. Le Thi Hai Yen	4,000,000,000	12% per annum	The loan is due on 11 November 2022. The Company is in the process of extending this loan
TOTAL	<u>273,880,000,000</u>		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

21. OWNERS' EQUITY

21.1 Increase and decrease in owners' equity

	Contributed charter capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	Non-controlling interest	Total
Previous year (Restated)							
Beginning balance	4,757,111,670,000	989,064,430,000	(364,466,650,000)	2,223,693,823	4,316,487,151,605	952,574,832,301	10,652,995,127,729
- Increase in capital	1,000,000,000,000	2,408,280,000,000	-	-	-	-	3,408,280,000,000
- Capital contribution by non-controlling interest	-	-	-	-	-	1,175,000,000,000	1,175,000,000,000
- Net profit for the year	-	-	-	-	1,094,882,888,170	256,813,665,660	1,351,696,553,830
- Dividends declared	-	-	-	-	-	(18,750,000,000)	(18,750,000,000)
Ending balance	5,757,111,670,000	3,397,344,430,000	(364,466,650,000)	2,223,693,823	5,411,370,039,775	2,365,638,497,961	16,569,221,681,559
Current year							
Beginning balance	5,757,111,670,000	3,397,344,430,000	(364,466,650,000)	2,223,693,823	5,411,370,039,775	2,365,638,497,961	16,569,221,681,559
- Issuance of treasury shares (*)	-	(29,748,080,000)	364,466,650,000	-	-	-	334,718,570,000
- Increase share capital from owner's equity (**)	1,918,935,920,000	(624,066,780,000)	-	-	(1,294,869,140,000)	-	-
- Change in control rate in subsidiary (***)	-	-	-	-	3,456,510,850	(453,456,510,850)	(450,000,000,000)
- Net profit for the year	-	-	-	-	1,526,351,079,824	50,177,960,703	1,576,529,040,527
- Dividends declared	-	-	-	-	-	(184,950,000,000)	(184,950,000,000)
Ending balance	7,676,047,590,000	2,743,529,570,000	-	2,223,693,823	5,646,308,490,449	1,777,409,947,814	17,845,519,292,086

Currency: VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

21. OWNERS' EQUITY (continued)

21.1 Increase and decrease in owners' equity (continued)

(*) 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 dated 17 January 2022.

(**) On 28 June 2022, the Company issued an additional 191,893,592 shares to increase share capital from owner equity in accordance with the Resolution of the 2022 Extraordinary General Meeting of Shareholders No. 1002/2022/KBC/NQ-ĐHĐCĐ on 10 February 2022.

(***) As at 29 December 2022, the Company completed the procedures to receive the transfer of 45,000,000 shares in Hung Yen Investment and Development Group Joint Stock Company from Saigon Telecommunication Technology Joint Stock Company at the consideration of VND 450,000,000,000. Accordingly, the voting right and interest rate of the Group in this subsidiary were increased to 95% and 93.65%, respectively.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

21. OWNERS' EQUITY (continued)

21.2 Contributed charter capital

Currency: VND

	Ending balance			Beginning balance		
	Total	Ordinary shares	Preference shares	Total	Ordinary shares	Preference shares
Contribution by shareholders	7,676,047,590,000	7,676,047,590,000	-	5,757,111,670,000	5,757,111,670,000	-
Share premium	2,743,529,570,000	2,743,529,570,000	-	3,397,344,430,000	3,397,344,430,000	-
Treasury shares	-	-	-	(364,466,650,000)	(364,466,650,000)	-
TOTAL	10,419,577,160,000	10,419,577,160,000	-	8,789,989,450,000	8,789,989,450,000	-

21.3 Capital transactions with owners and distribution of dividends, profits

Currency: VND

	Current year	Previous year
Contributed capital		
Beginning balance	5,757,111,670,000	4,757,111,670,000
Increase in the year	1,918,935,920,000	1,000,000,000,000
Ending balance	7,676,047,590,000	5,757,111,670,000
Dividends, profit paid	-	-

