

Vincom Retail Joint Stock Company

Consolidated financial statements

Quarter IV 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 2nd 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 22th amended Enterprise Registration Certificate being granted on 08 September 2022.

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 year 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 year 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 year 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 year 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. 43/2022/GUQ-VCR dated 22 October 2022.

Vincom Retail Joint Stock Company

REPORT OF MANAGEMENT

Management of Vincom Retail Joint Stock Company (“the Company”) presents its report and the consolidated financial statements of the Company and its subsidiaries for Quarter IV 2022.

MANAGEMENT’S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

STATEMENT BY MANAGEMENT

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

For and on behalf of the management:




Phạm Thị Ngọc Hà
Chief Financial Officer

Hanoi, Vietnam

30 January 2023

CONSOLIDATED BALANCE SHEET
as at 31 December 2022

Currency: VND million

Code	ASSETS	Notes	As at 31/12/2022	As at 31/12/2021
100	A. CURRENT ASSETS		10,481,806	6,826,580
110	I. Cash and cash equivalents	4	7,019,648	3,297,060
111	1. Cash		180,901	1,788,884
112	2. Cash equivalents		6,838,747	1,508,176
120	II. Short-term investments		97,426	190,424
123	1. Held-to-maturity investments	5	97,426	190,424
130	III. Current accounts receivable		1,351,642	1,487,714
131	1. Short-term trade receivables	6.1	1,062,283	1,166,709
132	2. Short-term advances to suppliers	6.2	99,471	42,620
135	3. Short-term loan receivables	29	-	295,000
136	4. Other short-term receivables	7	381,573	142,716
137	5. Provision for doubtful short-term receivables	6.1	(191,685)	(159,331)
140	IV. Inventories	8	1,178,127	582,918
141	1. Inventories		1,178,127	582,918
150	V. Other current assets		834,963	1,268,464
151	1. Short-term prepaid expenses	9	119,002	41,719
152	2. Value-added tax deductible		49,766	22,965
153	3. Tax and other receivables from the State		8,775	380
155	4. Other current assets	10	657,420	1,203,400
200	B. NON-CURRENT ASSETS		32,177,007	31,046,908
210	I. Long-term receivables		8,222	6,110
216	1. Other long-term receivables		8,222	6,110
220	II. Fixed assets		418,007	438,775
221	1. Tangible fixed assets	11	407,364	426,476
222	Cost		628,672	619,021
223	Accumulated depreciation		(221,308)	(192,545)
227	2. Intangible assets	12	10,643	12,299
228	Cost		63,007	54,443
229	Accumulated amortisation		(52,364)	(42,144)
230	III. Investment properties	13	26,514,396	26,268,764
231	1. Cost		35,199,059	33,609,120
232	2. Accumulated depreciation		(8,684,663)	(7,340,356)
240	IV. Long-term assets in progress		699,496	1,255,909
242	1. Construction in progress	14	699,496	1,255,909
260	V. Other long-term assets		4,536,886	3,077,350
261	1. Long-term prepaid expenses	9	477,603	395,287
262	2. Deferred tax assets		84,906	16,032
268	3. Other long-term assets	10	3,785,350	2,404,420
269	4. Goodwill	15	189,027	261,611
270	TOTAL ASSETS		42,658,813	37,873,488

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2022

Currency: VND million

Code	RESOURCES	Notes	As at 31/12/2022	As at 31/12/2021
300	C. LIABILITIES		9,275,421	7,222,659
310	I. Current liabilities		5,818,481	2,890,056
311	1. Short-term trade payables	16	724,826	526,183
312	2. Short-term advances from customers	17	1,215,154	278,179
313	3. Statutory obligations	18	832,693	489,648
315	4. Short-term accrued expenses	19	726,984	628,864
318	5. Short-term unearned revenues	21	83,196	91,371
319	6. Short-term other payables	20	1,159,996	838,988
320	7. Short-term loan and debts	22.1	1,065,371	19,887
321	8. Short-term provisions		7,365	14,040
322	9. Bonus and welfare fund		2,896	2,896
330	II. Non-current liabilities		3,456,940	4,332,603
336	1. Long-term unearned revenues	21	124,011	100,106
337	2. Other long-term liabilities	20	1,137,374	1,018,370
338	3. Long-term loan and debts	22.2	2,121,300	3,137,924
341	4. Deferred tax liabilities		74,255	76,203
400	D. OWNERS' EQUITY		33,383,392	30,650,829
410	I. Capital	23	33,383,392	30,650,829
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		(53,137)	(53,420)
421	5. Undistributed earnings		12,023,308	9,288,513
421a	- Undistributed earnings up to prior year		9,288,513	7,974,003
421b	- Undistributed earnings of current period		2,734,795	1,314,510
429	6. Non-controlling interests		32,312	34,827
440	TOTAL LIABILITIES AND OWNERS' EQUITY		42,658,813	37,873,488



