



**Vincom Retail Joint Stock Company
and its subsidiaries**

**Consolidated Interim Financial Statements
for the six-month period ended 30 June 2021**



Vincom Retail Joint Stock Company Corporate Information

Enterprise Registration Certificate No.

0105850244

11 April 2012

The Company's Enterprise Registration Certificate has been amended several times, the most recent of which is dated 2 January 2019. The Company's Enterprise Registration Certificate was issued by the Department of Planning and Investment of Ha Noi City.

Board of Directors

Ms. Thai Thi Thanh Hai	Chairwoman
Ms. Tran Mai Hoa	Member
Ms. Le Mai Lan	Member
Mr. Sanjay Vinayak	Member
Mr. Fong Ming Huang Ernest	Member
Mr. Nguyen The Anh	Member <i>(from 23 June 2021)</i>
Ms. Nguyen Thi Diu	Member <i>(until 23 June 2021)</i>
Mr. Brett Harold Krause	Member <i>(until 5 January 2021)</i>

Board of Management

Ms. Tran Mai Hoa	General Director
Mr. Nguyen Anh Dung	Deputy General Director
Ms. Pham Thi Thu Hien	Deputy General Director <i>(from 16 Mar 2021)</i>
Ms. Tran Thu Hien	Deputy General Director <i>(until 16 Mar 2021)</i>

Board of Supervision

Ms. Do Thi Quynh Trang	Head of Board of Supervision
Ms. Nguyen Thu Phuong	Member
Ms. Tran Thanh Tam	Member

Registered Office

No. 7, Bang Lang 1 Street
Ecological Residence of Vinhomes Riverside
Viet Hung Ward, Long Bien District
Hanoi City
Vietnam

Auditor

KPMG Limited
Vietnam

Vincom Retail Joint Stock Company and its subsidiaries Statement of the Board of Management

The Board of Management of Vincom Retail Joint Stock Company (“the Company”) presents this statement and the accompanying consolidated interim financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2021.

The Board of Management is responsible for the preparation and fair presentation of the consolidated interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting. In the opinion of the Board of Management:

- (a) the consolidated interim financial statements set out on pages 5 to 60 give a true and fair view of the consolidated financial position of the Company and its subsidiaries as at 30 June 2021, and of their consolidated results of operations and their consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting; and
- (b) at the date of this statement, there are no reasons to believe that the Company and its subsidiaries will not be able to pay its debts as and when they fall due.

The Board of Management has, on the date of this statement, authorized the accompanying consolidated interim financial statements for issue.

On behalf of the Board of Management 

Mai Hoa
General Director

Hanoi, 25 August 2021

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INTERIM FINANCIAL STATEMENTS REVIEW REPORT

To the Shareholders Vincom Retail Joint Stock Company

We have reviewed the accompanying consolidated interim financial statements of Vincom Retail Joint Stock Company and its subsidiaries, which comprise the consolidated balance sheet as at 30 June 2021, the consolidated statements of income and cash flows for the six-month period then ended and the explanatory notes thereto which were authorised for issue by the Company's Board of Management on 25 August 2021, as set out on pages 5 to 60.

Management's Responsibility

The Company's Board of Management is responsible for the preparation and fair presentation of these consolidated interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting, and for such internal control as the Board of Management determines is necessary to enable the preparation of consolidated interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these consolidated interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review engagements 2410 - Review of interim financial information performed by the independent auditor of the entity.

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

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Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial statements do not give a true and fair view, in all material respects, of the consolidated financial position of Vincom Retail Joint Stock Company and its subsidiaries as at 30 June 2021 and of their consolidated results of operations and their consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting.

KPMG Limited

Vietnam
Review Report No.: 21-01-00203-21-2



Wang Toon Kim
Practicing Auditor Registration
Certificate No. 0557-2018-007-1
Deputy General Director

Hanoi,

Pham Thi Thuy Linh
Practicing Auditor Registration
Certificate No. 3065-2019-007-1



Vincom Retail Joint Stock Company and its subsidiaries
Consolidated balance sheet as at 30 June 2021

Form B 01a – DN/HN
(Issued under Circular No. 202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

	Code	Note	30/6/2021 VND million	1/1/2021 VND million
ASSETS				
Current assets (100 = 110 + 120 + 130 + 140 + 150)	100		5,708,358	7,012,397
Cash and cash equivalents	110	8	2,309,153	3,050,907
Cash	111		547,800	1,030,907
Cash equivalents	112		1,761,353	2,020,000
Short-term financial investments	120		674,165	1,894,314
Held-to-maturity investments	123	9	674,165	1,894,314
Accounts receivable – short-term	130		1,313,544	1,446,089
Accounts receivable from customers – short-term	131	10	1,134,012	817,997
Prepayments to suppliers – short-term	132	11	68,715	97,136
Other short-term receivables	136	12(a)	149,396	545,422
Allowance for doubtful debts	137	13	(38,579)	(14,466)
Inventories	140	14	289,541	519,889
Inventories	141		289,541	519,889
Other current assets	150		1,121,955	101,198
Short-term prepaid expenses	151	20(a)	59,132	69,513
Deductible value added tax	152		22,461	31,150
Taxes and other receivables from State Treasury	153		362	535
Other current assets	155	15	1,040,000	-

The accompanying notes are an integral part of these consolidated interim financial statements

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated balance sheet as at 30 June 2021 (continued)

Form B 01a – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	Note	30/6/2021 VND million	1/1/2021 VND million
Long-term assets (200 = 210 + 220 + 230 + 240 + 260)	200		32,205,269	32,804,035
Accounts receivable – long-term	210		7,500	8,308
Other long-term receivables	216	12(b)	7,500	8,308
Fixed assets	220		434,197	450,233
Tangible fixed assets	221	16	418,035	430,206
Cost	222		599,801	595,633
Accumulated depreciation	223		(181,766)	(165,427)
Intangible assets	227	17	16,162	20,027
Cost	228		54,391	54,391
Accumulated amortisation	229		(38,229)	(34,364)
Investment property	230	18	27,031,141	27,732,173
Cost	231		33,696,324	33,710,220
Accumulated depreciation	232		(6,665,183)	(5,978,047)
Long-term work in progress	240		1,001,242	959,231
Construction in progress	242	19	1,001,242	959,231
Other long-term assets	260		3,731,189	3,654,090
Long-term prepaid expenses	261	20(b)	435,434	514,162
Deferred tax assets	262	21	16,032	16,032
Other long-term assets	268	15	2,981,820	2,789,702
Goodwill	269	22	297,903	334,194
TOTAL ASSETS (270 = 100 + 200)	270		37,913,627	39,816,432

The accompanying notes are an integral part of these consolidated interim financial statements

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated balance sheet as at 30 June 2021 (continued)

Form B 01a – DN/HN
(Issued under Circular No. 202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

	Code	Note	30/6/2021 VND million	1/1/2021 VND million
RESOURCES				
LIABILITIES (300 = 310 + 330)	300		7,409,046	10,480,616
Current liabilities	310		3,040,554	3,537,868
Accounts payable to suppliers				
– short-term	311	23	538,116	788,362
Advances from customers – short-term	312	24	399,321	429,835
Taxes and other payables to State Treasury	313	25	434,567	321,533
Payables to employees	314		-	204
Accrued expenses	315	26	670,952	1,009,332
Unearned revenue – short-term	318	27(a)	107,653	164,209
Other payables – short-term	319	28(a)	851,005	786,519
Short-term bonds and finance lease liabilities	320	29(a)	19,887	19,887
Provisions – short-term	321	30	16,157	15,091
Bonus and welfare fund	322		2,896	2,896
Long-term liabilities	330		4,368,492	6,942,748
Unearned revenue – long-term	336	27(b)	86,790	86,181
Other payables – long-term	337	28(b)	1,076,404	1,072,229
Long-term bonds and finance lease liabilities	338	29(b)	3,128,121	5,706,162
Deferred tax liabilities	341	21	77,177	78,176

The accompanying notes are an integral part of these consolidated interim financial statements

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated balance sheet as at 30 June 2021 (continued)

Form B 01a – DN/HN
(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	Note	30/6/2021 VND million	1/1/2021 VND million
EQUITY (400 = 410)	400		30,504,581	29,335,816
Owners' equity	410	31	30,504,581	29,335,816
Share capital	411	32	23,288,184	23,288,184
- <i>Ordinary shares with voting rights</i>	411a		23,288,184	23,288,184
Share premium	412		46,983	46,983
Treasury shares	415		(1,954,258)	(1,954,258)
Other equity funds	420		(53,420)	(53,420)
Undistributed profits after tax	421		9,142,451	7,974,003
- <i>Undistributed profit after tax brought forward</i>	421a		7,974,003	5,592,148
- <i>Net profit after tax for the current period/year</i>	421b		1,168,448	2,381,855
Non-controlling interest	429		34,641	34,324
TOTAL RESOURCES (440 = 300 + 400)	440		37,913,627	39,816,432