21.4 Dividend

Currency: VND

	Current year	Previous year
Dividends declared and paid during the year	-	-

21.5 Shares

	Volume (shares)	
	Ending balance	Beginning balance
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
Preference shares	-	-

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

22. NON-CONTROLLING INTEREST

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year (Restated)</i>
Beginning balance	2,365,638,497,961	952,574,832,301
Profit attributable to non-controlling shareholders	50,177,960,703	256,813,665,660
Transfer of shares to reduce the control rate in subsidiaries	(453,456,510,850)	-
Dividends declared	(184,950,000,000)	(18,750,000,000)
Capital contribution of non-controlling shareholders	-	1,175,000,000,000
Ending balance	<u>1,777,409,947,814</u>	<u>2,365,638,497,961</u>

23. REVENUES

23.1 Revenue from sales of goods and rendering of services

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Gross revenue	1,397,476,163,499	4,245,981,967,388
In which:		
Revenue from long-term lease of land and infrastructures (*)	656,976,889,589	3,035,928,242,451
Revenue from transfer of real estate properties	353,332,703,833	514,582,486,144
Revenue from supply of clean water, electricity, management services, wastewater treatment supply	336,980,200,531	304,994,501,884
Revenue from operating leases of warehouses, factories and offices	50,186,369,546	79,708,870,333
Sale of factories	-	310,596,654,520
Other revenue	-	171,212,056
Less	(447,210,000,000)	-
Sales return (**)	(447,210,000,000)	-
Net revenue	<u>950,266,163,499</u>	<u>4,245,981,967,388</u>

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

23. REVENUES (continued)

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

Currency: VND

	Current year		Previous year	
	<i>In case revenue is recognized once at the time of land handover</i>	<i>In case the revenue is allocated during the land lease term</i>	<i>In case revenue is recognized once at the time of land handover</i>	<i>In case the revenue is allocated during the land lease term</i>
Revenue from sales of goods and rendering of services	950,266,163,499	751,525,267,244	4,245,981,967,388	1,252,854,824,598
<i>In which</i>				
<i>Revenue from leasing land and infrastructure</i>	353,332,703,833	15,462,173,233	3,035,928,242,451	51,397,990,167
Cost of goods sold and services provided	(684,515,319,313)	(357,805,568,857)	(1,778,965,961,226)	(583,619,046,481)
Gross profit from sale of goods and rendering of services	265,750,844,186	393,719,698,387	2,467,016,006,162	669,235,778,117

(**) A subsidiary of the Group has recognized a sale deduction from a sale return transaction in Trang Due Urban Area.

23.2 Finance income

Currency: VND

	Current year	Previous year
Interest income from term deposits and loans	339,647,514,218	169,372,670,861
Other finance income	4,820,122	171,954,697
TOTAL	339,652,334,340	169,544,625,558

24. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: VND

	Current year	Previous year
Cost of long-term leases of land and infrastructures	344,538,062,465	1,076,154,449,123
Cost of real estate properties transferred	152,636,957,108	370,879,707,880
Cost of supplying of clean water, electricity, management services, wastewater treatment supply	164,395,475,051	154,410,095,743
Cost of warehouses, factories and offices for operating lease	22,944,824,689	136,370,904,778
Cost of factories sold	-	41,150,803,702
TOTAL	684,515,319,313	1,778,965,961,226

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

25. FINANCE EXPENSES

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Interest expenses	522,875,219,589	480,600,549,118
Bond issue costs	57,211,221,363	55,338,571,758
Provision/(reversal of provision) for devaluation of investments	7,048,117,985	(2,937,585,570)
Others	8,269,984,044	8,390,687,199
TOTAL	<u>595,404,542,981</u>	<u>541,392,222,505</u>

26. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Selling expenses		
Consultation and brokerage expenses	33,314,251,443	172,475,781,597
Labour costs	5,027,249,643	3,251,383,000
Others	7,573,307,832	14,188,687,277
TOTAL	<u>45,914,808,918</u>	<u>189,915,851,874</u>
Administrative expenses		
Labour costs	156,605,916,959	135,221,477,065
External services	107,445,309,269	67,539,666,483
Sponsorship	72,763,587,168	169,197,677,614
Provisions costs	27,110,126,190	9,083,300,000
Depreciation	17,590,267,872	15,316,566,781
Others	82,945,136,536	32,198,877,500
TOTAL	<u>464,460,343,994</u>	<u>428,557,565,443</u>