Nguyen Thi Yen Nhung
Preparer



Nguyen Thi Lan Huong
Chief Accountant



Pham Thi Ngoc Ha
Chief Financial Officer

30 January 2023

Vincom Retail Joint Stock Company

B02-DN/HN

CONSOLIDATED INCOME STATEMENT Quarter IV 2022

Currency: VND million

Code	ITEMS	Notes	Quarter IV 2022	Quarter IV 2021	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	24.1	2,084,406	1,367,010	7,308,593	5,891,141
02	2. Deductions	24.1	-	-	-	-
10	3. Net revenue from sale of goods and rendering of services	24.1	2,084,406	1,367,010	7,308,593	5,891,141
11	4. Cost of goods sold and services rendered	25	(1,032,199)	(903,051)	(3,544,917)	(3,499,036)
20	5. Gross profit from sale of goods and rendering of services		1,052,207	463,959	3,763,676	2,392,105
21	6. Finance income	24.2	200,940	87,389	538,573	387,018
22	7. Finance expenses	26	(92,124)	(90,968)	(359,155)	(486,280)
23	<i>In which: Interest expenses</i>		(92,124)	(93,444)	(359,155)	(486,176)
25	8. Selling expenses	27	(56,855)	(80,311)	(171,973)	(201,764)
26	9. General and administrative expenses	27	(110,128)	(182,380)	(371,266)	(433,167)
30	10. Operating profit		994,040	197,689	3,399,855	1,657,912
31	11. Other income		31,436	25,886	89,295	84,095
32	12. Other expenses		(2,989)	(42,860)	(16,528)	(49,730)
40	13. Other profit		28,447	(16,974)	72,767	34,365

Vincom Retail Joint Stock Company

B02-DN/HN

CONSOLIDATED INCOME STATEMENT (continued) Quarter IV 2022

Currency: VND million

Code	ITEMS	Notes	Quarter IV 2022	Quarter IV 2021	Current year	Previous year
50	14. Accounting profit before tax		1,022,487	180,715	3,472,622	1,692,277
51	15. Current corporate income tax expenses	28	(266,614)	(59,327)	(807,615)	(379,237)
52	16. Deferred tax income	28	35,598	487	70,822	1,973
60	17. Net profit after tax		791,471	121,875	2,735,829	1,315,013
61	18. Net profit after tax attributable to shareholders of the parent		790,984	121,813	2,734,795	1,314,510
62	19. Net profit after tax attributable to non-controlling interests		487	62	1,034	503



Nguyen Thi Yen Nhung
Preparer



Nguyen Thi Lan Huong
Chief Accountant



Pham Thi Ngoc Ha
Chief Financial Officer

30 January 2023

CONSOLIDATED CASH FLOW STATEMENT
Quarter IV 2022

Currency: VND million

Code	ITEMS	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES		
01	Profit before tax	3,472,622	1,692,277
	<i>Adjustments for:</i>		
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible assets (including amortisation of goodwill)	1,451,930	1,492,420
03	Provisions	25,679	143,814
05	Profits from investing activities	(538,555)	(348,545)
06	Interest expenses and bond issue costs	359,155	486,176
08	Operating profit before changes in working capital	4,770,831	3,466,142
09	Changes in receivables	(219,171)	(380,981)
10	Changes in inventories	(76,152)	(52,343)
11	Changes in payables (other than interest, corporate income tax)	1,284,922	(366,521)
12	Changes in prepaid expenses	(167,925)	142,473
14	Interest paid	(325,771)	(519,699)
15	Corporate income tax paid	(159,009)	(583,752)
20	Net cash flows from operating activities	5,107,725	1,705,319
	II. CASH FLOWS FROM INVESTING ACTIVITIES		
21	Purchase, construction of fixed assets and other long-term assets	(2,538,150)	(1,567,282)
21	Collection on investment deposits	336,000	909,820
22	Proceeds from disposals of fixed assets and other long-term assets	2,426	5,243
23	Loans to other entities and payments for purchase of debt instruments of other entities	(109,394)	(2,258,396)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities	502,152	3,671,000
27	Interest and dividends received	443,224	401,827
30	Net cash flows (used in)/from investing activities	(1,363,742)	1,162,212