25 August 2021

Prepared by:



Pham Thi Ngoc Ha
Chief Accountant

Approved by:



Trần Mai Hoa
General Director

The accompanying notes are an integral part of these consolidated interim financial statements

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated statement of income for the six-month period ended 30 June 2021

Form B 02a – DN/HN
 (Issued under Circular No. 202/2014/TT-BTC
 dated 22 December 2014 of the Ministry of Finance)

	Code	Note	Six-month period ended	
			30/6/2021 VND million	30/6/2020 VND million
Revenue from sales of goods and provision of services	01	34	3,736,776	3,315,842
Revenue deductions	02	34	-	-
Net revenue (10 = 01 - 02)	10	34	3,736,776	3,315,842
Cost of sales	11	35	1,938,979	1,911,139
Gross profit (20 = 10 - 11)	20		1,797,797	1,404,703
Financial income	21	36	221,269	104,567
Financial expenses	22	37	306,076	179,134
<i>In which: Interest expense</i>	23		304,380	177,571
Selling expenses	25	38	143,529	105,364
General and administration expenses	26	39	144,737	181,910
Net operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		1,424,724	1,042,862
Other income	31	40	41,228	27,445
Other expenses	32	41	2,742	5,064
Results of other activities (40 = 31 - 32)	40		38,486	22,381
Accounting profit before tax (50 = 30 + 40)	50		1,463,210	1,065,243
Current corporate income tax expense	51	43	295,444	230,893
Deferred corporate income tax benefit	52	43	(999)	(1,017)
Net profit after tax (60 = 50 - 51 - 52) (carried forward to next page)	60		1,168,765	835,367

The accompanying notes are an integral part of these consolidated interim financial statements

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated statement of income for the six-month period ended 30 June 2021
(continued)

Form B 02a – DN/HN
(Issued under Circular No. 202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

	Code	Note	Six-month period ended	
			30/6/2021 VND million	30/6/2020 VND million
Net profit after tax (60 = 50 - 51 - 52) (brought forward from previous page)	60		1,168,765	835,367
Attributable to:				
Equity holders of the Company	61		1,168,448	835,192
Non-controlling interest	62		317	175
			VND	VND
Earnings per share				
Basic earnings per share	70	44	514	368

25 August 2021

Prepared by:

Pham Thi Ngoc Ha
Chief Accountant

Approved by:



Trần Mai Hoa
General Director

The accompanying notes are an integral part of these consolidated interim financial statements

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated statement of cash flows for the six-month period ended 30 June 2021
(Indirect method)

Form B 03a – DN/HN
(Issued under Circular No. 202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

	Code	Note	Six-month period ended	
			30/6/2021	30/6/2020
			VND million	VND million
CASH FLOWS FROM OPERATING ACTIVITIES				
Accounting profit before tax	01		1,463,210	1,065,243
Adjustments for				
Depreciation and amortisation	02		750,149	734,379
Allowances and provisions	03		25,179	2,995
Profits from investing activities	05		(221,071)	(104,567)
Interest expense and bonds issuance costs	06		304,380	177,571
Operating profit before changes in working capital	08		2,321,847	1,875,621
Change in receivables and other assets	09		(400,120)	(796,235)
Change in inventories	10		238,595	(19,016)
Change in payables and other liabilities	11		(166,531)	1,726,550
Change in prepaid expenses	12		86,820	(44,635)
			2,080,611	2,742,285
Interest paid	14		(345,583)	(131,451)
Corporate income tax paid	15		(298,836)	(146,155)
Net cash flows from operating activities	20		1,436,192	2,464,679
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for additions to fixed assets and other long-term assets	21		(1,494,689)	(1,508,536)
Collections on investment deposits	21		465,821	-
Proceeds from disposals of fixed assets	22		-	111
Payments for granting loans and placement of term deposits	23		(1,850,000)	(1,050,000)
Receipts from collecting loans and term deposits	24		3,071,000	1,750,000
Receipts of interest	27		240,620	55,621
Net cash flows from investing activities	30		432,752	(752,804)

The accompanying notes are an integral part of these consolidated interim financial statements

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated statement of cash flows for the six-month period ended 30 June 2021
(Indirect method – continued)

Form B 03a – DN/HN
(Issued under Circular No. 202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

	Code	Note	Six-month period ended	
			30/6/2021	30/6/2020
			VND million	VND million
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from issuing bonds	33		-	1,015,245
Payments to settle loan principals	34		(2,600,000)	-
Payments to settle finance lease liabilities	35		(10,698)	(10,212)
Net cash flows from financing activities	40		(2,610,698)	1,005,033
Net cash flows during the period (50 = 20 + 30 + 40)	50		(741,754)	2,716,908
Cash and cash equivalents at the beginning of the period	60		3,050,907	1,388,344
Cash and cash equivalents at the end of the period (70 = 50 + 60)	70	8	2,309,153	4,105,252

25 August 2021

Prepared by:

Pham Thi Ngoc Ha
Chief Accountant

Approved by:

Trần Mai Hoa
General Director

The accompanying notes are an integral part of these consolidated interim financial statements

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated interim financial statements for the six-month period
ended 30 June 2021

Form B 09a – DN/HN
(Issued under Circular No. 202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

These notes form an integral part of and should be read in conjunction with the accompanying consolidated interim financial statements.

1. Reporting entity

(a) Ownership structure

Vincom Retail Joint Stock Company (“the Company”) is incorporated as a joint stock company in Vietnam. The consolidated interim financial statements of the Company for the six-month period ended 30 June 2021 comprise the Company and its subsidiaries.

(b) Principal activities

The current principal activities of the Company and its subsidiaries are to invest in and develop shopping centers for lease and inventory properties for sale.

(c) Normal operating cycle

The Company and its subsidiaries's normal course of business cycle of inventory properties for sale business starts at the time of application for investment certificate, commencement of site clearance, construction, and ends at the time of completion, thus, the normal course of real estate development activities is from 12 months to 36 months. The Company and its subsidiaries's normal course of business cycle of other business activities is 12 months.

Vincom Retail Joint Stock Company and its subsidiaries

Notes to the consolidated interim financial statements for the six-month period ended 30 June 2021 (continued)

Form B 09a – DN/HN

(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

(d) Company structure

As at 30 June 2021, the Company had 3 directly owned subsidiaries (1/1/2021: 4 directly owned subsidiaries). Details of subsidiaries are as follows:

Name	Principal activities	Address	Percentage of economic interests and voting rights as at 30/6/2021	1/1/2021
Directly owned subsidiaries				
South Vincom Retail Limited Liability Company	Leasing malls, offices and providing related services, and trading real estate property and entertainment services.	No. 72, Le Thanh Ton Street and No. 45A, Ly Tu Trong Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam.	100.00%	100.00%
Vincom Retail Operation Company Limited (formerly known as North Vincom Retail Limited Liability Company) (*)	Leasing malls, offices and providing related services, and trading real estate property and entertainment services.	Symphony Office Building, Chu Huy Man Street, Ecological Residence of Vinhomes Riverside, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam.	100.00%	100.00%
Suoi Hoa Urban Development and Investment Joint Stock Company	Leasing malls, offices and providing related services, and trading real estate property and entertainment services.	Km1 + 200, Tran Hung Dao Street, Suoi Hoa Ward, Bac Ninh City, Bac Ninh Province, Vietnam.	97.27%	97.27%
Ha Thanh Real Estate Development and Investment Company Limited (*)	Leasing malls, offices and providing related services, and trading real estate property and entertainment services.	No. 7, Bang Lang 1 Street, Ecological Residence of Vinhomes Riverside, Viet Hung Ward, Long Bien District, Hanoi City, Vietnam	-	100.00%

(*) In accordance with Decision No. 01/2021/QĐ-CSH-VCR dated 19 May 2021 and the merger contract dated 19 May 2021, Ha Thanh Real Estate Development and Investment Company Limited was merged into North Vincom Retail Limited Liability Company. After the merger, on 2 July 2021, North Vincom Retail Limited Liability Company changed its name to Vincom Retail Operation Company Limited.

All subsidiaries are incorporated in Vietnam.

