

Vincom Retail Joint Stock Company

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Quarter II 2023

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 23rd amended Enterprise Registration Certificate being granted on 22 February 2023.

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. Nguyen Anh Dung.

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 interim consolidated financial statements of the Company and its subsidiaries for Quarter II 2023.

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 2023, 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: 




Phạm Thị Ngọc Hà
Chief Financial Officer

Hanoi, Vietnam

27 July 2023

INTERIM CONSOLIDATED BALANCE SHEET
as at 30 June 2023

Currency: VND million

Code	ASSETS	Notes	As at 30/06/2023	As at 31/12/2022
100	A. CURRENT ASSETS		12,223,422	10,534,650
110	<i>I. Cash and cash equivalents</i>	4	7,515,430	7,019,648
111	1. Cash		5,494,882	180,901
112	2. Cash equivalents		2,020,548	6,838,747
120	<i>II. Short-term investments</i>		99,541	97,426
123	1. Held-to-maturity investments	5	99,541	97,426
130	<i>III. Current accounts receivable</i>		1,462,240	1,404,486
131	1. Short-term trade receivables	6.1	1,178,885	1,115,127
132	2. Short-term advances to suppliers	6.2	54,479	99,471
136	3. Other short-term receivables	7	421,451	381,573
137	4. Provision for doubtful short-term receivables	6.1	(192,575)	(191,685)
140	<i>IV. Inventories</i>	8	1,451,574	1,178,127
141	1. Inventories		1,451,574	1,178,127
150	<i>V. Other current assets</i>		1,694,637	834,963
151	1. Short-term prepaid expenses	9	139,362	119,002
152	2. Value-added tax deductible		39,134	49,766
153	3. Tax and other receivables from the State		721	8,775
155	4. Other current assets	10	1,515,420	657,420
200	B. NON-CURRENT ASSETS		31,970,731	32,166,438
210	<i>I. Long-term receivables</i>		9,617	8,222
216	1. Other long-term receivables		9,617	8,222
220	<i>II. Fixed assets</i>		417,467	418,007
221	1. Tangible fixed assets	11	396,148	407,364
222	Cost		631,563	628,672
223	Accumulated depreciation		(235,415)	(221,308)
227	2. Intangible assets	12	21,319	10,643
228	Cost		76,186	63,007
229	Accumulated amortisation		(54,867)	(52,364)
230	<i>III. Investment properties</i>	13	25,836,201	26,514,396
231	1. Cost		35,180,083	35,199,059
232	2. Accumulated depreciation		(9,343,882)	(8,684,663)
240	<i>IV. Long-term assets in progress</i>		704,824	699,496
242	1. Construction in progress	14	704,824	699,496
260	<i>V. Other long-term assets</i>		5,002,622	4,526,317
261	1. Long-term prepaid expenses	9	459,342	477,603
262	2. Deferred tax assets		91,443	74,337
268	3. Other long-term assets	10	4,298,582	3,785,350
269	4. Goodwill	15	153,255	189,027
270	TOTAL ASSETS		44,194,153	42,701,088

INTERIM CONSOLIDATED BALANCE SHEET (continued)
as at 30 June 2023

Currency: VND million

Code	RESOURCES	Notes	As at 30/06/2023	As at 31/12/2022
300	C. LIABILITIES		8,751,494	9,276,398
310	I. Current liabilities		5,253,990	5,819,458
311	1. Short-term trade payables	16	766,177	724,826
312	2. Short-term advances from customers	17	1,447,231	1,215,154
313	3. Statutory obligations	18	1,246,823	832,693
315	4. Short-term accrued expenses	19	625,556	726,984
318	5. Short-term unearned revenues	21	48,663	83,196
319	6. Short-term other payables	20	1,089,178	1,160,973
320	7. Short-term loan and debts	22.1	19,887	1,065,371
321	8. Short-term provisions		7,579	7,365
322	9. Bonus and welfare fund		2,896	2,896
330	II. Non-current liabilities		3,497,504	3,456,940
336	1. Long-term unearned revenues	21	118,601	124,011
337	2. Other long-term liabilities	20	1,171,990	1,137,374
338	3. Long-term loan and debts	22.2	2,133,632	2,121,300
341	4. Deferred tax liabilities		73,281	74,255
400	D. OWNERS' EQUITY		35,442,659	33,424,690
410	I. Capital	23	35,442,659	33,424,690
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)	(53,137)
421	5. Undistributed earnings		14,091,623	12,064,570
421a	- Undistributed earnings up to prior year		12,064,570	9,288,513
421b	- Undistributed earnings of current period		2,027,053	2,776,057
429	6. Non-controlling interests		23,264	32,348
440	TOTAL LIABILITIES AND OWNERS' EQUITY		44,194,153	42,701,088