CONSOLIDATED CASH FLOW STATEMENT (continued)
Quarter IV 2022

Currency: VND million

Code	ITEMS	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES		
31	Issuance of shares	2	-
34	Repayment of borrowings	-	(2,600,000)
35	Repayment of finance lease	(21,397)	(21,378)
40	Net cash flows (used in)/from financing activities	(21,395)	(2,621,378)
50	Net increase/(decrease) in cash and cash equivalents for the period	3,722,588	246,154
60	Cash and cash equivalents at the beginning of the period	3,297,060	3,050,907
70	Cash and cash equivalents at the end of the period	7,019,648	3,297,061



Nguyen Thi Yen Nhung
Preparer



Nguyen Thi Lan Huong
Chief Accountant



Phạm Thị Ngọc Hà
Chief Financial Officer

30 January 2023

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter IV 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 2nd 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 22th amended Enterprise Registration Certificate being granted on 08 September 2022.

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 31 December 2022 is 2,364 (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 04 following subsidiaries as at 31 December 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	98.01	98.01	Km1 + 200, Tran Hung Dao street, Suoi Hoa ward, Bac Ninh city, Bac Ninh province.	Leasing and trading real estate property
3	Vincom Retail Landmark 81 Company Limited	100.00	100.00	Floor 20A, Vincom Center Dong Khoi Building, 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City.	Leasing and trading real estate property
4	Vincom Retail Investment JSC	99.90	99.90	Symphony Tower, Chu Huy Man street, Phuc Loi ward, Long Bien district, Hanoi.	Leasing and trading real estate property

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

The 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 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 consolidated financial position and consolidated results of operations and 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 consolidated financial statements is million VND.

2.5 Basic of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the financial year ended 31 December 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 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 consolidated income statement and within equity in the 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*Inventory 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 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 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 consolidated income statement.

3.3 Receivables

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

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered.

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 consolidated income statement as incurred.

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

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.

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 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 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
 Quarter IV 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 consolidated balance sheet.

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

Lease income is recognised in the 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 consolidated income statement as incurred.

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

3.7 Depreciation and amortisation

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

Buildings and structures	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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 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 year. 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 consolidated income statement in the year 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 consolidated balance sheet upon the hand over of these properties.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 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 year 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 year 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 consolidated balance sheet and amortised over the year for which the amounts are paid or the year 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 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 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 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 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 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 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 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 financial year, 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 year and arising from the revaluation of monetary accounts denominated in foreign currency at year-end are taken to the 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 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 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 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 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 years 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 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 temporary 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 temporary 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 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 year 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 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 year 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 31/12/2022</i>	<i>As at 31/12/2021</i>
Cash in banks	180,755	1,788,860
Cash in transit	146	24
Cash equivalents	6,838,747	1,508,176
TOTAL	7,019,648	3,297,060

Cash equivalents as at 31 December 2022 comprised bank deposits and investments in VND with maturity terms from 1 to 3 months and earning interest at the rates ranging from 5.1% to 8.5% 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022**5. HELD-TO-MATURITY INVESTMENTS**

Currency: VND million

	As at 31/12/2022	As at 31/12/2021
Short-term held-to-maturity investments (i)	97,426	190,424
TOTAL	97,426	190,424

- (i) Ending balance of short-term held-to-maturity investments comprised short-term bank deposits in VND with terms ranging from 6 months to 12 months and earning interest at the rate ranging from 3.9% to 10.7% 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).

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

Currency: VND million

	As at 31/12/2022	As at 31/12/2021
Receivables from leasing activities and rendering related services	773,945	897,974
Receivables from sale of inventory properties	194,112	165,558
Others	94,226	103,177
TOTAL	1,062,283	1,166,709
<i>In which:</i>		
Trade receivables from customers	813,627	1,043,415
Trade receivables from related parties (Note 29)	248,656	123,294
Provision for doubtful short-term receivables	(191,685)	(159,331)

6.2 Short-term advances to suppliers

Currency: VND million

	As at 31/12/2022	As at 31/12/2021
Advances to suppliers	95,419	42,620
Advances to related parties	4,052	-
TOTAL	99,471	42,620

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022

7. OTHER SHORT-TERM RECEIVABLES

Currency: VND million

	<u>As at 31/12/2022</u>	<u>As at 31/12/2021</u>
Interests deposits	51,707	37,528
Receivables for business cooperation contract	295,076	69,680
Guarantee deposits for project development and contract implementation	7,945	12,727
Receivable for payment on behalf	10,677	2,956
Others	<u>16,168</u>	<u>19,825</u>
TOTAL	<u>381,573</u>	<u>142,716</u>
<i>In which:</i>		
<i>Other receivables</i>	67,819	43,315
<i>Other receivables from related parties</i> (Note 29)	313,754	99,401