As at 30 June 2021, the Company and its subsidiaries had 2,062 employees (1/1/2021: 2,137 employees).

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated interim financial statements for the six-month period
ended 30 June 2021 (continued)

Form B 09a – DN/HN
(Issued under Circular No. 202/2014/TT-BTC
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2. Basis of preparation

(a) Statement of compliance

The consolidated interim financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting.

(b) Basis of measurement

The consolidated interim financial statements, except for the consolidated statement of cash flows, are prepared on the accrual basis using the historical cost concept. The consolidated statement of cash flows is prepared using the indirect method.

(c) Annual accounting period

The annual accounting period of the Company and its subsidiaries are from 1 January to 31 December. These consolidated interim financial statements are prepared for the six-month period ended 30 June 2021.

(d) Accounting and presentation currency

The Company and its subsidiaries' accounting currency is Vietnam Dong ("VND").

The consolidated interim financial statements are prepared and presented in million of Vietnam Dong ("VND million").

3. Summary of significant accounting policies

The following significant accounting policies have been adopted by the Company and its subsidiaries in the preparation of these consolidated interim financial statements.

The accounting policies that have been adopted by the Company and its subsidiaries in the preparation of these consolidated interim financial statements are consistent with those adopted in the preparation of the latest consolidated annual financial statements.

(a) Basis of consolidation

(i) Subsidiaries

Subsidiaries are entities controlled by the Company. The financial statements of the subsidiaries are consolidated in the consolidated interim financial statements from the date that control commences until the date that control ceases.

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated interim financial statements for the six-month period
ended 30 June 2021 (continued)

Form B 09a – DN/HN
(Issued under Circular No. 202/2014/TT-BTC
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(ii) *Non-controlling interests*

Non-controlling interests (“NCI”) are measured at the proportionate share of the acquiree’s identifiable net assets at date of acquisition.

Changes in the Company’s interest in a subsidiary that do not result in a loss of control are accounted for as transactions with owners. The difference between the change in the Company’s share of net assets of the subsidiary and any consideration paid or received is recorded directly in undistributed profits after tax under equity.

(iii) *Transactions eliminated on consolidation*

Intra-group transactions, balances from the Company and its subsidiaries and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated interim financial statements.

(iv) *Asset acquisition and business combination*

Business combinations are accounted for using the acquisition method as at the acquisition date, which is the date on which control is transferred to the Company. Control exists when the Company has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

Under the purchase method, the assets and liabilities of the acquired entity are consolidated using their fair values. Cost of business combination consists of the aggregate fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the Company and its subsidiaries in exchange for control of the acquiree, and transaction costs. Goodwill represents the excess of the cost of business combination over the Company and its subsidiaries’ interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquired entity. When the excess is negative, it is recognised immediately in the consolidated statement of income.

Transaction costs, other than those associated with the issue of debt or equity securities, that the Company and its subsidiaries incurred in connection with business combinations included any costs directly attributable to the business combination, such as professional fees paid to accountants, legal advisers, valuers and other consultants to effect the business combination. Transaction costs are capitalised into the cost of business combination. General administrative costs and other costs that cannot be directly attributed to the particular business combination being accounted for are not included in the cost of the business combination, they are recognised as an expense when incurred.

The Company and its subsidiaries acquire subsidiaries that own real estate projects. 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.

When the acquisition of subsidiaries does not represent a business, 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 income tax is recognised.

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Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated interim financial statements for the six-month period
ended 30 June 2021 (continued)

Form B 09a – DN/HN
(Issued under Circular No. 202/2014/TT-BTC
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Business combinations involving entities or business under common control

Business combination where the same group of shareholders (“the Controlling Shareholders”) control the combining companies before and after the business combination meets the definition of business combination under common control because there is a continuation of the risks and benefits to the Controlling Shareholders. Such common control business combination is specifically excluded from the scope of Vietnamese Accounting Standard 11 – Business Combination and in selecting its accounting policies with respect to such transaction, the Company and its subsidiaries have considered Vietnamese Accounting Standard 01 – Framework and Vietnamese Accounting Standard 21 – Presentation of Financial Statements. Based on these standards, the Company and its subsidiaries have adopted the followings.

- The assets and liabilities of the two combined entities are reflected at their carrying amounts on the date of business combination;
- No goodwill is recognised from the business combination;
- The consolidated statement of income reflects the results of the combined entities from the date of the business combination; and
- Any difference between the cost of acquisition and net assets value acquired is treated as a deemed distribution to or contribution from shareholders and recorded in equity.

(b) Foreign currency

Transactions in currencies other than VND during the period have been translated into VND at actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND are translated into VND at the account transfer buying rate and account transfer selling rate, respectively, at the end of the annual accounting period quoted by the commercial bank where the Company or its subsidiaries most frequently conduct transactions as at the end of accounting period.

All foreign exchange differences are recorded in the consolidated statement of income.

(c) Cash and cash equivalents

Cash comprises call deposits and cash in transit. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

(d) Investments

Held-to-maturity investments

Held-to-maturity investments are those that the Company and its subsidiaries have the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at bank. These investments are stated at costs less allowance for diminution in value.

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated interim financial statements for the six-month period
ended 30 June 2021 (continued)

Form B 09a – DN/HN
(Issued under Circular No. 202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

(e) Accounts receivable from customers and other receivables

Accounts receivable from customers and other receivables are stated at cost less allowance for doubtful debts.

(f) Inventories

(i) *Inventory properties*

Properties constructed for sale in the ordinary course of business or for long-term lease qualified for recognition of outright sales, rather than for rental or capital appreciation, are recorded as inventory and are measured at the lower of cost incurred in bringing the inventories to their present location and condition, and net realisable value.

Cost includes:

- Freehold, leasehold rights for land, and land development costs;
- Construction costs payable to contractors; and
- Borrowing costs, consultancy and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, directly attributable construction overheads and other related costs.

Net realisable value is the estimated selling price of inventory items, less the estimated costs of completion and direct selling expenses.

The cost of inventory properties recognised in consolidated statement of income on sales is determined with reference to the specific costs incurred on the properties sold and an allocation of any non-specific costs based on an appropriate basis.

(ii) *Other inventories*

Other inventories are carried at the lower of cost incurred in bringing each product to its present location and condition and net realisable value.

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

The perpetual method is used to record the costs of other inventories on a weighted average basis.

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(g) Tangible fixed assets

(i) Cost

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use. Expenditure incurred after tangible fixed assets have been put into operation, such as repair, maintenance and overhaul cost, is charged to the consolidated statement of income in the period in which the cost is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalised as an additional cost of tangible fixed assets.

(ii) Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The estimated useful lives are as follows:

▪ buildings, structures	5 – 15 years
▪ machinery and equipment	2 – 15 years
▪ office equipment	3 – 10 years
▪ other assets	3 – 15 years

(h) Intangible fixed assets

Software

Cost of acquiring new software, which is not an integral part of the related hardware, is capitalised and treated as an intangible asset. Software cost is amortised on a straight-line basis over 3 to 8 years.

(i) Investment properties held to earn rental

(i) Cost

Investment property held to earn rental is stated at cost less accumulated depreciation. The initial cost of an investment property held to earn rental comprises its purchase price, cost of land use rights and any directly attributable expenditures of bringing the property to the condition necessary for it to be capable of operating in the manner intended by the Board of Management. Expenditure incurred after the investment property held to earn rental has been put into operation, such as repairs and maintenance, is charged to the consolidated statement of income in the period in which the expenditure is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in future economic benefits in excess of the originally assessed standard of performance of the existing investment property held to earn rental, the expenditure is capitalised as an additional cost of the investment property.

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(ii) Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of investment property. The estimated useful lives are as follows:

▪ land use rights and buildings, structures	5 – 50 years
▪ machinery and equipment	5 – 25 years

The Company and its subsidiaries have contributed capital to cooperate in the investment, construction and development of shopping centers. Under business co-investment contracts, the Company and its subsidiaries have the right to control the shopping centers when the shopping centers are handed over to the Company and its subsidiaries from the counterparties for commercial operations. Accordingly, the shopping centers are recognised by the Company and its subsidiaries as investment properties in the consolidated balance sheet upon the hand over of these properties.

(j) Construction in progress

Construction in progress represents the costs of construction and machinery which have not been fully completed or installed. No depreciation is provided for construction in progress during the period of construction and installation.

(k) 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.

(i) Prepaid rentals

Prepaid rentals under operating lease terms are stated at their costs and amortised on a straight-line basis over lease terms.