Nguyen Thi Yen Nhung
Preparer

Nguyen Thi Lan Huong
Chief Accountant



Pham Thi Ngoc Ha
Chief Financial Officer

27 July 2023

Vincom Retail Joint Stock Company

B02a-DN/HN

INTERIM CONSOLIDATED INCOME STATEMENT Quarter II 2023

Currency: VND million

Code	ITEMS	Notes	Quarter II 2023	Quarter II 2022	For the 6-month period ended 30 June 2023	For the 6-month period ended 30 June 2022
01	1. Revenue from sale of goods and rendering of services	24.1	2,172,827	1,849,532	4,116,103	3,218,991
02	2. Deductions	24.1	-	-	-	-
10	3. Net revenue from sale of goods and rendering of services	24.1	2,172,827	1,849,532	4,116,103	3,218,991
11	4. Cost of goods sold and services rendered	25	(983,445)	(788,394)	(1,738,369)	(1,546,499)
20	5. Gross profit from sale of goods and rendering of services		1,189,382	1,061,138	2,377,734	1,672,492
21	6. Finance income	24.2	278,153	104,388	501,969	207,242
22	7. Finance expenses	26	(80,000)	(88,086)	(180,408)	(177,598)
23	<i>In which: Interest expenses</i>		(80,000)	(88,086)	(180,408)	(177,598)
25	8. Selling expenses	27	(44,039)	(45,245)	(72,717)	(88,188)
26	9. General and administrative expenses	27	(73,795)	(93,053)	(152,842)	(192,494)
30	10. Operating profit		1,269,701	939,142	2,473,736	1,421,454
31	11. Other income		24,237	21,266	84,927	39,691
32	12. Other expenses		(25,545)	(943)	(41,489)	(1,000)
40	13. Other profit		(1,308)	20,323	43,438	38,691

Vincom Retail Joint Stock Company

B02a-DN/HN

INTERIM CONSOLIDATED INCOME STATEMENT (continued) Quarter II 2023

Currency: VND million

Code	ITEMS	Notes	Quarter II 2023	Quarter II 2022	For the 6-month period ended 30 June 2023	For the 6-month period ended 30 June 2022
50	14. Accounting profit before tax		1,268,393	959,465	2,517,174	1,460,145
51	15. Current corporate income tax expenses	28	(251,764)	(186,867)	(510,640)	(310,386)
52	16. Deferred tax income	28	(16,026)	538	18,080	974
60	17. Net profit after tax		1,000,603	773,136	2,024,614	1,150,733
61	18. Net profit after tax attributable to shareholders of the parent		1,000,589	772,972	2,024,435	1,150,408
62	19. Net profit after tax attributable to non-controlling interests		14	164	179	325



