



# **Vincom Retail Joint Stock Company**

**Interim consolidated financial statements**

**Quarter II 2022**

# Vincom Retail Joint Stock Company

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# Vincom Retail Joint Stock Company

## GENERAL INFORMATION

### THE COMPANY

Vincom Retail Joint Stock Company ("the Company"), previously known as Vincom Retail Company Limited, is established in accordance with the Business Registration Certificate No. 0105850244 issued by the Hanoi Department of Planning and Investment on 11 April 2012. In accordance with the 2<sup>nd</sup> amended Business Registration Certificate dated 14 May 2013, the Company changed its legal form to a joint stock company and also changed its name to Vincom Retail Joint Stock Company. Subsequently, the Company obtained amended Enterprise Registration Certificates with the latest is the 21<sup>st</sup> amended Enterprise Registration Certificate being granted on 28 October 2021.

The Company's shares were officially listed on the Ho Chi Minh Stock Exchange (HOSE) on 6 November 2017.

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

The Company's head office is located at No. 7, Bang Lang 1 street, Vinhomes Riverside, Viet Hung ward, Long Bien district, Hanoi, Vietnam.

Vingroup JSC is the Company's ultimate parent company. Vingroup JSC and its subsidiaries are hereby referred as the Group.

### BOARD OF DIRECTORS

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

Ms. Thai Thi Thanh Hai	Chairwoman
Ms. Tran Mai Hoa	Member
Mr. Nguyen The Anh	Member
Ms. Le Mai Lan	Member
Mr. Sanjay Vinayak	Independent member
Mr. Fong, Ming Huang Ernest	Independent member

### MANAGEMENT

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

Ms. Tran Mai Hoa	General Director
Ms. Pham Thi Thu Hien	Deputy General Director
Mr. Nguyen Duy Khanh	Deputy General Director
Ms. Pham Thi Ngoc Ha	Chief Financial Officer

### SUPERVISORY BOARD

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

Mr. Chu Anh Dung	Head
Ms. Nguyen Thu Phuong	Member
Ms. Tran Thanh Tam	Member

### LEGAL REPRESENTATIVE

The legal representatives of the Company during the period and up to the date of this report are Ms. Thai Thi Thanh Hai, Ms. Tran Mai Hoa and Mr. Le Huu Lam.

Ms. Pham Thi Ngoc Ha is authorised by the legal representative of the Company to sign the Company's financial statements in accordance with the Authorisation Letter No. 24/2022/GUQ-VCR dated 17 May 2022.

# Vincom Retail Joint Stock Company

## REPORT OF MANAGEMENT

Management of Vincom Retail Joint Stock Company ("the Company") presents its report and the interim consolidated financial statements of the Company and its subsidiaries for Quarter II 2022.

### MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the interim consolidated financial statements of each reporting period which give a true and fair view of the interim consolidated financial position of the Company and its subsidiaries and of the interim consolidated results of its operations and its interim consolidated cash flows for the period. In preparing those interim 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 interim consolidated financial statements; and
- ▶ prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company and its subsidiaries will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Company and its subsidiaries and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and its subsidiaries 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 interim consolidated financial statements.

### STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Company and its subsidiaries as at 30 June 2022, and of the interim consolidated results of its operations and its interim consolidated cash flows for the period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of interim consolidated financial statements.

For and on behalf of the management:



 Pham Thi Ngoc Ha  
Chief Financial Officer

Hanoi, Vietnam

27 July 2022

INTERIM CONSOLIDATED BALANCE SHEET  
as at 30 June 2022

Currency: VND million

Code	ASSETS	Notes	As at 30/06/2022	As at 31/12/2021
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>7,065,392</b>	<b>6,826,580</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>4</b>	<b>4,900,731</b>	<b>3,297,060</b>
111	1. Cash		695,717	1,788,884
112	2. Cash equivalents		4,205,014	1,508,176
<b>120</b>	<b>II. Short-term investments</b>		<b>293,313</b>	<b>190,424</b>
123	1. Held-to-maturity investments	5	293,313	190,424
<b>130</b>	<b>III. Current accounts receivable</b>		<b>1,222,234</b>	<b>1,487,714</b>
131	1. Short-term trade receivables	6.1	1,090,769	1,166,709
132	2. Short-term advances to suppliers	6.2	110,524	42,620
135	3. Short-term loan receivables	29	-	295,000
136	4. Other short-term receivables	7	205,264	142,716
137	5. Provision for doubtful short-term receivables	6.1	(184,323)	(159,331)
<b>140</b>	<b>IV. Inventories</b>	<b>8</b>	<b>555,541</b>	<b>582,918</b>
141	1. Inventories		555,541	582,918
149	2. Provision for obsolete inventories		-	-
<b>150</b>	<b>V. Other current assets</b>		<b>93,573</b>	<b>1,268,464</b>
151	1. Short-term prepaid expenses	9	63,093	41,719
152	2. Value-added tax deductible		21,194	22,965
153	3. Tax and other receivables from the State		9,286	380
155	4. Other current assets	10	-	1,203,400
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>31,606,371</b>	<b>31,046,908</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>8,222</b>	<b>6,110</b>
216	1. Other long-term receivables		8,222	6,110
<b>220</b>	<b>II. Fixed assets</b>		<b>427,459</b>	<b>438,775</b>
221	1. Tangible fixed assets	11	412,142	426,476
222	Cost		620,682	619,021
223	Accumulated depreciation		(208,540)	(192,545)
227	2. Intangible assets	12	15,317	12,299
228	Cost		62,501	54,443
229	Accumulated amortisation		(47,184)	(42,144)
<b>230</b>	<b>III. Investment properties</b>	<b>13</b>	<b>27,363,640</b>	<b>26,268,764</b>
231	1. Cost		35,348,726	33,609,120
232	2. Accumulated depreciation		(7,985,086)	(7,340,356)
<b>240</b>	<b>IV. Long-term assets in progress</b>		<b>804,504</b>	<b>1,255,909</b>
242	1. Construction in progress	14	804,504	1,255,909
<b>260</b>	<b>V. Other long-term assets</b>		<b>3,002,546</b>	<b>3,077,350</b>
261	1. Long-term prepaid expenses	9	356,775	395,287
262	2. Deferred tax assets		16,032	16,032
268	3. Other long-term assets	10	2,404,420	2,404,420
269	4. Goodwill	15	225,319	261,611
<b>270</b>	<b>TOTAL ASSETS</b>		<b>38,671,763</b>	<b>37,873,488</b>