(ii) Overhaul expenditures

Overhaul expenditures include major repair and maintenance prepaid expenses which are stated at their costs and amortised on a straight-line basis over a usual period of 3 years from the overhaul completion.

(iii) Tools and supplies

Tools and supplies include assets held for use by the Company and its subsidiaries in the normal course of business and not qualified for recognition as fixed assets under prevailing regulations. Costs of tools and supplies are amortised on a straight-line basis not exceeding 3 years.

(iv) Prepaid land costs

Prepaid land costs comprise prepaid land lease rentals, including those for which the Company and its subsidiaries obtained land use rights certificate but are not qualified as intangible fixed assets under prevailing regulations by Minister of Finance and other costs incurred in conjunction with securing the use of leased land. These costs are recognised in the consolidated statement of income on a straight-line basis over the term of the lease contract.

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(v) Selling expenses

Selling expenses comprise commission fees and gift vouchers that are directly related to sale of inventory properties and lease of shopping malls. These expenses are capitalised under the prepaid expenses account in the consolidated balance sheet and subsequently expensed when the Company and its subsidiaries recognise revenue from the sale of the related inventory properties and lease of shopping malls.

(vi) Committed profits

Committed profits include prepayments to customer under business cooperation contracts and apartment management service program. Committed profits are capitalised under the prepaid expenses account in the consolidated balance sheet and subsequently expensed when the Company and its subsidiaries recognise revenue from service rendered over the term of management service program.

(l) Goodwill

Goodwill arises on the acquisition of subsidiaries and associates. Goodwill is measured at cost less accumulated amortisation. Cost of goodwill represents the excess of the cost of the acquisition over the Company and its subsidiaries' interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquiree. When the excess is negative (gain from bargain purchase), it is recognised immediately in the consolidated statement of income.

Goodwill arising on acquisition of a subsidiary is amortised on a straight-line basis over 10 years.

In respect of associates, the carrying amount of goodwill is included in the carrying amount of the investment and is not amortised.

(m) Accounts payable to suppliers and other payables

Accounts payable to suppliers and other payables are stated at their cost.

(n) Provisions

A provision is recognised if, as a result of a past event, the Company and its subsidiaries have a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

Provision for warranty expenses for apartments and shop-houses

The provision for warranties relates to sold standard-designed apartments and shop-houses. The provision is based on estimates derived from historical warranty data associated with the repair expenses of apartments and shop-houses sold in the past.

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(o) Share capital and share premium

(i) Ordinary shares

Ordinary shares are recognised at issuance price less costs not directly attributable to the issue of shares, net of tax effects. Such costs less taxes directly related to the issue of shares are recognised as a deduction from share premium.

(ii) Repurchase of ordinary shares (treasury shares)

When shares recognised as equity are repurchased, the amount of the consideration paid, which includes directly attributable costs, net of tax effects, is recognized as a reduction from equity. Repurchased shares are classified as treasury shares under equity.

(p) Bond issued

At initial recognition, straight bonds are measured at cost which comprises proceeds from issuance net of issuance costs. Any discount, premium or issuance costs are amortised on a straight-line basis over the term of the bond.

(q) Taxation

Income tax on the consolidated profit for the period comprises current and deferred tax. Income tax is recognised in the consolidated statement of income except to the extent that it relates to items recognised directly to equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted at the end of the accounting period, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amounts of assets and liabilities using the tax rates enacted or substantively enacted at the end of the accounting period.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

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(r) Revenue and other income

(i) *Revenue from sale of inventory properties*

Revenue from transfer of standard-designed apartments and shophouses which do not require significant customisation for each customer is recognised when the significant risks and rewards of ownership of the properties have been passed to the buyer.

Revenue from sale of inventory properties also includes long-term lease of real estate properties qualified for recognition of outright sales. If the lease-term is greater than 90% of the asset's useful life, the Company and its subsidiaries will recognise the revenue for the entire prepaid lease payment if all of the following conditions are met:

- Lessee is not allowed to cancel the lease contract during the lease term, and the lessor is not responsible for reimbursing the prepaid lease payments under any circumstances;
- The prepaid lease payment is not less than 90% of the total estimated lease payment collected under contract over the lease period and lessee must pay all rental within 12 months from the commencement of the lease;
- Significant risks and rewards associated with the ownership of leased assets are transferred to the lessee; and
- The full cost of the lease must be reasonably estimated.

(ii) *Revenue from leasing investment properties*

Rental income arising from operating lease of properties is recognised in the consolidated statement of income on a straight line basis over the lease term. Lease incentives granted (if any) are recognised as a deduction of the total rental income.

(iii) *Rendering of services*

Revenue from services rendered is recognised in the consolidated statement of income when the services are rendered. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

(iv) *Interest income*

Interest income is recognised in the consolidated statement of income on a time proportion basis with reference to the principal outstanding and the applicable interest rate.

(s) *Leased assets*

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

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Where the Company and its subsidiaries are the lessee

Assets held under finance leases are capitalised in the consolidated balance sheet at the inception of the lease at the fair value of the leased assets or, if lower, at the net present value of the minimum lease payments. The principal amount included in future lease payments under finance leases are recorded as a liability. The interest amounts included in lease payments are charged to the consolidated statement of income over the lease term to achieve a constant rate on interest on the remaining balance of the finance lease liability.

Capitalised finance leased assets are depreciated using straight-line basis over the shorter of the estimated useful life of the asset and the lease term.

Assets subject to finance leases are included as the Company and its subsidiaries' investment properties and long-term prepaid expenses in the consolidated balance sheet.

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

Where the Company and its subsidiaries are the lessor

Assets subject to operating leases are included as the Company and its subsidiaries' investment properties in the consolidated balance sheet.

Lease income is recognised in the consolidated statement of income on a straight-line basis over the lease term. Lease incentives granted (if any) are recognised as a deduction of the total rental income.

(t) Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred, except where the borrowing costs relate to borrowings in respect of the construction of qualifying assets, in which case the borrowing costs incurred during the period of construction are capitalised as part of the cost of the assets concerned.

(u) Earnings per share

The Company presents basic earnings per share ("EPS") for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to the ordinary shareholders (after deducting any amounts appropriated to bonus and welfare fund for the accounting period) of the Company by the weighted average number of ordinary shares outstanding during the period. As at 30 June 2021 and for the six-month period then ended, the Company has no potential ordinary shares hence disclosure for diluted EPS is not applicable.

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(v) Segment reporting

A segment is a distinguishable component of the Company and its subsidiaries that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. The Company and its subsidiaries' primary format for segment reporting is based on business segments.

(w) Related parties

Parties are considered to be related to the Company and its subsidiaries if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Company and its subsidiaries and the other party are subject to common control or significant influence. Related parties may be individuals or corporate entities and include close family members of any individual considered to be a related party.

(x) Comparative information

Comparative information in these consolidated interim financial statements is presented as corresponding figures. Under this method, comparative information for the prior period are included as an integral part of the current period financial statements and are intended to be read only in relation to the amounts and other disclosures relating to the current period. Accordingly, the comparative information included in these consolidated interim financial statements is not intended to present the Company's consolidated financial position, consolidated results of operation or consolidated cash flows for the prior period.

4. Seasonality of operations

The Company and its subsidiaries main activities are to invest in and develop shopping centers for lease and inventory properties for sale and these activities are not subject to seasonal fluctuations.

5. Changes in accounting estimates and unusual items

In preparing these consolidated interim financial statements, the Company's Board of Management has made several accounting estimates. Actual results may differ from these estimates. There were no significant changes in accounting estimates made in the consolidated interim financial statements for the six-month period ended 30 June 2021 compared to those made in the most recent annual consolidated financial statements or those made in the same interim period of the prior year.

6. Changes in the composition of the Company and its subsidiaries

As disclosed in Note 1(d), on 19 May 2021, Ha Thanh Real Estate Development and Investment Company Limited, a directly owned subsidiary, was merged into North Vincom Retail Limited Liability Company, a directly owned subsidiary. After the merger, on 2 July 2021, North Vincom Retail Limited Liability Company changed its name to Vincom Retail Operation Company Limited.

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7. Segment reporting

(a) Business segments

The Company and its subsidiaries comprise the following main business segments:

- Sale of inventory properties;
- Leasing of investment properties and providing related services; and
- Others.

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Segment revenue, expenses and results include transfer between business segments. Such transfers are eliminated on consolidation.