Nguyen Thi Yen Nhung

Preparer

27 July 2023



Nguyen Thi Lan Huong

Chief Accountant

Chief Financial Officer

INTERIM CONSOLIDATED CASH FLOW STATEMENT
Quarter II 2023

Currency: VND million

Code	ITEMS	For the 6-month period ended 30 June 2023	For the 6-month period ended 30 June 2022
	I. CASH FLOWS FROM OPERATING ACTIVITIES		
01	Profit before tax	2,517,174	1,460,145
	<i>Adjustments for:</i>		
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible assets (including amortisation of goodwill)	733,276	703,147
03	Provisions	1,104	25,185
05	Profits from investing activities	(502,132)	(207,250)
06	Interest expenses and bond issue costs	180,408	177,598
08	Operating profit before changes in working capital	2,929,830	2,158,825
09	Changes in receivables	75,596	(52,315)
10	Changes in inventories	(273,447)	27,377
11	Changes in payables (other than interest, corporate income tax)	235,205	(229,927)
12	Changes in prepaid expenses	(3,460)	15,176
14	Interest paid	(170,766)	(163,270)
15	Corporate income tax paid	(212,766)	(197,444)
20	Net cash flows from operating activities	2,580,192	1,558,422
	II. CASH FLOWS FROM INVESTING ACTIVITIES		
21	Purchase, construction of fixed assets and other long-term assets	(1,950,550)	(331,970)
21	Collection on investment deposits	543,768	-
22	Proceeds from disposals of fixed assets and other long-term assets	1,245	8
23	Loans to other entities and payments for purchase of debt instruments	-	(101,676)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities	-	295,000
27	Interest and dividends received	381,825	194,585
30	Net cash flows (used in)/from investing activities	(1,023,712)	55,947

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)
Quarter II 2023

Currency: VND million

Code	ITEMS	For the 6-month period ended 30 June 2023	For the 6-month period ended 30 June 2022
	III. CASH FLOWS FROM FINANCING ACTIVITIES		
34	Repayment of borrowings	(1,050,000)	-
35	Repayment of finance lease	(10,698)	(10,698)
40	Net cash flows (used in)/from financing activities	(1,060,698)	(10,698)
50	Net increase/(decrease) in cash and cash equivalents for the period	495,782	1,603,671
60	Cash and cash equivalents at the beginning of the period	7,019,648	3,297,060
70	Cash and cash equivalents at the end of the period	7,515,430	4,900,731



Nguyen Thi Yen Nhung
Preparer

27 July 2023



Nguyen Thi Lan Huong
Chief Accountant




Phạm Thị Ngọc Hà
Chief Financial Officer

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
Quarter II 2023

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 23rd amended Enterprise Registration Certificate being granted on 22 February 2023.

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 2023 is 2,118 (31 December 2022: 2,364).

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 30 June 2023:

<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	99.90	99.90	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	99.90	99.90	Symphony Tower, Chu Huy Man street, Phuc Loi ward, Long Bien district, Hanoi.	Leasing and trading real estate property
4	Vincom Retail Landmark 81 LTD	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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023**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 2023.

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 2023**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*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 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 2023**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 2023

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 2023

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 2023**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 2023**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 2023**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 2023**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 2023**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 2023**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

	<i>Currency: VND million</i>	
	<i>As at 30/06/2023</i>	<i>As at 31/12/2022</i>
Cash in banks	5,494,880	180,755
Cash in transit	2	146
Cash equivalents	2,020,548	6,838,747
TOTAL	7,515,430	7,019,648

Cash equivalents as at 30 June 2023 comprised bank deposits and investments in VND with maturity terms from 1 to 3 months and earning interest at the rates ranging from 3.8% to 8.5% per annum (as at 31 December 2022: bank deposits and investment 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).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023

5. HELD-TO-MATURITY INVESTMENTS

Currency: VND million

	<u>As at 30/06/2023</u>	<u>As at 31/12/2022</u>
Short-term held-to-maturity investments (i)	99,541	97,426
TOTAL	99,541	97,426

- (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 5.7% to 8.5% per annum (31 December 2022: 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), solely 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

	<u>As at 30/06/2023</u>	<u>As at 31/12/2022</u>
Receivables from leasing activities and rendering related services	1,051,151	906,945
Receivables from sale of inventory properties	124,203	194,112
Others	3,531	14,070
TOTAL	1,178,885	1,115,127
<i>In which:</i>		
Trade receivables from customers	1,028,164	866,471
Trade receivables from related parties (Note 29)	150,721	248,656
Provision for doubtful short-term receivables	(192,575)	(191,685)