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

Currency: VND million

Code	RESOURCES	Notes	As at 30/06/2022	As at 31/12/2021
<b>300</b>	<b>C. LIABILITIES</b>		<b>6,870,201</b>	<b>7,222,659</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>3,426,906</b>	<b>2,890,056</b>
311	1. Short-term trade payables	16	539,743	526,183
312	2. Short-term advances from customers	17	151,021	278,179
313	3. Statutory obligations	18	275,441	489,648
314	4. Payables to employees		212	-
315	4. Short-term accrued expenses	19	481,610	628,864
318	5. Short-term unearned revenues	21	60,358	91,371
319	6. Short-term other payables	20	842,998	838,988
320	7. Short-term loan and debts	22.1	1,058,394	19,887
321	8. Short-term provisions		14,233	14,040
322	9. Bonus and welfare fund		2,896	2,896
<b>330</b>	<b>II. Non-current liabilities</b>		<b>3,443,295</b>	<b>4,332,603</b>
336	1. Long-term unearned revenues	21	97,988	100,106
337	2. Other long-term liabilities	20	1,154,731	1,018,370
338	3. Long-term loan and debts	22.2	2,115,347	3,137,924
341	4. Deferred tax liabilities		75,229	76,203
<b>400</b>	<b>D. OWNERS' EQUITY</b>		<b>31,801,562</b>	<b>30,650,829</b>
<b>410</b>	<b>I. Capital</b>	<b>23</b>	<b>31,801,562</b>	<b>30,650,829</b>
411	1. Issued share capital		23,288,184	23,288,184
411a	- Shares with voting rights		23,288,184	23,288,184
412	2. Share premium		46,983	46,983
415	3. Treasury shares		(1,954,258)	(1,954,258)
420	4. Other funds belonging to owners' equity		(53,420)	(53,420)
421	5. Undistributed earnings		10,438,921	9,288,513
421a	- Undistributed earnings up to prior year		9,288,513	7,974,003
421b	- Undistributed earnings of current period		1,150,408	1,314,510
429	6. Non-controlling interests		35,152	34,827
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>38,671,763</b>	<b>37,873,488</b>



Le Do Thuy An  
Preparer



Pham Hoang Viet  
Chief Accountant



Pham Thi Ngoc Ha  
Chief Financial Officer

27 July 2022

Vincom Retail Joint Stock Company

B02a-DN/HN

INTERIM CONSOLIDATED INCOME STATEMENT  
Quarter II 2022

Currency: VND million

Code	ITEMS	Notes	Quarter II 2022	Quarter II 2021	For the 6-month period ended 30 Jun 2022	For the 6-month period ended 30 Jun 2021
01	1. Revenue from sale of goods and rendering of services	24.1	1,849,532	1,510,391	3,218,991	3,736,776
02	2. Deductions	24.1	-	-	-	-
10	3. Net revenue from sale of goods and rendering of services	24.1	1,849,532	1,510,391	3,218,991	3,736,776
11	4. Cost of goods sold and services rendered	25	(788,394)	(880,962)	(1,546,499)	(1,938,979)
20	5. Gross profit from sale of goods and rendering of services		1,061,138	629,429	1,672,492	1,797,797
21	6. Finance income	24.2	104,388	119,680	207,242	221,269
22	7. Finance expenses	26	(88,086)	(151,938)	(177,598)	(306,076)
23	<i>In which: Interest expenses</i>		(88,086)	(151,082)	(177,598)	(304,380)
25	8. Selling expenses	27	(33,603)	(51,915)	(88,188)	(143,529)
26	9. General and administrative expenses	27	(104,695)	(80,259)	(192,494)	(144,737)
30	10. Operating profit		939,142	464,997	1,421,454	1,424,724
31	11. Other income		21,266	20,097	39,691	41,228
32	12. Other expenses		(943)	(1,696)	(1,000)	(2,742)
40	13. Other profit		20,323	18,401	38,691	38,486

Vincom Retail Joint Stock Company

B02a-DN/HN

INTERIM CONSOLIDATED INCOME STATEMENT (continued)  
Quarter II 2022

Currency: VND million

Code	ITEMS	Notes	Quarter II 2022	Quarter II 2021	For the 6-month period ended 30 Jun 2022	For the 6-month period ended 30 Jun 2021
50	14. Accounting profit before tax		959,465	483,398	1,460,145	1,463,210
51	15. Current corporate income tax expenses	28	(186,867)	(96,264)	(310,386)	(295,444)
52	16. Deferred tax income	28	538	493	974	999
60	17. Net profit after tax		773,136	387,627	1,150,733	1,168,765
61	18. Net profit after tax attributable to shareholders of the parent		772,972	387,511	1,150,408	1,168,448
62	19. Net profit after tax attributable to non-controlling interests		164	116	325	317

Le Do Thuy An

Preparer

27 July 2022

Pham Hoang Viet

Chief Accountant



Pham Thi Ngoc Ha

Chief Financial Officer



INTERIM CONSOLIDATED CASH FLOW STATEMENT  
Quarter II 2022

Currency: VND million

Code	ITEMS	For the 6-month period ended 30 Jun 2022	For the 6-month period ended 30 Jun 2021
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>		
01	Profit before tax	1,460,145	1,463,210
	<i>Adjustments for:</i>		
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible assets (including amortisation of goodwill)	703,147	750,149
03	Provisions	25,185	25,179
05	Profits from investing activities	(207,250)	(221,071)
06	Interest expenses and bond issue costs	177,598	304,380
08	<b>Operating profit before changes in working capital</b>	<b>2,158,825</b>	<b>2,321,847</b>
09	Changes in receivables	(52,315)	(400,120)
10	Changes in inventories	27,377	238,595
11	Changes in payables (other than interest, corporate income tax)	(229,927)	(166,531)
12	Changes in prepaid expenses	15,176	86,820
14	Interest paid	(163,270)	(345,583)
15	Corporate income tax paid	(197,444)	(298,836)
20	<b>Net cash flows from operating activities</b>	<b>1,558,422</b>	<b>1,436,192</b>
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>		
21	Purchase, construction of fixed assets and other long-term assets	(331,970)	(1,494,689)
21	Collection on investment deposits	-	465,821
22	Proceeds from disposals of fixed assets and other long-term assets	8	-
23	Loans to other entities and payments for purchase of debt instruments of other entities	(101,676)	(1,850,000)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities	295,000	3,071,000
27	Interest and dividends received	194,585	240,620
30	<b>Net cash flows from investing activities</b>	<b>55,947</b>	<b>432,752</b>

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)  
Quarter II 2022

Currency: VND million

Code	ITEMS	For the 6-month period ended 30 Jun 2022	For the 6-month period ended 30 Jun 2021
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>		
34	Repayment of borrowings	-	(2,600,000)
35	Repayment of finance lease	(10,698)	(10,698)
40	<b>Net cash flows used in financing activities</b>	<b>(10,698)</b>	<b>(2,610,698)</b>
50	<b>Net increase/(decrease) in cash and cash equivalents for the period</b>	<b>1,603,671</b>	<b>(741,754)</b>
60	<b>Cash and cash equivalents at the beginning of the period</b>	<b>3,297,060</b>	<b>3,050,907</b>
70	<b>Cash and cash equivalents at the end of the period</b>	<b>4,900,731</b>	<b>2,309,153</b>




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 Le Do Thuy An  
Preparer

27 July 2022




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 Pham Hoang Viet  
Chief Accountant



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 Pham Thi Ngoc Ha  
Chief Financial Officer

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS  
Quarter II 2022

## 1. CORPORATE INFORMATION

Vincom Retail Joint Stock Company ("the Company"), previously known as Vincom Retail Company Limited, is established in accordance with the Business Registration Certificate No. 0105850244 issued by the Hanoi Department of Planning and Investment on 11 April 2012. In accordance with the 2<sup>nd</sup> amended Business Registration Certificate dated 14 May 2013, the Company changed its legal form to a joint stock company and also changed its name to Vincom Retail Joint Stock Company. Subsequently, the Company obtained amended Enterprise Registration Certificates with the latest is the 21<sup>st</sup> amended Enterprise Registration Certificate being granted on 28 October 2021.