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For the six-month period ended 30 June 2021	Leasing activities and rendering of related services		Others VND million	Total segments VND million	Elimination VND million	Consolidated VND million
	Sale of inventory properties VND million	VND million				
External revenue	548,049	3,081,666	107,061	3,736,776	-	3,736,776
Inter-segment revenue	-	37,027	85,251	122,278	(122,278)	-
Total segment revenue	548,049	3,118,693	192,312	3,859,054	(122,278)	3,736,776
Segment results	157,108	1,416,232	(68,553)	1,504,787	4,744	1,509,531
Financial income						221,269
Financial expenses						306,076
Net operating profit						1,424,724
Other income						41,228
Other expenses						2,742
Income tax expense						294,445
Net profit after tax						1,168,765

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For the six-month period ended 30 June 2020	Leasing activities and rendering of related services		Others VND million	Total segments VND million	Elimination VND million	Consolidated VND million
	Sale of inventory properties VND million	VND million				
External revenue	495,227	2,755,919	64,696	3,315,842	-	3,315,842
Inter-segment revenue	-	38,422	133,290	171,712	(171,712)	-
Total segment revenue	495,227	2,794,341	197,986	3,487,554	(171,712)	3,315,842
Segment results	189,320	1,028,051	(93,449)	1,123,922	(6,493)	1,117,429
Financial income						104,567
Financial expenses						179,134
Net operating profit						1,042,862
Other income						27,445
Other expenses						5,064
Income tax expense						229,876
Net profit after tax						835,367

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As at 30 June 2021	Sale of inventory properties VND million	Leasing activities and rendering of related services VND million	Others VND million	Consolidated VND million
Segment assets	526,717	33,976,108	348,399	34,851,224
Unallocated assets				3,062,403
Total assets				37,913,627
Segment liabilities	1,244,112	2,205,523	223,550	3,673,185
Unallocated liabilities				3,735,861
Total liabilities				7,409,046
For the six-month period ended 30 June 2021				
Capital expenditure	-	44,885	-	44,885
Depreciation of tangible fixed assets	-	9,657	7,385	17,042
Amortisation of intangible fixed assets and goodwill	-	40,156	-	40,156
Depreciation of investment property	-	690,662	-	690,662

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As at 1 January 2021	Sale of inventory properties VND million	Leasing activities and rendering of related services VND million	Others VND million	Consolidated VND million
Segment assets	692,577	33,684,146	383,652	34,760,375
Unallocated assets				5,056,057
Total assets				39,816,432
Segment liabilities	1,220,759	2,803,916	187,586	4,212,261
Unallocated liabilities				6,268,355
Total liabilities				10,480,616
For the six-month period ended 30 June 2020				
Capital expenditure	-	310,293	145	310,438
Depreciation of tangible fixed assets	-	10,296	8,423	18,719
Amortisation of intangible fixed assets and goodwill	-	40,820	-	40,820
Depreciation of investment property	-	674,171	669	674,840



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Details of unallocated assets and liabilities are as following:

	30/6/2021	1/1/2021
	VND million	VND million
Cash and cash equivalents	2,309,153	3,050,907
Short-term financial investments	674,165	1,894,314
Interest income receivables from term deposits, other deposits and loan receivables	33,212	52,635
Receivables for payment on behalf	3,673	6,713
Prepaid provisional corporate income tax	3,345	3,771
Deductible value added tax	22,461	31,150
Taxes receivable from State Treasury	362	535
Deferred tax assets	16,032	16,032
Unallocated assets	3,062,403	5,056,057
Taxes and others payable to State Treasury	434,567	321,533
Accrued loans and bond interests	73,876	140,364
Dividends payable	2,233	2,233
Short-term bonds and finance lease liabilities	19,887	19,887
Long-term bonds and finance lease liabilities	3,128,121	5,706,162
Deferred tax liabilities	77,177	78,176
Unallocated liabilities	3,735,861	6,268,355

(b) Geographical segments

The Company and its subsidiaries operate in one single geographical segment which is Vietnam.

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8. Cash and cash equivalents

	30/6/2021	1/1/2021
	VND million	VND million
Cash in transit	-	75
Cash in banks	547,800	1,030,832
Cash equivalents	1,761,353	2,020,000
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	2,309,153	3,050,907
	<hr/>	<hr/>

Cash equivalents as at 30 June 2021 included term deposits in VND with original terms ranging from one to three months and earned interest at the rates ranging from 3.0% - 4.0% per annum (1/1/2021: from 2.9% - 4.0% per annum).

9. Held-to-maturity investments

	30/6/2021	1/1/2021
	VND million	VND million
Held-to-maturity investments – short-term		
▪ Term deposits	674,165	1,894,314
	<hr/>	<hr/>

Held-to-maturity investments – short-term represented term deposits with original terms ranging from 6 to 12 months and earned interest at the rates ranging from 3.7% - 6.0% per annum (1/1/2021: from 4.0% - 6.3% per annum).

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10. Accounts receivable from customers

	30/6/2021	1/1/2021
	VND million	VND million
Receivables from leasing activities and rendering of related services	968,874	660,921
Receivables from sale of inventory properties	154,140	111,001
Others	10,998	46,075
	1,134,012	817,997

In which:

	30/6/2021	1/1/2021
	VND million	VND million
<i>Related parties:</i>		
Vinhomes Joint Stock Company	29,151	23,109
Vinfast Commercial and Services Trading Limited Liability Company	-	38,179
Other related parties	15,757	15,552
<i>Third parties:</i>		
Receivable from two customers	196,708	127,010
Other customers	892,396	614,147
	1,134,012	817,997

11. Prepayments to suppliers – short-term

	30/6/2021	1/1/2021
	VND million	VND million
<i>Related parties:</i>		
Other related parties	18,762	4,337
<i>Third parties:</i>		
Other suppliers	49,953	92,799
	68,715	97,136

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12. Other receivables

(a) Other short-term receivables comprise:

	30/6/2021	1/1/2021
	VND million	VND million
Interest income receivables from term deposits and other deposits	33,212	52,635
Receivables for payment on behalf	3,673	6,713
Receivables for investment purposes (*)	69,680	457,909
Deposits for projects and contracts	12,728	12,728
Others	30,103	15,437
	149,396	545,422

(*) These receivables due from Vingroup Joint Stock Company, the parent company, and some companies within Vingroup Joint Stock Company (hereby referred to as “the counterparties”) are related to investment deposits exceeding estimated cost of the shopping mall components of a number of real estate projects.

In which, other short-term receivables from related parties:

	30/6/2021	1/1/2021
	VND million	VND million
<i>Parent company:</i>		
Vingroup Joint Stock Company	1,682	144,695
<i>Other related parties:</i>		
Green City Development JSC	5,403	-
Can Gio Tourist City Corporation	1,340	-
Vinhomes Joint Stock Company	1,972	206,887
Vietnam Investment and Consulting Investment JSC	69,775	69,857
Central Park Development LLC	-	41,287
Vinpearl Joint Stock Company	8,027	6,250
Other related parties	10,930	16,259
	99,129	485,235

(b) Other long-term receivables

	30/6/2021	1/1/2021
	VND million	VND million
Deposits for leasing office and commercial centres	7,500	8,308

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13. Allowance for doubtful debts

Movements of the allowance for doubtful debts during the period were as follows:

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Opening balance	14,466	11,456
Increase in allowance during the period	24,482	2,523
Utilisation during the period	(369)	(1,500)
	<hr/>	<hr/>
Closing balance	38,579	12,479
	<hr/>	<hr/>

14. Inventories

	30/6/2021		1/1/2021	
	Cost	Allowance	Cost	Allowance
	VND million	VND million	VND million	VND million
Inventory properties under construction	221,227	-	422,004	-
Completed inventory properties	48,564	-	77,251	-
Other inventories	19,750	-	20,634	-
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	289,541	-	519,889	-
	<hr/>	<hr/>	<hr/>	<hr/>



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15. Other assets

	30/6/2021 VND million	1/1/2021 VND million
Other current assets		
▪ Deposits to related parties for investment purposes	1,040,000	-
Other long-term assets		
▪ Deposits to related parties for investment purposes	2,981,820	2,789,702
	4,021,820	2,789,702

These are deposits to the counterparties for the co-investment and co-operation of the shopping mall components of a number of real estate projects. These deposits require no collaterals. In accordance with these contracts, the counterparties have committed to transfer the shopping mall component of their properties to the Company and its subsidiaries, or to grant the Company and its subsidiaries the right to purchase the shopping malls.