6.2 Short-term advances to suppliers

Currency: VND million

	<u>As at 30/06/2023</u>	<u>As at 31/12/2022</u>
Advances to suppliers	54,479	95,419
Advances to related parties	-	4,052
TOTAL	54,479	99,471

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023

7. OTHER SHORT-TERM RECEIVABLES

	<i>Currency: VND million</i>	
	<u>As at 30/06/2023</u>	<u>As at 31/12/2022</u>
Interests deposits	171,850	51,707
Receivables for business cooperation contract	210,387	295,076
Guarantee deposits for project development and contract implementation	7,945	7,945
Receivable for payment on behalf	12,932	10,677
Others	18,337	16,168
TOTAL	421,451	381,573
<i>In which:</i>		
<i>Other receivables</i>	20,605	67,819
<i>Other receivables from related parties</i> (Note 29)	400,846	313,754

8. INVENTORIES

	<i>Currency: VND million</i>			
	<u>As at 30/06/2023</u>		<u>As at 31/12/2022</u>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Inventory properties under construction (i)	1,423,213	-	1,130,619	-
Completed inventory properties	17,676	-	24,477	-
Others	10,685	-	23,031	-
TOTAL	1,451,574	-	1,178,127	-

- (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 2023

9. PREPAID EXPENSES

Currency: VND million

	<u>As at 30/06/2023</u>	<u>As at 31/12/2022</u>
Short-term:		
Selling expenses related to sale of inventory properties not yet handed over	118,946	90,506
Others	<u>20,416</u>	<u>28,496</u>
TOTAL	<u>139,362</u>	<u>119,002</u>
Long-term:		
Prepaid rental to a related party for leasing commercial areas (Note 29)	320,947	327,319
Overhaul expenditures	116,314	131,076
Tools and supplies	13,970	12,711
Others	<u>8,111</u>	<u>6,497</u>
TOTAL	<u>459,342</u>	<u>477,603</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 30/06/2023</u>	<u>As at 31/12/2022</u>
Short-term:		
Deposits to related parties for investment purposes (Note 29) (i)	1,515,420	657,420
TOTAL	<u>1,515,420</u>	<u>657,420</u>
Long-term:		
Deposits to related parties for investment purposes (Note 29) (i)	4,298,582	3,785,350
TOTAL	<u>4,298,582</u>	<u>3,785,350</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 2023

11. TANGIBLE FIXED ASSETS

Currency: VND million

	Buildings and structures	Machinery and equipment	Office equipment	Others	Total
Cost:					
Beginning balance	271,258	305,066	26,758	25,590	628,672
- Increase	-	1,389	-	-	1,389
- Transferred from completed construction in progress	-	5,068	-	-	5,068
- Write-off, disposals	-	(120)	(84)	(2,665)	(2,869)
- Others	-	(697)	-	-	(697)
Ending balance	271,258	310,706	26,674	22,925	631,563
Accumulated depreciation:					
Beginning balance	25,110	163,788	16,986	15,424	221,308
- Depreciation for the period	1,736	12,432	1,719	1,204	17,091
- Write-off, disposals	-	(120)	(84)	(2,665)	(2,869)
- Others	-	(115)	-	-	(115)
Ending balance	26,846	175,985	18,621	13,963	235,415
Net carrying amount:					
Beginning balance	246,148	141,278	9,772	10,166	407,364
Ending balance	244,412	134,721	8,053	8,962	396,148

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023

12. INTANGIBLE ASSETS

	<i>Currency: VND million</i>
	<u><i>Computer software</i></u>
Cost:	
Beginning balance	63,007
- Increases	13,179
Ending balance	76,186
Accumulated amortisation:	
Beginning balance	52,364
- Amortisation for the period	2,503
Ending balance	54,867
Net carrying amount:	
Beginning balance	<u>10,643</u>
Ending balance	<u>21,319</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023