8. INVENTORIES

Currency: VND million

	<u>As at 31/12/2022</u>		<u>As at 31/12/2021</u>	
	Cost	Provision	Cost	Provision
Inventory properties under construction (i)	1,130,619	-	461,939	-
Completed inventory properties	24,477	-	102,032	-
Others	23,031	-	18,947	-
TOTAL	<u>1,178,127</u>	-	<u>582,918</u>	-

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022

9. PREPAID EXPENSES

Currency: VND million

	<u>As at 31/12/2022</u>	<u>As at 31/12/2021</u>
Short-term:		
Selling expenses related to sale of inventory properties not yet handed over	90,506	27,612
Provisional corporate income tax	-	1,645
Others	<u>28,496</u>	<u>12,462</u>
TOTAL	<u>119,002</u>	<u>41,719</u>
Long-term:		
Prepaid rental to a related party for leasing commercial areas (Note 29)	327,319	237,787
Overhaul expenditures	131,076	131,130
Tools and supplies	12,711	19,262
Others	<u>6,497</u>	<u>7,108</u>
TOTAL	<u>477,603</u>	<u>395,287</u>

10. OTHER ASSETS

Currency: VND million

	<u>As at 31/12/2022</u>	<u>As at 31/12/2021</u>
Short-term:		
Deposits to related parties for investment purposes (Note 29) (i)	657,420	1,203,400
TOTAL	<u>657,420</u>	<u>1,203,400</u>
Long-term:		
Deposits to related parties for investment purposes (Note 29) (i)	3,785,350	2,404,420
TOTAL	<u>3,785,350</u>	<u>2,404,420</u>

- (i) 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022

11. TANGIBLE FIXED ASSETS

Currency: VND million

	Buildings and structures	Machinery and equipment	Office equipment	Others	Total
Cost:					
Beginning balance	276,420	293,903	23,204	25,494	619,021
- Increase	116	14,354	3,554	96	18,120
- Transferred to investment properties	-	(1,274)	-	-	(1,274)
- Other	(5,278)	(1,917)	-	-	(7,195)
Ending balance	271,258	305,066	26,758	25,590	628,672
Accumulated depreciation:					
Beginning balance	24,364	141,159	14,188	12,834	192,545
- Depreciation for the period	3,931	24,482	2,798	2,590	33,801
- Transferred to investment properties	-	(289)	-	-	(289)
- Other	(3,185)	(1,564)	-	-	(4,749)
Ending balance	25,110	163,788	16,986	15,424	221,308
Net carrying amount:					
Beginning balance	252,056	152,744	9,016	12,660	426,476
Ending balance	246,148	141,278	9,772	10,166	407,364

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022

12. INTANGIBLE ASSETS

Currency: VND million

	<u>Computer software</u>
Cost:	
Beginning balance	54,443
- Increase	4,921
- Transferred from long-term prepaid expenses	3,899
- Other	(256)
Ending balance	63,007
Accumulated amortisation:	
Beginning balance	42,144
- Amortisation for the period	9,733
- Transferred from long-term prepaid expenses	743
- Other	(256)
Ending balance	52,364
Net carrying amount:	
Beginning balance	<u>12,299</u>
Ending balance	<u>10,643</u>

13. INVESTMENT PROPERTIES

Currency: VND million

	<i>Land use rights, buildings and structures</i>	<i>Machinery and equipment</i>	<i>Total</i>
Cost:			
Beginning balance	27,510,800	6,098,320	33,609,120
Transferred from completed construction in progress	1,454,222	381,963	1,836,185
Increase	2,608	-	2,608
Decrease due to finalisation of construction contracts	(216,341)	23,048	(193,293)
Transferred from tangible fixed assets	-	1,274	1,274
Transferred to inventory	(48,747)	(8,088)	(56,835)
Ending balance	28,702,542	6,496,517	35,199,059
Accumulated depreciation:			
Beginning balance	4,304,124	3,036,232	7,340,356
Depreciation for the period	775,294	569,713	1,345,007
Transferred from tangible fixed assets	-	289	289
Transferred to inventory properties	(329)	(660)	(989)
Ending balance	5,079,089	3,605,574	8,684,663
Net carrying amount:			
Beginning balance	<u>23,206,676</u>	<u>3,062,088</u>	<u>26,268,764</u>
Ending balance	<u>23,623,453</u>	<u>2,890,943</u>	<u>26,514,396</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022

13. INVESTMENT PROPERTIES (continued)

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.