The Company's shares were officially listed on the Ho Chi Minh Stock Exchange (HOSE) since 6 November 2017.

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

The Company's normal course of business cycle of real estate 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's normal course of business cycle of other business activities is 12 months.

The Company's head office is located at No. 7, Bang Lang 1 street, Vinhomes Riverside, Viet Hung ward, Long Bien district, Hanoi, Vietnam.

The number of employees of the Company and its subsidiaries as at 30 June 2022 is 2,067 (31 December 2021: 2,009).

Vingroup JSC is the Company's ultimate parent company. Vingroup JSC and its subsidiaries are hereby referred as the Group.

### *Corporate structure*

The Company has 03 following subsidiaries as at 30 June 2022:

<i>No.</i>	<i>Name</i>	<i>Voting right (%)</i>	<i>Equity interest (%)</i>	<i>Registered office's address</i>	<i>Principal activities</i>
1	Vincom Retail Operation Company Limited	100.00	100.00	Symphony Tower, Chu Huy Man street, Phuc Loi ward, Long Bien district, Hanoi	Leasing and trading real estate property
2	Suoi Hoa Urban Development and Investment JSC	97.27	97.27	Km1 + 200, Tran Hung Dao street, Suoi Hoa ward, Bac Ninh city, Bac Ninh province	Leasing and trading real estate property
3	Vincom Retail Investment JSC (*)	99.9	99.9	Symphony Tower, Chu Huy Man street, Phuc Loi ward, Long Bien district, Hanoi	Leasing and trading real estate property

(\*) Vincom Retail Investment JSC was established on 25 May 2022. On 22 July 2022, Vincom Retail Operation Company Limited contributed VND 1,998,000,000 in Vincom Retail Investment JSC, equal to 99.9% of their equity.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022**2. BASIS OF PREPARATION****2.1 Accounting standards and system**

The interim consolidated financial statements of the Company and its subsidiaries, which are expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard 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 interim 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 interim consolidated financial position and interim consolidated results of operations and interim consolidated 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.

**2.3 Fiscal year**

The Company's fiscal year applicable for the preparation of its consolidated financial statements starts on 01 January and ends on 31 December.

**2.4 Accounting currency**

The Company's accounting currency is VND.

The currency used when preparing and presenting the interim consolidated financial statements is million VND.

**2.5 Basic of consolidation**

The interim consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the reporting period ended 30 June 2022.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Company obtains control, and continued to be consolidated until the date that such control ceases, unless the parent's control is temporary when the subsidiary is acquired and held for sales in less than 12 months.

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

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

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Quarter II 2022

**2. BASIS OF PREPARATION (continued)****2.5 Basic of consolidation (continued)**

Non-controlling interests represent the portion of profit or loss and net assets not held by the Company and are presented separately in the interim consolidated income statement and within equity in the interim consolidated balance sheet, separately from parent shareholders' equity.

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

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****3.1 Cash and cash equivalents**

Cash and cash equivalents comprise cash at banks, cash in transit and short-term, highly liquid investments with an original maturity of no longer 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***Inventories properties*

Property being constructed for sale in the ordinary course of business or for long-term lease qualified for recognition of outright sales, rather than to be held for rental or capital appreciation, is held as inventory and is 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, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date, less estimated costs to completion and the estimated costs to sell.

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

*Other inventories*

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 to sell.

The perpetual method is used to record the costs of other inventories, cost of other inventories is valued at the cost of purchase, on weighted average basis.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.2 Inventories (continued)***Provision for obsolete inventories*

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company and its subsidiaries, based on appropriate evidence of impairment available at the balance sheet date. Increases and decreases to the provision balance are recorded into the cost of goods sold account in the interim consolidated income statement.

**3.3 Receivables**

Receivables are presented in the interim 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.

**3.4 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

**3.5 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.

*Where the Company and its subsidiaries are the lessee*

Assets held under finance leases are capitalised in the interim 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 interim consolidated income statement over the lease term to achieve a constant rate on interest on the remaining balance of the finance lease liability.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.5 Leased assets (continued)**

*Where the Company and its subsidiaries are the lessee (continued)*

Capitalised financial leased assets are depreciated using straight-line basis over the shorter of the estimated useful life of the asset and the lease term, if there is no reasonable certainty that the Company and its subsidiaries will obtain ownership by the end of the lease term.

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

Rentals under operating leases are charged to the interim consolidated income statement 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 interim consolidated balance sheet.

Lease income is recognised in the interim consolidated income statement on a straight-line basis over the lease term.

**3.6 Intangible assets**

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible assets comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use. Expenditures for additions, improvements are added to the carrying amount of the assets, and other expenditures are charged to the interim 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 interim 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	5 - 15 years
Machinery and equipment	2 - 15 years
Means of transportation	4 - 15 years
Office equipment	3 - 10 years
Computer software	3 - 8 years
Others	3 - 15 years

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.8 Investment properties**

Investment properties are stated at cost, including transaction costs, less accumulated depreciation.

Costs include the amount of cash paid or the fair value of other consideration given by the Company and its subsidiaries to acquire an asset at the time of acquisition or construction. The Company and its subsidiaries recognise an investment property in the consolidated financial statements when the significant risks and rewards incident to ownership of the property have been passed to the Company and its subsidiaries from the transferor, not depending on the form of the sales and purchase contract or the time at which legal documents relating to ownership of the properties are transferred.

Subsequent expenditure relating to an investment property that has already been recognised 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 flow to the Company and its subsidiaries.

Land use rights presented as investment properties include definite and indefinite land use rights granted to the Company for the development of its investment properties. Definite land use rights are depreciated during authorised period. No amortisation is charged for indefinite land use rights.

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

Land use rights, buildings and structures	5 - 50 years
Machinery and equipment	3 - 25 years

The land use rights with indefinite terms is presented as investment properties based on the certificate of land use right granted by relevant authorities and no amortisation should be charged.

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

The Company and its subsidiaries have contributed capital to cooperate in the investment, construction and development of shopping centers. Under the business co-investment contract, 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. According to which, the shopping centers are recognized by the Company and its subsidiaries as investment properties in the interim consolidated balance sheet upon the hand over of these properties.



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.9 Borrowing costs**

Borrowing costs consist of interest and other costs that the Company and its subsidiaries incur in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the period in which they are incurred, except for the 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 capitalised 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 interim 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.

Long-term prepaid expenses include long-term prepaid land rental in accordance with Circular No. 45/2013/TT-BTC, prepaid premise expense under operating lease terms, pre-operating expenses, tools and supplies, and other prepaid expenses that bring future economic benefits for more than one year.

**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 Company and its subsidiaries' 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 recognised directly in the interim consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over 10-years on a straight-line basis. The 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 annually allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the interim consolidated income statement.