Deposits to related parties for investments

	30/6/2021 VND million	1/1/2021 VND million
<i>Parent company:</i>		
Vingroup Joint Stock Company	1,998,000	958,000
<i>Other related parties:</i>		
Thai Son Investment Construction Corporation	1,203,400	1,011,282
Can Gio Tourist City Corporation	163,000	163,000
Green City Development JSC	657,420	657,420
	4,021,820	2,789,702

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16. Tangible fixed assets

	Buildings, structures		Machinery and equipment		Office equipment		Other assets		Total
	VND million	VND million	VND million	VND million	VND million	VND million	VND million		
Cost									
Opening balance	280,898	265,426	23,766	25,543				595,633	
Additions	-	4,800	197	-				4,997	
Disposals	-	(829)	-	-				(829)	
Closing balance	280,898	269,397	23,963	25,543				599,801	
Accumulated depreciation									
Opening balance	22,461	120,560	12,226	10,180				165,427	
Charge for the period	2,253	11,925	1,521	1,343				17,042	
Disposals	-	(703)	-	-				(703)	
Closing balance	24,714	131,782	13,747	11,523				181,766	
Net book value									
Opening balance	258,437	144,866	11,540	15,363				430,206	
Closing balance	256,184	137,615	10,216	14,020				418,035	

Included in tangible fixed assets were assets costing VND58,868 million which were fully depreciated as at 30 June 2021 (1/1/2021: VND49,030 million), but which are still in active use.

Details of tangible fixed assets used as collaterals for bonds issued by the Company and its subsidiaries are presented in Note 29(b)(ii).

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17. Intangible fixed assets

	Software VND million
Cost	
Opening and closing balances	54,391
<hr/>	
Accumulated amortisation	
Opening balance	34,364
Charge for the period	3,865
<hr/>	
Closing balance	38,229
<hr/>	
Net book value	
Opening balance	20,027
Closing balance	16,162
<hr/>	

Included in intangible fixed assets were assets costing VND3,677 million which were fully depreciated as at 30 June 2021 (1/1/2021: VND3,677 million), but which are still in active use.

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18. Investment property

	Land use right and buildings, structures VND million	Machinery and equipment VND million	Total VND million
Cost			
Opening balance	27,542,687	6,167,533	33,710,220
Additions	901	28	929
Increase/(decrease) upon finalisation	53,234	(56,286)	(3,052)
Transfers to inventory properties	(8,421)	(3,352)	(11,773)
Closing balance	27,588,401	6,107,923	33,696,324
Accumulated depreciation			
Opening balance	3,517,613	2,460,434	5,978,047
Charge for the period	398,754	291,908	690,662
Transfers to inventory properties	(1,148)	(2,378)	(3,526)
Closing balance	3,915,219	2,749,964	6,665,183
Net book value			
Opening balance	24,025,074	3,707,099	27,732,173
Closing balance	23,673,182	3,357,959	27,031,141

Investment properties mainly include assets of the shopping malls of the Company and its subsidiaries which are used for provision of leasing and other related services.

As at 30 June 2021, the Company and its subsidiaries are in the process of determining the fair values of these investment properties.

Details of investment properties used as collaterals for bonds issued by the Company and its subsidiaries are disclosed in Note 29(b)(ii).

As at 30 June 2021, land use rights and assets attached to land of one shopping mall owned by the Company and its subsidiaries were used as collaterals for loans of a subsidiary of the Company's parent company.

Rental commitment under operating leases are disclosed in Note 33.

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19. Construction in progress

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Opening balance	959,231	654,380
Additions	42,011	146,051
Transfers to investment properties	-	(26,845)
Closing balance	1,001,242	773,586

Detailed by constructions in progress which account for more than 10% of total were as follows:

	30/6/2021	1/1/2021
	VND million	VND million
Vincom Plaza My Tho project	284,987	284,107
Vincom Plaza Bac Lieu project	219,308	215,724
Suoi Hoa Hotel	164,780	123,529
Vincom Plaza Bien Hoa 2 project	135,650	135,650
Vincom+ Song Cong project	111,031	110,084
Other projects	85,486	90,137
	1,001,242	959,231

During the period, borrowing costs capitalised into construction in progress is VND6,378 million (for six-month period ended 30 June 2020: VND1,576 million).

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20. Prepaid expenses

(a) Short-term prepaid expenses

	30/6/2021	1/1/2021
	VND million	VND million
Prepaid selling expenses related to sale of inventory properties not yet handed over	44,617	46,583
Prepaid provisional corporate income tax	3,345	3,771
Others	11,170	19,159
	<hr/>	<hr/>
	59,132	69,513
	<hr/>	<hr/>

(b) Long-term prepaid expenses

	30/6/2021	1/1/2021
	VND million	VND million
Prepaid rentals	242,892	247,997
Overhaul expenditures	135,100	164,339
Tools and supplies	15,497	22,048
Prepaid land costs	11,784	14,073
Commission fees	8,733	11,648
Committed profits	21,419	51,823
Others	9	2,234
	<hr/>	<hr/>
	435,434	514,162
	<hr/>	<hr/>

Included in the carrying amount of long-term prepaid expenses was an amount of VND242,892 million prepaid to a related party, Ecology Development and Investment Joint Stock Company, as at 30 June 2021 (1/1/2021: VND247,997 million).

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21. Deferred tax assets and deferred tax liabilities

Recognised deferred tax assets and deferred tax liabilities

	Tax rate	30/6/2021 VND million	1/1/2021 VND million
Deferred tax assets:			
Unearned revenue	20%	6,951	6,951
Revaluation of subsidiaries' net assets at merger date and others	20%	9,081	9,081
Total deferred tax assets		16,032	16,032
Deferred tax liabilities:			
Fair value adjustment on acquisition of a subsidiary	20%	37,690	38,130
Difference from recognition of outright sales transactions – unearned revenue	20%	23,776	24,281
Revaluation of subsidiaries' net assets at merger date	20%	10,375	10,404
Depreciation	20%	5,336	5,361
Total deferred tax liabilities		77,177	78,176

22. Goodwill

	VND million
Cost	
Opening and closing balances	725,837
Accumulated depreciation	
Opening balance	391,643
Charge for the period	36,291
Closing balance	427,934
Net book value	
Opening balance	334,194
Closing balance	297,903

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23. Accounts payable to suppliers

	Cost & amount	
	within payment capacity	
	30/6/2021	1/1/2021
	VND million	VND million
<i>Related parties</i>	234,569	357,888
Vietnam Investment and Consulting Investment JSC	4,688	3,834
Vinhomes Joint Stock Company	20,771	25,360
Vinpearl Joint Stock Company	87,673	103,294
Vingroup Joint Stock Company	119,837	92,725
Gia Lam Urban Investment and Development Company Limited	-	123,173
Other related parties	1,600	9,502
<i>Third parties</i>	303,547	430,474
Other suppliers	303,547	430,474
	538,116	788,362

24. Advance from customers – short-term

	30/6/2021	1/1/2021
	VND million	VND million
Advance from customers under real estate sale and purchase agreements	349,766	398,317
Others	49,555	31,518
	399,321	429,835

25. Taxes other payables to State Treasury

	1/1/2021	Incurred	Paid	30/6/2021
	VND million	VND million	VND million	VND million
Corporate income tax	281,165	294,836	(298,836)	277,165
Value added tax	33,263	193,243	(102,719)	123,787
Land rental and usage	1,913	33,260	(5,270)	29,903
Personal income tax	5,084	24,605	(25,977)	3,712
Other taxes	108	211	(319)	-
	321,533	546,155	(433,121)	434,567

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26. Accrued expenses

	30/6/2021	1/1/2021
	VND million	VND million
Accrued construction costs	287,876	467,777
Accrued loan interests	73,876	140,364
Accrued commission and brokerage fee	27,544	59,531
Accrued committed profit relating to business cooperation contracts and apartment management service program	43,184	50,247
Others	238,472	291,413
	<hr/>	<hr/>
	670,952	1,009,332
	<hr/>	<hr/>

Accrued expenses payable to related parties

	30/6/2021	1/1/2021
	VND million	VND million
Other related parties	1,332	5,297
	<hr/>	<hr/>

27. Unearned revenue

(a) Unearned revenue – short-term

	30/6/2021	1/1/2021
	VND million	VND million
Portion of long-term unearned revenue to be realised within 12 months	107,653	164,209
	<hr/>	<hr/>

(b) Unearned revenue – long-term

	30/6/2021	1/1/2021
	VND million	VND million
Revenue received in advance from leasing activities and rendering of related services	194,443	250,390
Amount to be realised within 12 months	(107,653)	(164,209)
	<hr/>	<hr/>
Amount to be realised after 12 months	86,790	86,181
	<hr/>	<hr/>