14. CONSTRUCTION IN PROGRESS

Currency: VND million

	<u>As at 31/12/2022</u>	<u>As at 31/12/2021</u>
Vincom Plaza My Tho	-	294,176
Vincom Plaza Bac Lieu	-	237,588
Bac Ninh Hotel Project	200,140	172,377
Vincom Plaza Dien Bien	129,661	138,435
Vincom Plaza Bien Hoa 2	135,650	135,650
Vincom Plaza Dong Ha Quang Tri	121,660	68,064
Other projects	112,385	209,619
TOTAL	<u>699,496</u>	<u>1,255,909</u>

15. GOODWILL

Currency: VND million

	<u>Goodwill arisen from acquisition of</u>			<i>Total</i>
	<i>Vincom Center Long Bien One Member LLC (i)</i>	<i>Khanh Gia Investment Trading Services JSC (i)</i>	<i>An Phong Investment JSC (i)</i>	
Cost:				
Beginning balance	33,000	210,288	482,549	725,837
Ending balance	33,000	210,288	482,549	725,837
Accumulated amortisation:				
Beginning balance	28,570	138,845	296,811	464,226
Amortisation for the	3,300	21,029	48,255	72,584
Ending balance	31,870	159,874	345,066	536,810
Net carrying amount:				
Beginning balance	4,430	71,443	185,738	261,611
Ending balance	<u>1,130</u>	<u>50,414</u>	<u>137,483</u>	<u>189,027</u>

(i) These companies were merged into Vincom Retail Operation Co., Ltd.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022

16. SHORT-TERM TRADE PAYABLES

Currency: VND million

	<u>As at 31/12/2022</u>	<u>As at 31/12/2021</u>
Trade payables to suppliers	336,802	262,807
Trade payables to related parties (Note 29)	388,024	263,376
TOTAL	<u>724,826</u>	<u>526,183</u>

17. ADVANCE FROM CUSTOMERS

Currency: VND million

	<u>As at 31/12/2022</u>	<u>As at 31/12/2021</u>
Downpayment from customers under sale and purchase of real estate agreements	1,194,835	187,547
Downpayment from tenants for leasing activities and rendering related services	18,671	53,570
Others	1,648	37,062
TOTAL	<u>1,215,154</u>	<u>278,179</u>

18. STATUTORY OBLIGATIONS

Currency: VND million

	<u>As at 31/12/2022</u>	<u>As at 31/12/2021</u>
Payables		
Corporate income tax	721,108	74,524
Value added tax	95,247	56,149
Land use fee and land rental fee	11,771	355,581
Others	4,567	3,394
TOTAL	<u>832,693</u>	<u>489,648</u>

19. SHORT-TERM ACCRUED EXPENSES

Currency: VND million

	<u>As at 31/12/2022</u>	<u>As at 31/12/2021</u>
Accrued construction costs	235,342	272,951
Accrued loans and bond interests	71,365	65,008
Accrued selling expenses	73,945	66,414
Others	346,332	224,491
TOTAL	<u>726,984</u>	<u>628,864</u>
<i>In which:</i>		
<i>Accrued expenses due to others</i>	703,966	624,781
<i>Accrued expenses due to related parties</i>	23,018	4,083

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022

20. OTHER PAYABLES

	<i>Currency: VND million</i>	
	<i>As at 31/12/2022</i>	<i>As at 31/12/2021</i>
Short-term:		
Deposits received under deposit and loan contracts	453,952	225,117
Deposits from tenants to be refunded within the next 12 months	441,421	423,536
Maintenance fund	97,930	91,846
Deposits for site construction	41,499	50,386
Dividend payable	14	2,233
Other payables	125,180	45,870
TOTAL	1,159,996	838,988
<i>In which:</i>		
Other short-term payables	1,074,638	817,958
Other short-term payables to related parties (Note 29)	85,358	21,030
Long-term:		
Deposits from tenants	1,352,736	1,225,755
Less: Deposits from tenants to be refunded within the next 12 months (Presented in Short-term)	(441,421)	(423,536)
Deposit under business cooperation contracts	180,000	180,000
Other deposits	46,059	36,151
TOTAL	1,137,374	1,018,370
<i>In which:</i>		
Other long-term payables	897,578	785,048
Other long-term payables to related parties (Note 29)	239,796	233,322

21. UNEARNED REVENUE

	<i>Currency: VND million</i>	
	<i>As at 31/12/2022</i>	<i>As at 31/12/2021</i>
Short-term unearned revenues	83,196	91,371
Long-term unearned revenues	124,011	100,106
TOTAL	207,207	191,477
<i>In which:</i>		
Unearned revenues received from related parties (Note 29)	74,488	44,957
Unearned revenues received from others	132,719	146,520