***Assets acquisitions and business combinations***

The Company and its subsidiaries acquire subsidiaries that own real estate projects. At the date of acquisition, the Company considers whether the acquisition represents the acquisition of a business. The Company accounts 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.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.11 Business combinations and goodwill (continued)***Business combinations involving entities under common control*

Business combinations involving entities under common control are accounted for as follows:

- ▶ The assets and liabilities of the two combined entities are reflected at their carrying amounts at the date of business combination;
- ▶ No goodwill is recognised from the business combination;
- ▶ The interim consolidated income statement reflects the results of the combined entities from the date of the business combination; and
- ▶ Any difference between the consideration paid and the net assets of the acquiree is recorded in equity.

Where the Company loses control of its subsidiary, which was previously consolidated under common control, the difference recognised in equity between the consideration and the net assets of the subsidiary at the acquisition date will be reclassified to the undistributed earnings at the date of disposal.

**3.12 Held-to-maturity investments**

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

**3.13 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 Company and its subsidiaries.

Payables to contractors are recorded based on interim work certificates between two parties, regardless of whether or not billed to the Company.

**3.14 Provisions**

Provisions are recognised when the Company and its subsidiaries have a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pretax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance expense.

Expenses relating to provisions are recognised in the interim consolidated income statement.

*Provision for warranty expenses for apartments and shop-houses*

The Company and its subsidiaries estimate this warranty provision based on revenue and currently available information about repairing expenses of apartments and shop-houses sold in the past.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.15 Foreign currency transactions**

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

- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and
- ▶ Capital contributions or capital received are recorded at the buying exchange rates of the commercial banks designated for capital contribution.

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

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

All foreign exchange differences incurred during the period and arising from the revaluation of monetary accounts denominated in foreign currency at period-end are taken to the interim consolidated income statement.

**3.16 Appropriation of net profits**

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

**3.17 Advance from customers**

Payments received from customers as deposits for the purchase of apartments and shop-houses in the future that do not meet the conditions for revenue recognition, are recognised and presented as "Advances from customers" in the interim consolidated balance sheet.

**3.18 Revenue recognition**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and its subsidiaries 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:

*Revenue from sale of inventory properties*

Revenue from sale of inventory property is recognised when the significant risks and rewards incident to ownership of the properties have been passed to the buyer. For multiple-element arrangements that trigger the performance obligation of the seller in the future, revenue recognised will be the fair value of the consideration received or receivable less the fair value of the undelivered component.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.18 Revenue recognition (continued)***Revenue from sale of inventory properties (continued)*

Revenue from sale of inventory property 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;
- ▶ Almost all risks and rewards associated with the ownership of leased assets are transferred to the lessee; and
- ▶ Lessor must estimate the full cost of leasing activity.

*Revenue from leasing of investment properties*

Rental income arising from operating lease of properties is recognised in the interim consolidated income statement on a straight line basis over the lease terms.

*Rendering of services*

Revenue from entertainment services, investment properties management and brokerage and other related services is recorded based on percentage of completion when the services are rendered and the outcome of the contract is certainly determined.

*Gains from capital transfer*

Gains from capital transfer are determined as the excess of selling prices against the cost of investments sold. Such gains are recognised on the date of completion.

*Interest*

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

*Dividends*

Income is recognised when the Company's and its subsidiaries' entitlement as investors to receive the dividend is established.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.19 Taxation***Current income tax*

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

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

*Deferred tax*

Deferred tax is provided using the liability method on temporary differences at the 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;
- ▶ 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;
- ▶ 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 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 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.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.19 Taxation (continued)***Deferred tax (continued)*

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

Deferred tax is charged or credited to the interim 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 Company and its subsidiaries to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Company and its subsidiaries intend 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.

**3.20 Related parties**

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

**4. CASH AND CASH EQUIVALENTS**

*Currency: VND million*

	<i>As at 30/06/2022</i>	<i>As at 31/12/2021</i>
Cash in banks	695,651	1,788,860
Cash in transit	66	24
Cash equivalents	4,205,014	1,508,176
<b>TOTAL</b>	<b>4,900,731</b>	<b>3,297,060</b>

Cash equivalents as at 30 June 2022 comprised bank deposits and investments in VND with maturity terms from 1 to 3 months and earning interest at the rates ranging from 3.3% to 8% per annum (as at 31 December 2021: bank deposits in VND with maturity terms from 1 to 3 months and earning interest at the rates ranging from 4.0% to 7.5% per annum).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022**5. HELD-TO-MATURITY INVESTMENTS**

Currency: VND million

	As at 30/06/2022	As at 31/12/2021
Short-term held-to-maturity investments (i)	293,313	190,424
<b>TOTAL</b>	<b>293,313</b>	<b>190,424</b>

- (i) Ending balance of short-term held-to-maturity investments comprised short-term bank deposits and investments in VND with terms ranging from 6 months to 12 months and earning interest at the rate ranging from 3.7% to 7% per annum (31 December 2021: bank deposits in VND with terms ranging from 6 months to 12 months and earning interest at the rate ranging from 3.7% to 6.03% per annum), including VND 93.1 billion of maintenance fund of the handed over apartments and shop-house and will be transferred to the building management boards.

**6. SHORT-TERM TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS****6.1 Short-term trade receivables**

Currency: VND million

	As at 30/06/2022	As at 31/12/2021
Receivables from leasing activities and rendering related services	961,229	897,974
Receivables from sale of inventory properties	124,821	165,558
Others	4,719	103,177
<b>TOTAL</b>	<b>1,090,769</b>	<b>1,166,709</b>
<i>In which:</i>		
Trade receivables from customers	1,008,034	1,043,415
Trade receivables from related parties (Note 29)	82,735	123,294
Provision for doubtful short-term receivables	(184,323)	(159,331)

**6.2 Short-term advances to suppliers**

Currency: VND million

	As at 30/06/2022	As at 31/12/2021
Advances to suppliers	109,611	42,620
Advances to related parties	913	-
<b>TOTAL</b>	<b>110,524</b>	<b>42,620</b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

7. OTHER SHORT-TERM RECEIVABLES

Currency: VND million

	<u>As at 30/06/2022</u>	<u>As at 31/12/2021</u>
Interests deposits	50,185	37,528
Receivables for business cooperation contract	114,198	69,680
Guarantee deposits for project development and contract implementation	12,727	12,727
Receivable for payment on behalf	4,405	2,956
Others	<u>23,749</u>	<u>19,825</u>
<b>TOTAL</b>	<b><u>205,264</u></b>	<b><u>142,716</u></b>
<i>In which:</i>		
<i>Other receivables</i>	57,505	43,315
<i>Other receivables from related parties</i> (Note 29)	147,759	99,401

8. INVENTORIES

Currency: VND million

	<u>As at 30/6/2022</u>		<u>As at 31/12/2021</u>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Inventory properties under construction (i)	461,939	-	461,939	-
Completed inventory properties	75,418	-	102,032	-
Others	<u>18,184</u>	-	<u>18,947</u>	-
<b>TOTAL</b>	<b><u>555,541</u></b>	<b>-</b>	<b><u>582,918</u></b>	<b>-</b>

(i) The balance mainly comprises of construction and development costs of shop-houses for sale.