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(c) Unearned revenue from related parties

	30/6/2021 VND million	1/1/2021 VND million
Vinhomes Joint Stock Company	-	25,071
Other related parties	10,107	10,292
	<hr/> 10,107	<hr/> 35,363

28. Other payables

(a) Other payables - short-term

	30/6/2021 VND million	1/1/2021 VND million
Deposits under deposit contracts and loan agreements received from customers	289,699	269,067
Deposits from tenants for leasing offices, counters and shophouses to be refunded within the next 12 months	376,240	364,032
Deposits received for maintenance of handed-over properties	86,260	82,208
Deposits for site construction	52,298	46,357
Dividends payable	2,233	2,233
Others	44,275	22,622
	<hr/> 851,005	<hr/> 786,519

(b) Other payables - long-term

	30/6/2021 VND million	1/1/2021 VND million
Deposits from tenants for leasing offices and counters – shopping center	1,236,514	1,220,857
Deposits from tenants for leasing offices and counters to be refunded within the next 12 months – shopping center	(376,240)	(364,032)
Deposit under business cooperation contracts	180,000	180,000
Other deposits	36,130	35,404
	<hr/> 1,076,404	<hr/> 1,072,229

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(c) Other payables to related parties

	30/6/2021	1/1/2021
	VND million	VND million
Other payables – short-term		
Vinhomes Joint Stock Company	9,758	11,631
Other related parties	16,518	9,194
	<hr/>	<hr/>
	26,276	20,825
	<hr/>	<hr/>
Other payables – long-term		
Vinpearl Joint Stock Company	180,000	180,144
Vinfast Commercial and Services Trading Limited Liability Company	35,573	16,018
Vinschool One Member LLC	6,570	6,375
Other related parties	3,583	4,222
	<hr/>	<hr/>
	225,726	206,759
	<hr/>	<hr/>

29. Bonds and finance lease liabilities

(a) Short-term bonds and finance lease liabilities

	Carrying amount & amount within repayment capacity 1/1/2021 VND million	Movements during the period		Carrying amount & amount within repayment capacity 30/6/2021 VND million
		Increase VND million	Decrease VND million	
Finance lease principals due within 12 months from related parties (Note 29(b))	19,887	10,698	(10,698)	19,887
	<hr/>	<hr/>	<hr/>	<hr/>

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(b) Long-term bonds and finance lease liabilities

	30/6/2021 VND million	1/1/2021 VND million
Finance lease liabilities from a related party (i)	191,502	191,281
Corporate bonds (ii)	2,956,506	5,534,768
	<hr/> 3,148,008	<hr/> 5,726,049
Repayable within twelve months	(19,887)	(19,887)
	<hr/> 3,128,121	<hr/> 5,706,162
Repayable after twelve months		

(i) Finance lease liabilities

Finance lease liabilities related to long-term lease contracts with commercial centres of Vincom Plaza Quang Trung and Vincom Plaza Le Van Viet. The minimum lease payments for these non-cancellable finance lease contracts are as following:

30/6/2021

	Total finance lease payments VND million	Interests VND million	Principals VND million
Within 1 year	21,397	1,510	19,887
Within 2 to 5 years	88,183	26,775	61,408
More than 5 years	494,425	384,218	110,207
	<hr/> 604,005	<hr/> 412,503	<hr/> 191,502

1/1/2021

	Total finance lease payments VND million	Interests VND million	Principals VND million
Within 1 year	21,397	1,510	19,887
Within 2 to 5 years	87,192	26,366	60,826
More than 5 years	506,114	395,546	110,568
	<hr/> 614,703	<hr/> 423,422	<hr/> 191,281

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(ii) Corporate bonds	30/6/2021	1/1/2021	Annual interest rate	Secured assets
Bond arranger	VND million	VND million		
		Maturity date		
Vietnam Bank for Industry and Trade Securities Joint Stock Company	-	2,597,107	Interest rate applied for the first year is 8.1% per annum, and the rate for the subsequent year is floating, being adjusted once per year and is determined by the paid-in-arrears interest rate of 12-month VND savings in Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch plus (+) 3%.	
Techcom Securities Joint Stock Company	2,956,506	2,937,661	Interest rate applied for the first year is 9.5% to 10% per annum, and the rate for the subsequent years is floating, being adjusted once per quarter and is determined by the average interest rate of 12-month VND savings in Joint stock Commercial Bank for Investment and Development of Viet Nam; Vietnam Joint Stock Commercial Bank for Industry and Trade; Joint Stock Commercial Bank for Foreign Trade of Vietnam and Vietnam Technology and Commercial Joint Stock Bank plus (+) from 3.25% or 3.5%.	(*)
	2,956,506	5,534,768		

(*) These bonds are secured by land use rights and assets attached to land of one shopping mall owned by a subsidiary.

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30. Provisions – short-term

Provisions – short-term represented the provision for warranty for commercial area and shop-houses.

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Opening balance	15,091	23,792
Provision made during the period	1,066	695
Provision utilized during the period	-	(371)
Provision reversed during the period	-	(223)
	<hr/>	<hr/>
Closing balance	16,157	23,893
	<hr/>	<hr/>

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31. Changes in owners' equity

	Ordinary shares with voting rights VND million	Share premium VND million	Treasury shares VND million	Other equity funds VND million	Undistributed profits VND million	Non-controlling interest VND million	Total VND million
Balance at 1 January 2020	23,288,184	46,983	(1,954,258)	(53,420)	5,592,148	33,870	26,953,507
Net profit for the period	-	-	-	-	835,192	175	835,367
Balance at 30 June 2020	23,288,184	46,983	(1,954,258)	(53,420)	6,427,340	34,045	27,788,874
Balance at 1 January 2021	23,288,184	46,983	(1,954,258)	(53,420)	7,974,003	34,324	29,335,816
Net profit for the period	-	-	-	-	1,168,448	317	1,168,765
Balance at 30 June 2021	23,288,184	46,983	(1,954,258)	(53,420)	9,142,451	34,641	30,504,581

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32. Share capital

The Company's authorised and issued share capital are as follows:

	30/6/2021 & 1/1/2021	
	Number of shares	VND million
Authorised and issued share capital		
Ordinary shares	2,328,818,410	23,288,184
Treasury shares		
Ordinary shares	56,500,000	1,954,258
Shares in circulation		
Ordinary shares	2,272,318,410	22,723,184
Share premium	-	46,983

All ordinary shares have a par value of VND10,000. Each share is entitled to one vote at meetings of the Company. Shareholders are entitled to receive dividend as declared from time to time. All ordinary shares are ranked equally with regard to the Company's residual assets. In respect of shares bought back by the Company, all rights are suspended until those shares are reissued.

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33. Off balance sheet items

(a) Lease commitments

Commitment under operating leases where the Company and its subsidiaries are the lessor

The Company and its subsidiaries, as lessor, leased retail outlets under operating lease agreements. The minimum lease payments under these agreements as at the end of the accounting period are as follows:

	30/6/2021	1/1/2021
	VND million	VND million
Within one year	4,018,930	4,151,260
Within two to five years	7,271,282	7,729,630
More than five years	5,456,908	5,637,899
	<hr/>	<hr/>
	16,747,120	17,518,789
	<hr/>	<hr/>

Commitment under operating leases where the Company and its subsidiaries are the lessee

The Company and its subsidiaries, as lessees, entered into certain operating lease agreements with the minimum lease payments under these agreements as at the end of the accounting period as follows:

	30/6/2021	1/1/2021
	VND million	VND million
Within one year	164,382	166,405
Within two to five years	638,733	660,228
More than five years	3,265,473	3,325,487
	<hr/>	<hr/>
	4,068,588	4,152,120
	<hr/>	<hr/>

(b) Capital commitments

The Company and its subsidiaries have entered into construction contracts on the development of real estate projects. The estimated commitments amount of these contracts amount to VND602,085 million (1/1/2021: VND992,797 million).

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(c) Other commitments

Commitment for co-developing shopping malls

Under business cooperation contracts between the Company and its subsidiaries and Vingroup Joint Stock Company and some companies within Vingroup Joint Stock Company (hereby referred to as “the counterparties”), the Company and its subsidiaries are committed to acquire equity interests in target companies, which will be established to own and operate a number of shopping malls in the provinces and cities after certain conditions under the contracts are satisfied. The Company and its subsidiaries provide funds to the counterparties to construct the malls. In case the counterparties do not complete the necessary procedures to transfer the shopping centers to the target companies, the parties to the contract will cooperate to manage the operations of these shopping malls. The Company and its subsidiaries commit to take over the management and operations of these shopping malls and share a portion of profit to the counterparties.