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

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

Currency: VND million

	Note	As at 31/12/2022		As at 31/12/2021	
		Carrying value	Payable amount	Carrying value	Payable amount
Current portion of long-term corporate bonds	(i)	1,045,484	1,045,484	-	-
Current portion of long-term debts from related parties	29	19,887	19,887	19,887	19,887
TOTAL		1,065,371	1,065,371	19,887	19,887

(i) Ending balance comprises:

<i>Bond arranger</i>	<i>As at 31/12/2022 (VND million)</i>	<i>Maturity date</i>	<i>Interest rate</i>	<i>Secured assets</i>
Techcom Securities Joint Stock Company	1,045,484	April 2023	The 12-month interest paid-in-arrears VND saving rate plus (+) 3.25% per annum with interest paid quarterly.	(*)
TOTAL	1,045,484			

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

22.2 Long-term loans and debt

Currency: VND million

	Note	As at 31/12/2022		As at 31/12/2021	
		Carrying value	Payable amount	Carrying value	Payable amount
Corporate bonds	(ii)	1,948,840	1,948,840	2,965,992	2,965,992
Other long-term debts from related parties	29	172,460	172,460	171,932	171,932
TOTAL		2,121,300	2,121,300	3,137,924	3,137,924

(ii) Ending balance comprises:

<i>Bond arranger</i>	<i>As at 31/12/2022 (VND million)</i>	<i>Maturity date</i>	<i>Interest rate</i>	<i>Secured assets</i>
Techcom Securities Joint Stock Company	1,948,840	August 2025	The 12-month interest paid-in-arrears VND saving rate plus (+) 3.5% per annum with interest paid quarterly.	(**)
TOTAL	1,948,840			

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

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued) Quarter IV 2022

23. OWNERS' EQUITY

23.1 Increase and decrease in owner's equity

Currency: VND million

	Shares with voting right	Share premium	Treasury shares	Undistributed earnings	Other funds belonging to owners' equity	Non-controlling interests	Total
Previous year							
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	-	-	-	1,314,510	-	503	1,315,013
Ending balance	23,288,184	46,983	(1,954,258)	9,288,513	(53,420)	34,827	30,650,829
Current year							
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	-	-	-	2,734,795	-	1,034	2,735,829
- Others	-	-	-	-	283	(3,549)	(3,266)
Ending balance	23,288,184	46,983	(1,954,258)	12,023,308	(53,137)	32,312	33,383,392

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022

23. OWNERS' EQUITY (continued)

23.2 Shares

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

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

	Currency: VND million	
	Quarter IV 2022	Quarter IV 2021
Gross revenue	2,084,406	1,367,010
In which:		
Leasing activities and rendering of related services	1,906,018	890,609
Sale of inventory properties	151,935	435,845
Others	26,453	40,556
Deduction	-	-
Net revenue	2,084,406	1,367,010
In which:		
Revenue from sale to related parties	234,674	137,761
Revenue from sale to others	1,849,732	1,229,249

24.2 Finance income

	Currency: VND million	
	Quarter IV 2022	Quarter IV 2021
Interest income from loans and deposits	200,940	87,389
TOTAL	200,940	87,389

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022

24. REVENUE (continued)

24.3 Revenue and expenses relating to investment properties

	<i>Currency: VND million</i>	
	<u>Quarter IV 2022</u>	<u>Quarter IV 2021</u>
Revenue from leasing of investment properties and rendering of related services (Note 24.1)	1,906,018	890,609
Direct operating costs related to investment properties generating income in the period (Note 25)	898,120	653,874

25. COST OF GOODS SOLD AND SERVICES RENDERED

	<i>Currency: VND million</i>	
	<u>Quarter IV 2022</u>	<u>Quarter IV 2021</u>
Cost of leasing activities and rendering of related services	898,120	653,874
Cost of inventory properties sold	117,562	185,012
Others	16,517	64,165
TOTAL	<u>1,032,199</u>	<u>903,051</u>

26. FINANCE EXPENSES

	<i>Currency: VND million</i>	
	<u>Quarter IV 2022</u>	<u>Quarter IV 2021</u>
Interests on loans and bond	82,617	81,461
Amortisation of bond issue costs	9,507	9,507
TOTAL	<u>92,124</u>	<u>90,968</u>