27. OTHER EXPENSES

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Other income		
Contract violations	5,045,781,866	-
Gains from disposal of assets	590,909,091	-
Others	15,692,389,393	5,378,406,364
TOTAL	<u>21,329,080,350</u>	<u>5,378,406,364</u>
Other expenses		
Others	11,190,277,098	131,977,203,231
TOTAL	<u>11,190,277,098</u>	<u>131,977,203,231</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

28. PRODUCTION AND OPERATING COSTS

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Land, infrastructure, factories development and services rendering expenses	1,509,419,866,892	1,381,439,823,232
Labour costs	161,633,166,602	138,472,860,065
Depreciation of fixed assets	76,156,349,325	75,692,369,658
Expenses for external services	140,759,560,712	240,015,448,080
Other expenses	<u>190,392,157,725</u>	<u>164,292,739,514</u>
TOTAL	<u>2,078,361,101,256</u>	<u>1,999,913,240,549</u>

29. CORPORATE INCOME TAX

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

29. CORPORATE INCOME TAX (continued)

29.1 CIT expenses

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Current CIT expenses	150,202,907,959	252,330,651,691
Deferred CIT (income)/expense	<u>(30,146,862,792)</u>	<u>157,737,836,082</u>
TOTAL	<u>120,056,045,167</u>	<u>410,068,487,773</u>

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

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year</i>
Profit before tax	1,696,585,085,694	1,761,765,041,603
CIT expense at rates applicable to companies in the Group	(86,029,382,705)	345,194,614,697
<i>In which:</i>		
5% tax rate applied to long-term lease of land activities	1,252,765,021	236,287,827
10% tax rate applied to long-term lease of land activities	2,250,712,027	2,150,592,923
20% tax rate to other activities	(89,532,859,753)	342,807,733,947
<i>Adjustments to increase</i>		
Non-deductible expenses	22,984,378,277	13,179,559,866
Interest rates exceeding the prescribed limit according to Decree No. 132/2020/ND-CP	48,467,311,588	51,694,313,210
Unrecognized deferred tax assets related to tax loss	<u>134,633,738,007</u>	<u>-</u>
CIT expenses	<u>120,056,045,167</u>	<u>410,068,487,773</u>

29.2 Current CIT

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

29. CORPORATE INCOME TAX (continued)

29.3 *Deferred CIT*

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

	<i>Currency: VND</i>			
	<i>Consolidated balance sheet</i>		<i>Consolidated income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current year</i>	<i>Previous year</i>
<i>Deferred tax liabilities</i>				
Unrealized exchange rate loss this year	1,275,812,429	-	(1,275,812,429)	-
	<u>1,275,812,429</u>	<u>-</u>		
<i>Deferred tax liabilities</i>				
Deferred tax liabilities arising from fair value adjustment on acquisition date at Northwest Saigon City Development Corporation	109,109,639,473	124,672,419,511	(15,562,780,038)	(21,234,791,017)
Deferred tax liabilities arising from fair value adjustment on acquisition date at Sai Gon - Hai Phong Industrial Park Corporation	457,334,950	457,334,950	-	-
Deferred tax liabilities arising from allocation of CIT over the land lease term	796,037,988,090	809,346,258,415	(13,308,270,325)	178,972,627,099
	<u>905,604,962,513</u>	<u>934,476,012,876</u>		
<i>Net deferred tax (credit)/debit to the consolidated income statement</i>			<u>(30,146,862,792)</u>	<u>157,737,836,082</u>