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

## 9. PREPAID EXPENSES

Currency: VND million

	<u>As at 30/06/2022</u>	<u>As at 31/12/2021</u>
<b>Short-term:</b>		
Selling expenses related to sale of inventory properties not yet handed over	41,732	27,612
Provisional corporate income tax	1,306	1,645
Others	<u>20,055</u>	<u>12,462</u>
<b>TOTAL</b>	<u><b>63,093</b></u>	<u><b>41,719</b></u>
<b>Long-term:</b>		
Prepaid rental to a related party for leasing commercial areas (Note 29) (i)	232,682	237,787
Overhaul expenditures	108,927	131,130
Tools and supplies	11,448	19,262
Others	<u>3,718</u>	<u>7,108</u>
<b>TOTAL</b>	<u><b>356,775</b></u>	<u><b>395,287</b></u>

- (i) Ecology Development and Investment JSC, a company under common control of Vingroup JSC, leased the shopping mall component of Vincom Plaza Quang Trung project and Vincom Plaza Le Van Viet project to Vincom Retail Operation Company Limited in accordance with the shopping mall leasing contracts.

## 10. OTHER ASSETS

Currency: VND million

	<u>As at 30/06/2022</u>	<u>As at 31/12/2021</u>
<b>Short-term:</b>		
Deposits to related parties for investment purposes (Note 29) (i)	-	1,203,400
<b>TOTAL</b>	<u>-</u>	<u><b>1,203,400</b></u>
<b>Long-term:</b>		
Deposits to related parties for investment purposes (Note 29) (i)	2,404,420	2,404,420
<b>TOTAL</b>	<u><b>2,404,420</b></u>	<u><b>2,404,420</b></u>

- (ii) Ending balance are deposits to Vingroup JSC, parent company, and some companies within the Group (hereby referred to as "the counterparties") for the co-investment and co-operations of shopping mall component of a number of real estate projects under business co-investment and co-operation contracts. In accordance with these contracts, the counterparties have committed to transferring shopping mall component to the Company and its subsidiaries, or to granting the Company and its subsidiaries with right to purchase the shopping malls, at the price sufficient to cover all relevant capital expenditures incurred. In case the counterparties have not completed all procedures to hand over the shopping malls to the Company and its subsidiaries when the assets are completed and ready for commercial operations, two parties will sign business cooperation contracts, giving the Company and its subsidiaries the right to control, manage and operate the shopping malls, and a portion of profit before tax from the operations of the shopping malls will be shared to the counterparties.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

11. TANGIBLE FIXED ASSETS

Currency: VND million

	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Office equipment</i>	<i>Others</i>	<i>Total</i>
<b>Cost:</b>					
Beginning balance	276,420	293,903	23,204	25,494	619,021
- Newly purchased	116	2,448	276	-	2,840
- Increase due to finalisation of construction contracts	-	576	-	-	576
- Reclassified to investment properties	-	(1,274)	-	-	(1,274)
- Sold, disposal	(33)	(513)	-	-	(546)
- Others	-	65	-	-	65
Ending balance	276,503	295,205	23,480	25,494	620,682
<b>Accumulated depreciation:</b>					
Beginning balance	24,364	141,159	14,188	12,834	192,545
- Depreciation for the period	2,078	12,047	1,400	1,305	16,830
- Reclassified to investment properties	-	(289)	-	-	(289)
- Sold, disposal	(33)	(513)	-	-	(546)
Ending balance	26,409	152,404	15,588	14,139	208,540
<b>Net carrying amount:</b>					
Beginning balance	252,056	152,744	9,016	12,660	426,476
Ending balance	250,094	142,801	7,892	11,355	412,142

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

## 12. INTANGIBLE ASSETS

	<i>Currency: VND million</i>
	<u>Computer software</u>
<b>Cost:</b>	
Beginning balance	54,443
- Newly purchased	4,362
- Dispose	(203)
- Others	3,899
Ending balance	62,501
<b>Accumulated amortisation:</b>	
Beginning balance	42,144
- Amortisation for the period	4,595
- Dispose	(203)
- Others	648
Ending balance	47,184
<b>Net carrying amount:</b>	
Beginning balance	<u>12,299</u>
Ending balance	<u>15,317</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

## 13. INVESTMENT PROPERTIES

Currency: VND million

	<i>Land use rights, buildings and structures</i>	<i>Machinery and equipment</i>	<i>Total</i>
<b>Cost:</b>			
Beginning balance	27,510,800	6,098,320	33,609,120
Transferred from completed construction in progress	1,651,731	220,047	1,871,778
Increase due to finalisation of construction contracts	(28,858)	(101,675)	(130,533)
Reclassified from tangible fixed assets	-	1,274	1,274
Reclassified to inventory properties	(2,097)	(816)	(2,913)
Ending balance	29,131,576	6,217,150	35,348,726
<b>Accumulated depreciation:</b>			
Beginning balance	4,304,124	3,036,232	7,340,356
Depreciation for the period	371,029	274,401	645,430
Reclassified to tangible fixed assets	-	289	289
Reclassified to inventory properties	(329)	(660)	(989)
Ending balance	4,674,824	3,310,262	7,985,086
<b>Net carrying amount:</b>			
Beginning balance	23,206,676	3,062,088	26,268,764
Ending balance	24,456,752	2,906,888	27,363,640

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.

Details of investment properties used as collaterals for borrowings and corporate bonds of the Company and its subsidiaries are disclosed in Note 22.

Revenue and operating expenses related to investment properties are disclosed in Note 24.3.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

## 14. CONSTRUCTION IN PROGRESS

Currency: VND million

	<u>As at 30/06/2022</u>	<u>As at 31/12/2021</u>
Vincom Plaza My Tho	-	294,176
Vincom Plaza Bac Lieu	-	237,588
Bac Ninh Hotel Project	191,980	172,377
Vincom Plaza Dien Bien	139,787	138,435
Vincom Plaza Bien Hoa 2	135,650	135,650
Vincom Plaza Dong Ha Quang Tri	149,295	-
Other projects	187,792	277,683
<b>TOTAL</b>	<b>804,504</b>	<b>1,255,909</b>

## 15. GOODWILL

Currency: VND million

	<u>Goodwill arisen from acquisition of</u>			Total
	<u>Vincom Center Long Bien One Member LLC (i)</u>	<u>Khanh Gia Investment Trading Services JSC (i)</u>	<u>An Phong Investment JSC (i)</u>	
<b>Cost:</b>				
Beginning balance	33,000	210,288	482,549	725,837
Ending balance	33,000	210,288	482,549	725,837
<b>Accumulated amortisation:</b>				
Beginning balance	28,570	138,845	296,811	464,226
Amortisation for the period	1,650	10,515	24,127	36,292
Ending balance	30,220	149,360	320,938	500,518
<b>Net carrying amount:</b>				
Beginning balance	4,430	71,443	185,738	261,611
Ending balance	2,780	60,928	161,611	225,319

(i) These companies were merged into Vincom Retail Operation Company Limited.