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

Currency: VND million

	<u>Quarter IV 2022</u>	<u>Quarter IV 2021</u>
Selling expenses	56,855	80,311
Labour cost	14,209	10,083
Consulting, commission and brokerage fees	13,859	53,253
Branding and marketing cost	26,940	14,932
Depreciation and amortisation	1,058	1,769
Outsourced services	188	41
Others	601	233
General and administrative expenses	110,128	182,380
Labour cost	28,034	19,207
Depreciation and amortisation	20,731	20,024
Provision expenses	18,624	84,197
Out-sourcing services	17,658	14,632
Others	4,857	4,002
Management fee	20,224	40,318
TOTAL	<u>166,983</u>	<u>262,691</u>

28. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") applicable to the Company and its subsidiaries for Quarter IV 2022 is 20% of taxable profit (for Quarter IV 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 IV 2022</u>	<u>Quarter IV 2021</u>
Current corporate income tax expenses	266,614	59,327
Deferred tax income	(35,598)	(487)
TOTAL	<u>231,016</u>	<u>58,840</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022

29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

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

<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
Vinsmart Research and Manufacture JSC	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 year:

	<i>Currency: VND million</i>	
	<u>Current year</u>	<u>Previous year</u>
Receivables from leasing and rendering of related services		
Vinhomes JSC	282,651	253,358
Vinfast Commercial and Services Trading LLC	196,063	158,147
Vinpearl JSC	70,275	68,514
Millenium Trading Investment And Development LLC	20,034	18,322
Thai Son Investment Construction Corporation	59,037	476
Vinschool JSC	53,499	19,176
Payables for purchase of goods and services		
Vingroup JSC	110,418	126,666
Vinhomes JSC	109,557	110,428
Ecology Development and Investment JSC	9,283	27,814
Vinpearl JSC	17,651	14,311
Deposit for investment purpose		
Vingroup JSC	2,293,180	1,070,000
Thai Son Investment Construction Corporation	-	192,118
Gia Lam Urban Development and Investment LLC	-	131,396

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022

29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Significant transactions with related parties during the year (continued)

	<i>Currency: VND million</i>	
	<u>Current year</u>	<u>Previous year</u>
Add-on interests from deposit for investment		
Vingroup JSC	81,170	-
Collection from deposit for investment purpose		
Vingroup JSC	336,000	625,993
Vinhomes JSC	-	242,172
Central Park Development LLC	-	41,656
Lending		
Vinfast Trading and Production JSC	7,870,000	295,000
Vinpearl JSC	-	1,250,000
Collection of loan principal		
Vinfast Trading and Production JSC	8,165,000	-
Vinpearl JSC	-	1,250,000
Interests receivable		
Thai Son Investment Construction Corporation	38,575	116,129
Vinfast Trading and Production JSC	110,368	5,173
Green City Development JSC	65,742	65,742
Vinpearl JSC	-	49,657
Vingroup JSC	81,170	6,036
Can Gio Tourist City Corporation	16,300	16,300
Share transfers receivable		
Vinhomes JSC	1,226,153	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 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 31/12/2022</i>	<i>As at 31/12/2021</i>
Short-term trade receivable (Note 6.1)			
Vinhomes JSC	Receivables from leasing property and provision of related services	53,084	82,325
Vinfast Commercial and Services Trading LLC	Receivables from leasing property and provision of related services	99,762	21,107
Vinfast Trading and Production JSC	Receivables from leasing property and provision of related services	17,382	17,346
Thai Son Investment Construction Corporation	Receivables from leasing property and provision of related services	64,553	-
Other companies in the Group	Other receivables	13,875	2,516
		248,656	123,294
Short-term loan receivables			
Vinfast Trading and Production JSC	Short-term lending	-	295,000
		-	295,000
Other short-term receivables (Note 7)			
Vietnam Investment and Consulting Investment JSC	Receivable for business cooperation contract	132,145	69,680
	Other receivables	132	192
Vinhomes JSC	Receivable for business cooperation contract	40,425	-
	Other receivables	1,036	2,254
Vingroup JSC	Interests receivable from deposits	-	40
	Receivable for business cooperation contract	112,432	-
	Other receivables	24	133
Green City Development JSC	Interests receivable from deposits	5,584	5,584
Thai Son Investment Construction Corporation	Interests receivable from deposits	-	10,221
Central Park Development LLC	Receivable for business cooperation contract	10,074	-
Vinpearl JSC	Other receivables	10,192	3,898
Other companies in the Group	Other receivables	1,710	7,399
		313,754	99,401

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022

29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Amounts due from and due to related parties (continued)