Commitments under business cooperation contracts relating to shopping mall projects

As disclosed in Note 15, the Company and its subsidiaries signed agreements and business cooperation contracts with Vingroup Joint Stock Company and some companies within Vingroup Joint Stock Company (hereby named as “the counterparties”) for cooperation in the development and operation of the shopping mall components of a number of real estate projects. Under these contracts, the counterparties commit to transfer the shopping mall components of these projects to the Company and its subsidiaries; or to grant the Company and its subsidiaries with the right to purchase the shopping malls. Under these contracts, the Company and its subsidiaries are expected to make additional payments estimated at VND163,361 million (1/1/2021: VND418,742 million) to these counterparties.

Commitments to transfer a part of Towers A&B of Vincom Centre Ba Trieu

On 31 July 2006, Vingroup Joint Stock Company signed an agreement to transfer a portion of Vincom City Towers to a corporate counterparty. According to this agreement and its subsequent obligation transferring agreements, Vincom Retail Operation Company Limited, a subsidiary of the Company, is committed to transfer the following investment properties to this corporate counterparty on 20 July 2052:

- A half of commercial area (from 1st floor to 6th floor of Towers A&B Vincom City except for the reception and elevator waiting area of 160m² on the 1st floor); and
- A half of the basements of the towers.

Commitments related to program of management services and apartment rental

South Vincom Retail LLC, a subsidiary of the Company, has signed contracts to provide management and leasing services to customers who bought apartments at Vinpearl Riverfront Condotel Da Nang. Accordingly, for the five years from the date of apartments being handed over, customers are guaranteed by the investors to receive a higher amount between specific percentage on the selling price and 85% on the annual net leasing income from the sublease of the apartment to third parties.

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34. Revenue from sale of goods and provision of services

Total revenue represents the gross value of goods sold and services rendered exclusive of value added tax.

Net revenue comprised:

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Total revenue		
▪ Revenue from sale of inventory properties	548,049	495,227
▪ Revenue from leasing activities and rendering of related services	3,081,666	2,755,919
▪ Other revenue	107,061	64,696
	<hr/>	<hr/>
Net revenue	3,736,776	3,315,842
	<hr/>	<hr/>

35. Cost of sales

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Total cost of sales		
▪ Cost from sale of inventory properties	301,429	250,143
▪ Cost from leasing activities and rendering of related services	1,471,555	1,500,613
▪ Cost from other services	165,995	160,383
	<hr/>	<hr/>
	1,938,979	1,911,139
	<hr/>	<hr/>

36. Financial income

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Interest income from bank deposits, loans and other deposits	221,197	104,567
Other financial income	72	-
	<hr/>	<hr/>
	221,269	104,567
	<hr/>	<hr/>

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37. Financial expenses

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Interests on bonds and finance lease	279,095	173,871
Amortisation of bond issuing costs	25,285	3,700
Other financial expenses	1,696	1,563
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	306,076	179,134
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38. Selling expenses

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Marketing expenses	53,603	46,074
Staff costs	21,098	30,669
Consultancy, commission and brokerage fee	64,564	23,192
Depreciation and amortisation	3,485	3,914
Outside service expenses	109	690
Others	670	825
	<hr/>	<hr/>
	143,529	105,364
	<hr/>	<hr/>

39. General and administration expenses

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Management fee	52,416	59,335
Staff costs	21,792	66,259
Depreciation and amortisation	40,025	40,228
Outside service expenses	5,251	11,681
Allowance for doubtful debts	24,482	2,523
Others	771	1,884
	<hr/>	<hr/>
	144,737	181,910
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40. Other income

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Penalties received	12,237	26,090
Others	28,991	1,355
	41,228	27,445

41. Other expenses

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Contract compensation paid	773	1,373
Others	1,969	3,691
	2,742	5,064

42. Production and business costs by elements

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Cost of construction and development of real estate properties	71,651	273,937
Staff costs	185,588	315,737
Depreciation and amortisation	750,149	734,379
Outside services expenses	848,078	752,535
Other expenses	142,315	146,725

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43. Income tax

(a) Recognised in the consolidated statement of income

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Current tax expense		
Current period	295,444	229,691
Adjustment of corporate income taxes in prior years	-	1,202
	295,444	230,893
Deferred tax income		
Reversal of temporary differences	(999)	(1,017)
	294,445	229,876

(b) Reconciliation of effective tax rate

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Accounting profit before tax	1,463,210	1,065,243
Tax at the Company's tax rate	292,642	213,049
Amortisation of goodwill	7,258	7,258
Non-deductible expenses	317	425
Other adjustments	(5,772)	7,942
Adjustment of corporate income taxes in prior years	-	1,202
	294,445	229,876

(c) Applicable tax rates

The Company and its subsidiaries have an obligation to pay corporate income tax to the government at corporate income tax rate of 20%.

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44. Earnings per share

Basic earnings per share

The calculation of basic earnings per share for the six-month period ended 30 June 2021 was based on the profit attributable to ordinary shareholders after deducting amount appropriated to bonus and welfare fund for the accounting period, of VND1,168,448 million (six-month period ended 30 June 2020: VND835,192 million) and a weighted average number of ordinary shares outstanding of 2,272,318,410 (six-month period ended 30 June 2020: 2,272,318,410 shares), calculated as follows:

(i) Net profit attributable to ordinary shareholders

	Six-month period ended	
	30/6/2021	30/6/2020
	VND million	VND million
Net profit attributable to ordinary shareholders after bonus and welfare fund accruals	1,168,448	835,192

(ii) Weighted average number of ordinary shares

	Six-month period ended	
	30/6/2021	30/6/2020
Weighted average number of ordinary shares during the period – currently in circulation	2,272,318,410	2,272,318,410

(iii) Earnings per share

	Six-month period ended	
	30/6/2021	30/6/2020
	VND	VND
Earnings per share	514	368

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45. Significant transactions with related parties

Terms and conditions of transactions with related parties:

During the period, the Company and its subsidiaries sold goods and services to and purchased goods and services from related parties based on contractual agreement.

Accounts receivable from or payable to related parties are under normal course of business and are receivable or payable based on contractual agreements.

In addition to related party balances disclosed in other notes to the consolidated interim financial statements, the Company and its subsidiaries had the following significant transactions with related parties during the period:

	Transaction value	
	Six-month period ended	Six-month period ended
	30/6/2021	30/6/2020
	VND million	VND million
Parent company		
Vingroup Joint Stock Company		
Purchase of goods and services	59,686	72,749
Deposits for investment	1,040,000	-
Collections on investment deposits	181,993	-
Other related companies		
Vinhomes Joint Stock Company		
Revenue from provision of services	132,264	152,916
Purchase of goods and services	53,628	26,048
Deposits for investment	-	170,472
Collections on investment deposits	242,172	-
Vinpearl Joint Stock Company		
Lending	1,250,000	-
Collection of loans	1,250,000	-
Interest income	49,657	-
Revenue from provision of services	41,540	14,980
Purchase of goods and services	21,260	23,462
Vinfast Commercial and Services Trading Limited Liability Company		
Revenue from provision of services	84,280	33,056
Vinschool One Member Limited Liability Company		
Revenue from provision of services	19,296	16,711
Thai Son Investment Construction Corporation		
Deposits for investment	192,118	121,256
Interest income	55,465	7,128

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	Transaction value	
	Six-month period ended 30/6/2021 VND million	30/6/2020 VND million
Gia Lam Urban Investment and Development Company Limited		
Deposits for investment	131,396	31,659
Central Park Development LLC		
Capital contribution to other investments	-	117,768
Interest income	-	23,311
Collections on investment deposits	41,656	-
Green City Development Joint Stock Company		
Deposits for investment	-	295,420
Interest income	32,601	23,311
Vinsmart Research and Manufacture Joint Stock Company		
Lending	-	1,050,000
Collection of loans	-	1,050,000
Interests income	-	31,359
Members of the Board of Directors and Board of Management		
Salary and bonus	11,348	18,743

46. Comparative information

The comparative information as at 1 January 2021 and for the six-month period ended 30 June 2020 was derived respectively from the balances and amounts reported in the Company and its subsidiaries' consolidated financial statements as at and for the year ended 31 December 2020 and from the Company and its subsidiaries' consolidated interim financial statements as at and for the six-month period ended 30 June 2020.

25 August 2021

Prepared by:



Pham Thi Ngoc Ha
Chief Accountant

Approved by:



Phan Mai Hoa
General Director