## 16. SHORT-TERM TRADE PAYABLES

Currency: VND million

	<u>As at 30/06/2022</u>	<u>As at 31/12/2021</u>
Trade payables to suppliers	268,297	262,807
Trade payables to related parties (Note 29)	271,446	263,376
<b>TOTAL</b>	<b>539,743</b>	<b>526,183</b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

## 17. ADVANCE FROM CUSTOMERS

Currency: VND million

	<u>As at 30/06/2022</u>	<u>As at 31/12/2021</u>
Downpayment from customers under sale and purchase of real estate agreements	130,639	187,547
Downpayment from tenants for leasing activities and rendering related services	18,078	53,570
Others	2,304	37,062
<b>TOTAL</b>	<b>151,021</b>	<b>278,179</b>

## 18. STATUTORY OBLIGATIONS

Currency: VND million

	<u>As at 30/06/2022</u>	<u>As at 31/12/2021</u>
<b>Payables</b>		
Corporate income tax	186,897	74,524
Value added tax	85,442	56,149
Land use fee and land rental fee	621	355,581
Others	2,481	3,394
<b>TOTAL</b>	<b>275,441</b>	<b>489,648</b>

## 19. SHORT-TERM ACCRUED EXPENSES

Currency: VND million

	<u>As at 30/06/2022</u>	<u>As at 31/12/2021</u>
Accrued construction costs	177,640	272,951
Accrued loans and bond interests	62,559	65,008
Accrued selling expenses	58,160	66,414
Others	183,251	224,491
<b>TOTAL</b>	<b>481,610</b>	<b>628,864</b>
<i>In which:</i>		
<i>Accrued expenses due to others</i>	480,278	624,781
<i>Accrued expenses due to related parties</i>	1,332	4,083

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

## 20. OTHER PAYABLES

Currency: VND million

	As at 30/06/2022	As at 31/12/2021
<b>Short-term:</b>		
Deposits received under deposit and loan contracts	248,063	225,117
Deposits from tenants to be refunded within the next 12 months	403,040	423,536
Maintenance fund	93,747	91,846
Deposits for site construction	40,336	50,386
Dividend payable	2,233	2,233
Other payables	55,579	45,870
<b>TOTAL</b>	<b>842,998</b>	<b>838,988</b>
<i>In which:</i>		
Other short-term payables	766,431	817,958
Other short-term payables to related parties (Note 29)	76,567	21,030
<b>Long-term:</b>		
Deposits from tenants	1,331,637	1,225,755
Less: Deposits from tenants to be refunded within the next 12 months (Presented in Short-term)	(403,040)	(423,536)
Deposit under business cooperation contracts	180,000	180,000
Other deposits	46,134	36,151
<b>TOTAL</b>	<b>1,154,731</b>	<b>1,018,370</b>
<i>In which:</i>		
Other long-term payables	915,527	785,048
Other long-term payables to related parties (Note 29)	239,204	233,322

## 21. UNEARNED REVENUES

Currency: VND million

	As at 30/06/2022	As at 31/12/2021
Short-term unearned revenues	60,358	91,371
Long-term unearned revenues	97,988	100,106
<b>TOTAL</b>	<b>158,346</b>	<b>191,477</b>
<i>In which:</i>		
Unearned revenues received from related parties (Note 29)	18,609	44,957
Unearned revenues received from others	139,737	146,520

Unearned revenue mainly includes advances from lessees to the Company and its subsidiaries for leasing spaces in shopping malls.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022**22. LOANS AND DEBTS****22.1 Short-term loans and debt**

		<i>Currency: VND million</i>				
		<i>As at 30/6/2022</i>		<i>As at 31/12/2021</i>		
Note		<i>Carrying value</i>	<i>Payable amount</i>	<i>Carrying value</i>	<i>Payable amount</i>	
	Current portion of long-term corporate bonds	(i)	1,038,507	1,038,507	-	-
	Current portion of long-term debts from related parties	29	19,887	19,887	19,887	19,887
	<b>TOTAL</b>		<b>1,058,394</b>	<b>1,058,394</b>	<b>19,887</b>	<b>19,887</b>

(i) Ending balance comprises:

<i>Bond arranger</i>	<i>As at 30/06/2022 (VND million)</i>	<i>Maturity date</i>	<i>Interest rate</i>	<i>Secured assets</i>
Techcom Securities Joint Stock Company	1,038,507	April 2023	The 12-month interest paid-in-arrears VND saving rate plus (+) 3.25% per annum with interest paid quarterly.	(*)
<b>TOTAL</b>	<b>1,038,507</b>			

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



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022**22.2 Long-term loans and debt**

		<i>Currency: VND million</i>			
		<u>As at 30/6/2022</u>		<u>As at 31/12/2021</u>	
	Note	Carrying value	Payable amount	Carrying value	Payable amount
Corporate bonds	(ii)	1,943,161	1,943,161	2,965,992	2,965,992
Other long-term debts from related parties	29	172,186	172,186	171,932	171,932
<b>TOTAL</b>		<b>2,115,347</b>	<b>2,115,347</b>	<b>3,137,924</b>	<b>3,137,924</b>

(ii) Ending balance comprises:

<u>Bond arranger</u>	<u>As at 30/06/2022 (VND million)</u>	<u>Maturity date</u>	<u>Interest rate</u>	<u>Secured assets</u>
Techcom Securities Joint Stock Company	1,943,161	August 2025	The 12-month interest paid-in-arrears VND saving rate plus (+) 3.5% per annum with interest paid quarterly.	(**)
<b>TOTAL</b>	<b>1,943,161</b>			

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
 Quarter II 2022

23. OWNERS' EQUITY

23.1 Increase and decrease in owner's equity

Currency: VND million

	<i>Shares with voting right</i>	<i>Share premium</i>	<i>Treasury shares</i>	<i>Undistributed earnings</i>	<i>Other funds belonging to owners' equity</i>	<i>Non-controlling interests</i>	<i>Total</i>
<b>For the 6-month period ended 30 June 2021</b>							
Beginning balance	23,288,184	46,983	(1,954,258)	7,974,003	(53,420)	34,324	29,335,816
- Net profit for the period	-	-	-	1,168,448	-	317	1,168,765
Ending balance	23,288,184	46,983	(1,954,258)	9,142,451	(53,420)	34,641	30,504,581
<b>For the 6-month period ended 30 June 2022</b>							
Beginning balance	23,288,184	46,983	(1,954,258)	9,288,513	(53,420)	34,827	30,650,829
- Net profit for the period	-	-	-	1,150,408	-	325	1,150,733
Ending balance	23,288,184	46,983	(1,954,258)	10,438,921	(53,420)	35,152	31,801,562

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

## 23. OWNERS' EQUITY (continued)

## 23.2 Shares

	<u>As at 30/6/2022</u>		<u>As at 31/12/2021</u>	
	Quantity	Amount VND million	Quantity	Amount VND million
<b>Registered and issued shares</b>				
Ordinary shares	2,328,818,410	23,288,184	2,328,818,410	23,288,184
Preference shares	-	-	-	-
<b>Total</b>	<b>2,328,818,410</b>	<b>23,288,184</b>	<b>2,328,818,410</b>	<b>23,288,184</b>
<b>Outstanding shares</b>				
Ordinary shares	2,272,318,410	22,723,184	2,272,318,410	22,723,184
Preference shares	-	-	-	-
<b>Total</b>	<b>2,272,318,410</b>	<b>22,723,184</b>	<b>2,272,318,410</b>	<b>22,723,184</b>

Par value of each outstanding share: VND 10,000 per share (31 December 2021: VND 10,000 per share).