Currency: VND million

<i>Related parties</i>	<i>Transactions</i>	<i>As at 31/12/2022</i>	<i>As at 31/12/2021</i>
Long-term prepaid expenses (Note 9)			
Ecology Development and Investment JSC	Long-term lease prepaid	227,578	237,787
Vinpearl JSC	Long-term lease prepaid	99,741	-
		327,319	237,787
Other current assets (Note 10)			
Thai Son Investment Construction Corporation	Deposits for business cooperation	-	1,203,400
Green City Development JSC	Deposits for business cooperation	657,420	-
		657,420	1,203,400
Other long-term assets (Note 10)			
Vingroup JSC	Deposits for business cooperation	3,622,350	1,584,000
Green City Development JSC	Deposits for business cooperation	-	657,420
Can Gio Tourist City Corporation	Deposits for business cooperation	163,000	163,000
		3,785,350	2,404,420
Short-term trade payables (Note 16)			
Vingroup JSC	Payables for purchase of assets, goods and services	59,379	118,663
Vinpearl JSC	Payables for purchase of assets, goods and services	77,932	82,575
Thai Son Investment Construction Corporation	Payables for purchase of assets, goods and services	126,694	94
Vinhomes JSC	Payables for purchase of assets, goods and services	25,666	20,947
Gia Lam Urban Development and Investment LLC	Payables for purchase of assets, goods and services	87,612	9,296
Other companies in the Group	Payables for purchase of assets, goods and services	10,741	31,801
		388,024	263,376

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter IV 2022

29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Amounts due from and due to related parties (continued)

Currency: VND million

<i>Related parties</i>	<i>Transactions</i>	<i>As at 31/12/2022</i>	<i>As at 31/12/2021</i>
<i>Other short-term payables (Note 20)</i>			
Vinhomes JSC	Deposits for leasing retail	10,228	14,451
	Other payables	69,600	40
Vinschool JSC	Deposits for leasing retail	-	3,391
Other companies in the Group	Other payables	5,530	3,148
		85,358	21,030
<i>Other long-term liabilities (Note 20)</i>			
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	44,978	40,362
Vinschool JSC	Deposits for leasing retail	7,263	3,872
Other companies in the Group	Deposits for leasing retail	5,088	4,314
		239,796	233,322
<i>Unearned revenues (Note 21)</i>			
Vingroup JSC	Unearned revenue from leasing and rendering of related services	18,291	19,311
Vinhomes JSC	Unearned revenue from leasing and rendering of related services	25,071	25,071
Vinpearl JSC	Unearned revenue from leasing and rendering of related services	31,126	224
Other companies in the Group	Unearned revenue from leasing and rendering of related services	-	351
		74,488	44,957

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
 Quarter IV 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 31 December 2022 was as follow:

<i>Related parties</i>	<i>As at 31/12/2022</i>	<i>Interest rate</i>	<i>Maturity date</i>
	<i>VND million</i>	<i>per annum</i>	
Ecology Development and Investment JSC	192,347	From 8.58% to 14.02%	March 2045
<i>In which: Current-portion</i>	<u>(19,887)</u>		
TOTAL (i)	<u>172,460</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>		
TOTAL	<u>171,932</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 consolidated financial statements of the Company and its subsidiaries.



 Nguyen Thi Yen Nhung
 Preparer



 Nguyen Thi Lan Huong
 Chief Accountant




 Pham Thi Ngoc Ha
 Chief Financial Officer

30 January 2023

Vincom Retail Joint Stock Company

APPENDIX Quarter IV 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)

Code	Item	Currency: VND million		
		Quarter IV 2022	Quarter IV 2021	Variance %
10	Net revenue from sale of goods and rendering of services	2,084,406	1,367,010	717,396 52%
11	Cost of goods sold and services rendered	1,032,199	903,051	129,148 14%
21	Finance income	200,940	87,389	113,551 130%
25	Selling expenses	56,855	80,311	(23,456) -29%
26	General and administrative expenses	110,128	182,380	(72,252) -40%
60	Net profit after tax	791,471	121,875	669,596 549%

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 IV 2022 increased by VND 717 billion in comparison with previous period mainly because of: (i) revenue from leasing activities and rendering of related services increased by VND 1.015 billion due to the recovery of retail market as the pandemic was well controlled and there were 3 newly opened malls in Quarter II 2022; (ii) sale of inventory properties decreased by VND 284 billion. Cost of goods sold and services rendered increased correspondingly to the recovery of revenue.
- Financial income increased by VND 113.5 billion because of the increase in interest income from investing activities.
- Selling expenses decreased by VND 23 billion mainly because of the decrease in commission fee for sale of inventory property.
- General and administrative expenses decreased by VND 72 billion due to the decrease of provision for doubtful debts.
- Net profit after tax increased by VND 669.6 billion in comparison with prior period because of above mentioned reasons.