29.4 *Unrecognised deferred tax assets*

Tax losses carried forward

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

29. CORPORATE INCOME TAX (continued)

29.4 Unrecognised deferred tax assets (continued)

Currency: VND

Originating year	Can be utilized up to		Tax loss amount	Utilized up to 31 December 2022	Forfeited	Unutilized at 31 December 2022
2017	2022	(i)	4,433,878,613	-	(4,433,878,613)	-
2018	2023	(i)	5,476,455,673	-	-	5,476,455,673
2019	2024	(ii)	59,196,831,283	(53,548,750,843)	-	5,648,080,440
2020	2025	(ii)	14,603,713,647	-	-	14,603,713,647
2021	2026	(ii)	11,685,927,293	-	-	11,685,927,293
2022	2027	(ii)	673,168,690,033	-	-	673,168,690,033
TOTAL			768,565,496,542	(53,548,750,843)	(4,433,878,613)	710,582,867,086

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

(ii) These are estimated tax losses as per the tax returns of the Company, its branches and subsidiaries and have not been audited by local tax authorities as of the date of these consolidated financial statements.

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

Interest expenses exceeding the prescribed threshold

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

Currency: VND

Year	Non-deductible interest expenses can be carried forward to		Non-deductible interest expenses	Non-deductible interest expenses already transferred to 31/12/2022	Non-deductible interest expenses not eligible to be transferred	Non-deductible interest expenses not yet transferred at 31/12/2022
2019	2024	(i)	99,566,069,293	-	-	99,566,069,293
2020	2025	(i)	143,934,594,578	-	-	143,934,594,578
2021	2026	(i)	289,835,525,075	-	-	289,835,525,075
2022	2027	(i)	242,336,557,938	-	-	242,336,557,938
TOTAL			775,672,746,884	-	-	775,672,746,884

(i) These are estimated non-deductible interest expenses according to the Group's tax returns which have not been finalized by local tax authorities as of the date of these consolidated financial statements. The Group has not recognized a deferred tax asset for the above deductible interest expenses as it is not possible to predict with certainty whether future taxable profit and interest expense will be incurred at this time

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES

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

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

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

		<i>Currency: VND</i>	
Related party	Description	Current year	Previous year
Vinatex – Tan Tao Investment Corporation	Collection of lending	80,000,000,000	30,000,000,000
	Interest receivables	6,849,315,068	530,410,959
	Lending	-	110,000,000,000
Saigontel Long An Co., Ltd	Lending	104,500,000,000	17,542,660,000
	Interest receivables	5,195,527,970	193,987,980
	Interest payables	1,124,999,994	912,328,767
	Collection of lending	-	1,000,000,000
	Borrowings	-	112,500,000,000
Le Minh Xuan 2 Industrial Park Investment JSC	Interest receivables	169,068,493	14,904,109
	Capital contributed	-	583,000,000,000
	Lending	-	1,700,000,000
Saigon - Da Nang Investment JSC	Lending	100,000,000,000	85,000,000,000
	Interest receivables	11,139,960,354	1,418,219,178
	Interest payables	936,000,001	10,783,562
	Collection of lending	-	7,800,000,000
Saigon Hi-tech Park Infrastructure Development and Investment JSC	Interest receivables	36,000,000	981,879,723

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Related party	Description	Currency: VND	
		Current year	Previous year
Saigon - Nhon Hoi Industrial Park JSC	Lending	420,000,000,000	-
	Loan principal payment	94,264,000,000	-
	Interest receivable	1,769,863,012	-
	Capital contributed	-	530,000,000,000
	Borrowing	-	94,264,000,000
Saigon Telecommunication & Technologies Corporation	Lending	224,292,000,000	1,522,729,057,481
	Collection of lending	1,190,796,805,637	222,500,000,000
	Borrowings	-	71,068,296,043
	Loan principal repayment	19,000,000,000	-
	Interest receivables	37,145,710,657	10,285,614,322
	Add-on interest	1,700,000,001	1,702,144,931
Saigon - Lam Dong Investment and Tourism JSC	Lending	-	6,558,956,926
Mr. Dang Thanh Tam	Advance clearance	407,000,000,000	147,428,500,000
	Advance	-	555,487,559,000
	Other payables	-	1,630,000,000
	Borrowings	-	8,529,000,000
Mr. Mai Tuan Dung	Advance	26,442,232,606	18,457,029,363
	Advance clearance	75,138,800	17,345,596,613
Mr. Vu Thanh Duong	Advance	83,195,336,500	342,977,901,000
	Advance clearance	83,000,000,000	61,000,000,000
Mr. Vu Ngoc Anh	Advance clearance	4,890,000,000	1,400,000,000

Terms and conditions of transactions with related parties

The transactions with related parties are made on contractual basis.