## 24. REVENUE

## 24.1 Revenue from sale of goods and rendering of services

	<i>Currency: VND million</i>	
	<u>Quarter II 2022</u>	<u>Quarter II 2021</u>
<b>Gross revenue</b>	<b>1,849,532</b>	<b>1,510,391</b>
In which:		
Leasing activities and rendering of related services	1,822,394	1,369,558
Sale of inventory properties	8,347	95,540
Others	18,791	45,293
<b>Deduction</b>	<b>-</b>	<b>-</b>
<b>Net revenue</b>	<b>1,849,532</b>	<b>1,510,391</b>
In which:		
Revenue from sale to related parties	159,299	150,781
Revenue from sale to others	1,690,233	1,359,610

## 24.2 Finance income

	<i>Currency: VND million</i>	
	<u>Quarter II 2022</u>	<u>Quarter II 2021</u>
Interest income from loans and deposits	104,388	119,680
<b>TOTAL</b>	<b>104,388</b>	<b>119,680</b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

## 24. REVENUE (continued)

## 24.3 Revenue and expenses relating to investment properties

Currency: VND million

	<u>Quarter II 2022</u>	<u>Quarter II 2021</u>
Revenue from leasing of investment properties and rendering of related services (Note 24.1)	1,822,394	1,369,558
Direct operating costs related to investment properties generating income in the period (Note 25)	765,683	761,353

## 25. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: VND million

	<u>Quarter II 2022</u>	<u>Quarter II 2021</u>
Cost of leasing activities and rendering of related services	765,683	761,353
Cost of inventory properties sold	3,265	35,668
Others	19,446	83,941
<b>TOTAL</b>	<b><u>788,394</u></b>	<b><u>880,962</u></b>

## 26. FINANCE EXPENSES

Currency: VND million

	<u>Quarter II 2022</u>	<u>Quarter II 2021</u>
Interests on loans and bond	78,578	136,132
Amortisation of bond issue costs	9,508	14,950
Others	-	856
<b>TOTAL</b>	<b><u>88,086</u></b>	<b><u>151,938</u></b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022**27. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES**

*Currency: VND million*

	<u>Quarter II 2022</u>	<u>Quarter II 2021</u>
<b>Selling expenses</b>	<b>33,603</b>	<b>51,915</b>
Labour cost	1,641	8,200
Consulting, commission and brokerage fees	2,072	16,929
Branding and marketing cost	27,727	24,455
Depreciation and amortisation	1,564	1,752
Outsourced services	79	56
Others	520	523
<b>General and administrative expenses</b>	<b>104,695</b>	<b>80,259</b>
Labour cost	31,604	18,666
Depreciation and amortisation	20,420	20,023
Provision expenses	4,547	(1,474)
Out-sourcing services	14,134	13,356
Others	2,688	35
Management fee	31,302	29,653
<b>TOTAL</b>	<b><u>138,298</u></b>	<b><u>132,174</u></b>

**28. CORPORATE INCOME TAX**

The statutory corporate income tax ("CIT") applicable to the Company and its subsidiaries for Quarter II 2022 is 20% of taxable profit (for Quarter II 2021: 20%).

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.

*Currency: VND million*

	<u>Quarter II 2022</u>	<u>Quarter II 2021</u>
Current corporate income tax expenses	186,867	96,264
Deferred tax income	(538)	(493)
<b>TOTAL</b>	<b><u>186,329</u></b>	<b><u>95,771</u></b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

## 29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List of related parties that the Company had significant transactions and balances in current and previous period:

<u>Related parties</u>	<u>Relationship</u>
Vingroup JSC	Parent company
Vinhomes JSC	Under common control
Ecology Development and Investment JSC	Under common control
Vinpearl JSC	Under common control
Central Park Development LLC	Under common control
Vietnam Investment and Consulting Investment JSC	Under common control
Can Gio Tourist City Corporation	Under common control
Vinschool JSC	Under common control
Thai Son Investment Construction Corporation	Under common control
Gia Lam Urban Development and Investment LLC	Under common control
Vinfast Trading and Production JSC	Under common control
Vinfast Commercial and Services Trading LLC	Under common control
Green City Development JSC	Under common control
Millenium Trading Investment And Development LLC	Under common control

Significant transactions with related parties during the period:

	<i>Currency: VND million</i>	
	<i>From</i>	<i>From</i>
	<i>01/01/2022 to</i>	<i>01/01/2021 to</i>
	<i>30/06/2022</i>	<i>30/06/2021</i>
<b>Receivables from leasing and rendering of related services</b>		
Vinhomes JSC	144,284	132,264
Vinfast Commercial and Services Trading LLC	88,749	84,280
Vinpearl JSC	31,468	41,540
Millenium Trading Investment And Development LLC	10,175	11,435
Vinschool JSC	16,802	19,296
<b>Payables for purchase of goods and services</b>		
Vingroup JSC	62,371	59,686
Vinhomes JSC	57,123	53,628
Ecology Development and Investment JSC	5	9,271
Vinpearl JSC	7,978	21,260
<b>Deposit for investment purpose</b>		
Thai Son Investment Construction Corporation	-	192,118
Gia Lam Urban Development and Investment LLC	-	131,396
Vingroup JSC	-	1,040,000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

## 29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

## Significant transactions with related parties during the period: (continued)

*Currency: VND million*

	<i>From 01/01/2022 to 30/06/2022</i>	<i>From 01/01/2021 to 30/06/2021</i>
<b>Collection from deposit for investment purpose</b>		
Vingroup JSC	-	181,992
Vinhomes JSC	-	242,172
Central Park Development LLC	-	41,656
<b>Lending</b>		
Vinfast Trading and Production JSC	2,800,000	-
Vinpearl JSC	-	1,250,000
<b>Collection of loan principal</b>		
Vinfast Trading and Production JSC	3,095,000	-
Vinpearl JSC	-	1,250,000
<b>Interests receivable</b>		
Thai Son Investment Construction Corporation	38,575	55,465
Vinfast Trading and Production JSC	48,727	-
Green City Development JSC	32,601	32,601
Vinpearl JSC	-	49,657
Vingroup JSC	-	3,570

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

## 29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

## Amounts due from and due to related parties:

Currency: VND million

<i>Related parties</i>	<i>Transactions</i>	<i>As at 30/6/2022</i>	<i>As at 31/12/2021</i>
<b>Short-term trade receivable (Note 6.1)</b>			
Vinhomes JSC	Receivables from leasing property and provision of related services	34,244	82,325
Vinfast Commercial and Services Trading LLC	Receivables from leasing property and provision of related services	19,637	21,107
Vinfast Trading and Production JSC	Receivables from leasing property and provision of related services	17,354	17,346
Other companies in the Group	Other receivables	11,500	2,516
		<b>82,735</b>	<b>123,294</b>
<b>Short-term loan receivables</b>			
Vinfast Trading and Production JSC	Short-term lending	-	295,000
		<b>-</b>	<b>295,000</b>
<b>Other short-term receivables (Note 7)</b>			
Vietnam Investment and Consulting Investment JSC	Receivable for business cooperation contract	93,654	69,680
Thai Son Investment Construction Corporation	Other receivables	34	192
Vinfast Trading and Production JSC	Interests receivable from deposits	-	10,221
Green City Development JSC	Interests receivable from deposits	19,233	5,173
Vinhomes JSC	Other receivables	59	360
Vinpearl JSC	Interests receivable from deposits	5,403	5,584
Other companies in the Group	Receivable for business cooperation contract	10,987	-
	Other receivables	4,261	3,898
	Receivable for business cooperation contract and other receivable	14,128	4,293
		<b>147,759</b>	<b>99,401</b>
<b>Long-term prepaid expenses (Note 9)</b>			
Ecology Development and Investment JSC	Long-term lease prepaid	232,682	237,787
		<b>232,682</b>	<b>237,787</b>