The balance of accounts receivable, payable, borrowing and lending as of 31 December 2022 are unsecured and will be settled in cash. For the year ended 31 December 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 VND). This assessment is made for each year through an examination of the financial position of the related party and the markets in which the related party operates.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

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

		<i>Currency: VND</i>	
<i>Related party</i>	<i>Transaction</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term advance to suppliers (Note 7.2)			
Saigon Telecommunication & Technologies Corporation	Advance for service contract	1,104,294,970	-
		1,104,294,970	-
Short-term loan receivables (Note 8)			
Saigon Telecommunication & Technologies Corporation (i)	Short-term loan receivables	490,148,109,224	1,041,376,618,818
Saigon - Nhon Hoi Industrial Park JSC (ii)	Short-term loan receivables	120,000,000,000	-
Saigon - Da Nang Investment JSC (iii)	Short-term loan receivables	197,521,929,895	12,521,929,895
Saigontel Long An Co., Ltd (iv)	Short-term loan receivables	121,042,660,000	16,542,660,000
Saigon - Lam Dong Investment and Tourism JSC (v)	Short-term loan receivables	20,636,189,803	20,636,189,803
Le Minh Xuan 2 Industrial Park Investment JSC (vi)	Short-term loan receivables	1,700,000,000	1,700,000,000
Vinatex - Tan Tao Investment JSC	Short-term loan receivables	-	80,000,000,000
		951,048,888,922	1,172,777,398,516
Long-term loan receivables (Note 8)			
Saigon Telecommunication & Technologies Corporation (vii)	Long-term loan receivables	124,723,703,957	540,000,000,000
Saigon - Da Nang Investment JSC	Long-term loan receivables	-	85,000,000,000
		124,723,703,957	625,000,000,000

(i) These are unsecured loans with interest ranging from 4.5% to 12% per annum and will mature from February to December 2023.

(ii) These are loans with interest rates from 10%/year to 12%/year, maturing from May to September 2023

(iii) These are loans with interest rates from 10%/year to 12%/year, maturing in December 2023

(iv) These are loans with interest rates from 1%/year to 14%/year, maturing from May to December 2023

(v) These are loans with interest rates from 1%/year to 12%/year, maturing from January to October 2023

(vi) This is a loan with an interest rate of 1%/year, due on 29 May 2023.

(vii) This is a loan with an interest rate of 8%/year, due in November 2024.

These loans are mortgaged by shares of companies operating in industrial real estate.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Currency: VND

<i>Related party</i>	<i>Transaction</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<i>Other short-term receivables</i> (Note 9)			
Mr. Vu Thanh Duong	Advance	347,147,077,500	346,951,741,000
Saigon - Nhon Hoi Industrial Park JSC	Business Cooperation (i)	284,000,000,000	-
	Business Cooperation (ii)	300,000,000,000	-
	Interest receivables	9,247,488,581	-
Mr. Mai Tuan Dung	Advance	70,564,237,035	44,197,143,229
Saigon Telecommunications Technology JSC	Interest receivables	69,339,006,072	12,010,868,224
	Capital contribution for business cooperation	40,000,000,000	40,000,000,000
Saigon - Da Nang Investment JSC	Interest receivables	12,558,179,532	-
Saigontel Long An Co., Ltd	Interest receivables	5,389,515,950	193,987,980
Mrs. Nguyen Thi Thu Huong	Advance	3,489,211,820	3,489,211,820
Mr. Le Minh Ha	Advance	1,852,000,000	1,852,000,000
Le Minh Xuan 2 Industrial Park Investment JSC	Interest receivables	183,972,602	14,904,109
Ms. Nguyen My Ngoc	Advance	136,330,000	136,330,000
Mr. Phan Anh Dung	Advance	110,000,000	110,000,000
Mr. Dang Thanh Tam	Advance	-	413,159,059,000
Mr. Vu Ngoc Anh	Advance	-	4,890,000,000
Vinatex - Tan Tao Investment JSC	Interest receivables	-	530,410,959
		1,144,017,019,092	867,535,656,321

(i) This is a receivable for investment cooperation between Saigon – Nhon Hoi Industrial Park Joint Stock Company and Saigon – Hai Phong Industrial Park Joint Stock Company, a subsidiary of the Group, to implement the project of Nhon Hoi Industrial Park, Quy Nhon city, Binh Dinh province, with a term of 10 months and profit sharing equal to 20% of the after-tax profit from leasing the cooperated land area, but not lower than the interest of 12-month bank deposits plus a margin of 3%.

(ii) This is an investment cooperation receivable between Saigon – Nhon Hoi Industrial Park Joint Stock Company and Saigon – Bac Giang Industrial Park Joint Stock Company, a subsidiary of the Group with an interest rate of 10% per annual and maturity until July 2023.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Currency: VND

<i>Related party</i>	<i>Transaction</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<i>Other long-term receivables (Note 9)</i>			
Saigon Telecommunication & Technologies Corporation	Interest receivables	8,572,342,521	-
Saigon - Da Nang Investment JSC	Interest receivables	-	1,418,219,178
		8,572,342,521	1,418,219,178
<i>Short-term accrued expenses (Note 18)</i>			
Saigon - Da Nang Investment JSC	Interest payables	2,528,482,193	1,592,482,192
Saigontel Long An Co., Ltd	Interest payables	2,037,328,761	912,328,767
Saigon Hi-tech Park Infrastructure Development and Investment JSC	Interest payables	517,879,723	981,879,723
Saigon Telecommunication & Technologies Corporation	Interest payables	-	3,573,742,463
		5,083,690,677	7,060,433,145
<i>Other payables (Note 19)</i>			
Mr. Dang Thanh Tam	Other payables	1,600,000,000	30,000,000
Saigon - Nhon Hoi Industrial Park JSC	Other payables	-	94,264,000,000
		1,600,000,000	94,294,000,000
<i>Short-term loan (Note 20)</i>			
Saigontel Long An Co., Ltd (i)	Short-term loan	112,500,000,000	112,500,000,000
Saigon Hi-tech Park Infrastructure Development and Investment JSC (ii)	Short-term loan	30,000,000,000	30,000,000,000
Saigon - Da Nang Investment JSC (iii)	Short-term loan	7,800,000,000	7,800,000,000
Saigon Telecommunication & Technologies Corporation	Short-term loan	-	90,068,296,043
Mr. Dang Thanh Tam	Short-term loan	-	8,529,000,000
		150,300,000,000	248,897,296,043

- (i) This is an unsecured loan with interest at 1% per annum and will mature in March 2023.
- (ii) These are unsecured loans with interest at 0.01% per month and will mature in 31 December 2023.
- (iii) This is an unsecured loan with the interest at 12% per month and is in the process of renewing.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued):

Transactions with other related parties

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

Currency: VND

Name	Position	Current year			Previous year			
		Remuneration of Board of Directors and Supervisor	Total income of the management	Total personal income tax payable	Remuneration of Board of Directors and Supervisor	Total income of the management	Total personal income tax payable	Total
Mrs. Nguyen Thi Thu	General Director, Member of Board	100,000,000	6,567,001,000	3,280,139,000	100,000,000	5,835,434,000	2,857,787,700	8,793,221,700
Huong Mr Huynh Phat	Member of Board of Directors	100,000,000	-	11,111,111	100,000,000	-	11,111,111	111,111,111
Mr. Le Hoang Lan	Member of Board of Directors	100,000,000	-	-	-	-	-	-
Mrs. Dang Nguyen Quynh Anh	Member of Board of Directors	100,000,000	-	-	-	-	-	-
Mr. Pham Phuc Hieu	Deputy General Director, Chief accountant, Member of Board of Directors	-	2,365,000,000	1,020,538,462	100,000,000	2,100,500,000	931,961,700	3,132,461,700
Mrs. Nguyen My Ngoc	Deputy General Director	-	1,665,001,000	643,615,923	-	1,628,142,000	623,768,850	2,251,910,850
Mr. Phan Anh Dung	Deputy General Director	-	1,181,782,000	383,421,077	-	1,458,834,000	532,602,950	1,991,436,950
Mrs. Nguyen Bich Ngoc	Head of the Board of Supervisor	50,000,000	202,459,000	10,669,235	50,000,000	184,634,000	8,070,400	242,704,400
Mrs. The Thi Minh Hong	Member of Supervisor	50,000,000	-	5,555,556	50,000,000	-	5,555,556	55,555,556
Mr. Tran Tien Thanh	Supervisor	50,000,000	-	5,555,556	50,000,000	-	5,555,556	55,555,556
Mr. Nguyen Vinh Tho	Member of Board of Directors	-	-	-	340,000,000	-	37,777,778	377,777,778
TOTAL		550,000,000	11,981,243,000	5,360,605,920	790,000,000	11,207,544,000	5,014,191,601	17,011,735,601