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

## 29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Amounts due from and due to related parties: (continued)

<i>Related parties</i>	<i>Transactions</i>	<i>Currency: VND million</i>	
		<i>As at 30/6/2022</i>	<i>As at 31/12/2021</i>
<b><i>Other current assets (Note 10)</i></b>			
Thai Son Investment Construction Corporation	Deposits for business cooperation	-	1,203,400
		<b>-</b>	<b>1,203,400</b>
<b><i>Other long-term assets (Note 10)</i></b>			
Vingroup JSC	Deposits for business cooperation	1,584,000	1,584,000
Green City Development JSC	Deposits for business cooperation	657,420	657,420
Can Gio Tourist City Corporation	Deposits for business cooperation	163,000	163,000
		<b>2,404,420</b>	<b>2,404,420</b>
<b><i>Short-term trade payables (Note 16)</i></b>			
Vingroup JSC	Payables for purchase of assets, goods and services	25,857	118,663
Vinpearl JSC	Payables for purchase of assets, goods and services	84,740	82,575
Thai Son Investment Construction Corporation	Payables for purchase of assets, goods and services	137,946	-
Vinhomes JSC	Payables for purchase of assets, goods and services	-	20,947
Gia Lam Urban Development and Investment LLC	Payables for purchase of assets, goods and services	20,628	9,296
Other companies in the Group	Payables for purchase of assets, goods and services	2,275	31,895
		<b>271,446</b>	<b>263,376</b>
<b><i>Other short-term payables (Note 20)</i></b>			
Vinfast Commercial and Services Trading LLC	Deposits for leasing retail	45,089	1,168
	Other payables	4	-
Vinhomes JSC	Deposits for leasing retail	15,055	14,491
	Other payables	4,400	-
Vinschool JSC	Deposits for leasing retail	7,263	3,391
Other companies in the Group	Other payables	4,756	1,980
		<b>76,567</b>	<b>21,030</b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter II 2022

## 29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

## Amounts due from and due to related parties: (continued)

<i>Related parties</i>	<i>Transactions</i>	<i>Currency: VND million</i>	
		<i>As at 30/6/2022</i>	<i>As at 31/12/2021</i>
<b><i>Other long-term liabilities (Note 20)</i></b>			
Vinpearl JSC	Deposits for business cooperation	180,000	180,000
	Deposits for leasing retail	2,467	4,774
Vinfast Commercial and Services Trading LLC	Deposits for leasing retail	44,494	40,362
Vinschool JSC	Deposits for leasing retail	7,263	3,872
Other companies in the Group	Deposits for leasing retail	4,980	4,314
		<b>239,204</b>	<b>233,322</b>
<b><i>Unearned revenues (Note 21)</i></b>			
Vingroup JSC	Unearned revenue from leasing and rendering of related services	18,532	19,311
Vinhomes JSC	Unearned revenue from leasing and rendering of related services	-	25,071
Other companies in the Group	Unearned revenue from leasing and rendering of related services	77	575
		<b>18,609</b>	<b>44,957</b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
 Quarter II 2022

29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

**Loans and debts due to related parties:** (Note 22.1 and Note 22.2)

Financial lease liabilities from a related party as at 30 June 2022 was as follow:

<i>Related parties</i>	<i>As at 30/6/2022</i>	<i>Interest rate</i>	<i>Maturity date</i>
	<i>VND million</i>	<i>per annum</i>	
Ecology Development and Investment JSC	192,073	From 8.58% to 14.02%	March 2045
<i>In which: Current-portion</i>	<u>(19,887)</u>		
<b>TOTAL (i)</b>	<u><b>172,186</b></u>		

(i) These financial lease liabilities relate to long-term lease contracts with non-cancellable term for renting Vincom Plaza Quang Trung and Vincom Plaza Le Van Viet.

Financial lease liabilities from a related party as at 31 December 2021 was as follow:

<i>Related parties</i>	<i>As at 31/12/2021</i>	<i>Interest rate</i>	<i>Maturity date</i>
	<i>VND million</i>	<i>per annum</i>	
Ecology Development and Investment JSC	191,819	From 8.58% to 14.02%	March 2045
<i>In which: Current-portion</i>	<u>(19,887)</u>		
<b>TOTAL</b>	<u><b>171,932</b></u>		

30. EVENTS AFTER THE BALANCE SHEET DATE

There is no matter or circumstance that has arisen since the balance sheet date that requires an adjustment or a disclosure in the interim consolidated financial statements of the Company and its subsidiaries.



Le Do Thuy An  
Preparer



Pham Hoang Viet  
Chief Accountant



Pham Thi Ngoc Ha  
Chief Financial Officer

27 July 2022.

## Vincom Retail Joint Stock Company

APPENDIX  
Quarter II 2022

### APPENDIX - EXPLANATION FOR THE VARIANCES IN INCOME STATEMENT BETWEEN THE TWO PERIODS (Under guidance of Circular No. 96/2020/TT-BTC dated 16 November 2020)

*Currency: VND million*

Code	Item	Quarter II 2022	Quarter II 2021	Variance	%
10	Net revenue from sale of goods and rendering of services	1,849,532	1,510,391	339,141	22%
11	Cost of goods sold and services rendered	788,394	880,962	(92,568)	-11%
21	Finance income	104,388	119,680	(15,292)	-13%
22	Finance expenses	88,086	151,938	(63,852)	-42%
25	Selling expenses	33,603	51,915	(18,312)	-35%
50	Accounting profit before tax	959,465	483,398	476,067	98%
60	Net profit after tax	773,136	387,627	385,509	99%

#### Explanation for variances in income statement between the two periods which were over 10%:

- Net revenue from sale of goods and rendering of services in Quarter II 2022 increased by VND 339 billion in comparison with previous period mainly because of: (i) revenue from leasing activities and rendering of related services increased by VND 453 billion due to the recovery of retail market as the pandemic was well controlled; (ii) sale of inventory properties decreased by VND 87 billion because the number of shop-houses handed over was lower than Quarter II 2021.
- Cost of goods sold and services rendered decreased VND 93 billion mainly due to: (i) cost of sale of inventory properties decreased by VND 32 billion correspondingly to the decrease in revenue; (ii) cost of other services decreased by VND 64 billion.
- Financial income decreased by VND 15 billion because of the decrease in interest income from investing activities.
- Financial expenses decreased by VND 64 billion mainly owing to the early redemption of VND 2.6 trillion bond.
- Selling expenses decreased by VND 18 billion mainly owing to the decrease in sale of inventory properties.
- Net profit after tax increased by VND 386 billion in comparison with prior period because of above mentioned reasons.