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

31. EARNINGS PER SHARE

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

	<i>Currency: VND</i>	
	<i>Current year</i>	<i>Previous year (Restate)</i>
Net profit after tax attributable to ordinary equity holders for basic earnings (*)	1,526,351,079,824	1,094,882,888,170
<i>Effect of dilution</i>	<u>-</u>	<u>-</u>
Net profit after tax attributable to ordinary equity holders adjusted for the effect of dilution	1,526,351,079,824	1,094,882,888,170
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per share (**)	765,974,376	657,753,763
<i>Effect of dilution</i>	<u>-</u>	<u>-</u>
Weighted average number of ordinary shares (excluding treasury shares) adjusted for the effect of dilution	765,974,376	657,753,763
Basic earnings per share	1,993	1,665
Diluted earnings per share	1,993	1,665

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

(*) Net profit after tax attributable to ordinary equity holders for basic earnings is restated subject to changes in comparative figures, as presented in Note 32.

(**) The weighted average number of ordinary shares for the year ended 31 December 2021 has been restated from figures previously presented to reflect the increase in share capital from equity resource implemented in 2022 (Note 21).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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32. RESTATE COMPARATIVE FIGURES

During the year, the Company completed the determination of the fair value of net assets of Saigon - Nhon Hoi Industrial Park Joint Stock Company at the date of receipt of the transfer of shares of this company. Accordingly, the comparative data on the consolidated balance sheet, consolidated income statement, and consolidated statement of cash flows were represented as follows:

Currency: VND

<i>Items</i>	<i>Amount before adjustment</i>	<i>Adjustment</i>	<i>Amount after adjustment</i>
Consolidated Balance Sheet as at 31 December 2021			
Investments in associates, jointly controlled entities	1,484,295,149,429	397,862,550,000	1,882,157,699,429
Undistributed earnings	5,098,791,537,715	312,578,502,060	5,411,370,039,775
Non-controlling interests	2,280,354,450,021	85,284,047,940	2,365,638,497,961
Consolidated Income Statement as at 31 December 2021			
Shares of profit of associates, joint-ventures	13,806,296,572	397,862,550,000	411,668,846,572
Net profit after tax attributable to shareholders of the parent	782,304,386,110	312,578,502,060	1,094,882,888,170
Net profit after tax attributable to non- controlling interests	171,529,617,720	85,284,047,940	256,813,665,660
Consolidated Statement of Cash flow as at 31 December 2021			
Profit before tax	1,363,902,491,603	397,862,550,000	1,761,765,041,603
Profits from investing activities	(183,178,967,433)	(397,862,550,000)	(581,041,517,433)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

33. COMMITMENTS AND CONTINGENT LIABILITIES

33.1 *Contingent liabilities relating to real estate projects*

Contingent liabilities related to obligations to the State:

From 2003 to 2014, the Company signed a number of land rental contracts with Bac Ninh Provincial People's Committee for the land area at Que Vo I Industrial Park and Que Vo II Industrial Park, which is 2,268,388.8 m² (up to 2052) and 2,234,012.9 m² (up to 2057), respectively. According to the Official Letter No. 323/BTC-QLCS dated 12 January 2015 by the Ministry of Finance, the investment project on construction and operation of infrastructure of Que Vo Industrial Park is entitled to land rental exemption in 11 years from the date of project completion and put into operations. In 2020, the Company has received a notice of land rent payment for 2,098,448 m² in the existing Que Vo Industrial Park and Que Vo Extension, and has not received a notice of land rent for the remaining land plots in these industrial parks.

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

33. COMMITMENTS AND CONTINGENCIES (continued)

33.1 *Contingent liabilities relating to real estate projects* (continued)

At the date of these consolidated financial statements, the Group is still in the process of working with the authorities to determine the amount of compensation and site clearance that can be offset against the land rent for the following areas. lease contract, as well as work with customers who lease land in industrial zones to clarify the obligation to pay the annual land rent. In addition, as described above, SHP Company is also in the process of working with Hai Phong Tax Department to clarify the issue of land rent exemption incentives for the leased land area LG Electrics Vietnam Co., Ltd. Hai Phong and LG Display Vietnam Hai Phong Co., Ltd.

Pending this work result, the Group has estimated the land rent obligation to be paid by the Group and deducted in advance in the cost of land and infrastructure for lease. However, the final amount of land rent to be paid will depend on the decision of the State management agencies.

33.2 *Commitments relating to real estate projects*

Commitments related to obligations to the State:

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

Capital expenditure commitments:

As of 31 December 2022, the Group has entered into contracts related to the construction and development of 1A Lang Ha project, Que Vo I Industrial Park, Que Vo II Industrial Park, Phuc Ninh urban area, Nam Son – Hap Linh Industrial Park, Quang Chau urban area, Trang Due Industrial Park, Tan Phu Trung Industrial Park and Trang Cat urban area with total outstanding contractual commitment amounts to approximately VND 369.6 billion VND.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2022 and for the year then ended

33. COMMITMENTS AND CONTINGENCIES (continued)

33.3 Commitment for capital contribution

The company registered to establish a subsidiary as Vung Tau Investment Group Joint Stock Company and committed to contribute capital in the company with the amount of VND 745.2 billion. This is a joint stock company established under the Enterprise Law of Vietnam under the Business Registration Certificate No. 3502454725 issued by the Department of Planning and Investment of Ba Ria – Vung Tau province on 14 May 2021. The main business of this company is developing real estate projects, trading in land use rights of owners, users or tenants. As at 31 December 2022, the Company's voting rate and ownership rate in this company are 74.52%.

33.4 Collateral and guarantees

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

As disclosed in Note 10, under the Agreement No. 3012/2020/BBTT/PVB-KB-TCC dated 30 December 2020 on debt structuring, funding and debt repayment, the Company and Trang Cat LLC have agreed to use Trang Cat project to secure for the loans and debts of a group of companies and individuals (including KinhBac City Development Holding Corporation, a subsidiary of the Company and other companies/individuals) with PVcomBank. Also under this Debt Structuring Agreement, the Company and Trang Cat LLC also committed to PVcomBank to repay the debts for and on behalf of the other companies and individuals if these parties violate the payment obligations agreed with PVcomBank. The total loan and debt obligations of these companies to PVcomBank as at the signing date of the Debt Structuring Agreement are VND 7,631 billion, in which the loan and debt obligations of the Company and a subsidiary (Saigon - Bac Giang Industrial Park Corporation) is VND 2,820 billion and the remaining is the loan and debt obligations of other companies/individuals.

33.5 Disputes

Dispute with VTC Wireless Telecommunications Corporation

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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34. EVENTS AFTER THE BALANCE SHEET DATE

In February 2023, the Company made payment for the due bond principal and interest of bond KBCH2123001.

On 16 March 2023, the Company contributed additionally VND 371 billion to Kinh Bac - Da Nang Investment One Member Limited Company, a subsidiary of the Company in accordance with the Board Resolution No.1603/2023/KBC/NQ-HDQT.

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



Luu Phuong Mai
Preparer





Pham Phuc Hieu
Deputy General Director
cum Chief Accountant

Nguyen Thi Thu Huong
General Director

29 March 2023