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	28,702,542	6,496,517	35,199,059
Increases	3,489	-	3,489
Transferred from completed construction in progress	3,254	-	3,254
Other decreases	(29,517)	-	(29,517)
Transferred from inventory	3,798	-	3,798
Ending balance	28,683,566	6,496,517	35,180,083
Accumulated depreciation:			
Beginning balance	5,079,089	3,605,574	8,684,663
Depreciation for the period	393,442	283,109	676,551
Other decreases	(17,332)	-	(17,332)
Ending balance	5,455,199	3,888,683	9,343,882
Net carrying amount:			
Beginning balance	23,623,453	2,890,943	26,514,396
Ending balance	23,228,367	2,607,834	25,836,201

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 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 2023

14. CONSTRUCTION IN PROGRESS

Currency: VND million

	<u>As at 30/06/2023</u>	<u>As at 31/12/2022</u>
Bac Ninh Hotel Project	212,291	200,140
Vincom Plaza Dien Bien	151,788	129,661
Vincom Plaza Bien Hoa 2	135,650	135,650
Vincom Plaza Dong Ha Quang Tri	136,243	121,660
Other projects	68,852	112,385
TOTAL	704,824	699,496

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>	
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	31,870	159,874	345,066	536,810
Amortisation for the	1,130	10,515	24,127	35,772
Ending balance	33,000	170,389	369,193	572,582
Net carrying amount:				
Beginning balance	1,130	50,414	137,483	189,027
Ending balance	-	39,899	113,356	153,255

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

16. SHORT-TERM TRADE PAYABLES

Currency: VND million

	<u>As at 30/06/2023</u>	<u>As at 31/12/2022</u>
Trade payables to suppliers	414,819	336,802
Trade payables to related parties (Note 29)	351,358	388,024
TOTAL	766,177	724,826

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
 Quarter II 2023

17. ADVANCE FROM CUSTOMERS

Currency: VND million

	<u>As at 30/06/2023</u>	<u>As at 31/12/2022</u>
Downpayment from customers under sale and purchase of real estate agreements	1,356,355	1,194,835
Downpayment from tenants for leasing activities and rendering related services	87,873	18,671
Others	3,003	1,648
TOTAL	<u>1,447,231</u>	<u>1,215,154</u>

18. STATUTORY OBLIGATIONS

Currency: VND million

	<u>As at 30/06/2023</u>	<u>As at 31/12/2022</u>
Payables		
Corporate income tax	1,019,114	721,108
Value added tax	186,230	95,247
Land use fee and land rental fee	304	11,771
Others	41,175	4,567
TOTAL	<u>1,246,823</u>	<u>832,693</u>

19. SHORT-TERM ACCRUED EXPENSES

Currency: VND million

	<u>As at 30/06/2023</u>	<u>As at 31/12/2022</u>
Accrued construction costs	179,184	235,342
Accrued loans and bond interests	68,621	71,365
Accrued selling expenses	32,929	73,945
Others	344,822	346,332
TOTAL	<u>625,556</u>	<u>726,984</u>
<i>In which:</i>		
<i>Accrued expenses due to others</i>	<i>607,711</i>	<i>703,966</i>
<i>Accrued expenses due to related parties</i>	<i>17,845</i>	<i>23,018</i>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023**20. OTHER PAYABLES**

Currency: VND million

	<u>As at 30/06/2023</u>	<u>As at 31/12/2022</u>
Short-term:		
Deposits received under deposit and loan contracts	461,755	453,952
Deposits from tenants to be refunded within the next 12 months	442,810	441,421
Maintenance fund	100,535	97,930
Deposits for site construction	39,723	41,499
Dividend payable	-	14
Other payables	44,355	126,157
TOTAL	1,089,178	1,160,973
<i>In which:</i>		
Other short-term payables	1,062,127	1,075,615
Other short-term payables to related parties (Note 29)	27,051	85,358
Long-term:		
Deposits from tenants	1,389,718	1,352,736
Less: Deposits from tenants to be refunded within the next 12 months (Presented in Short-term)	(442,810)	(441,421)
Deposit under business cooperation contracts	180,000	180,000
Other deposits	45,082	46,059
TOTAL	1,171,990	1,137,374
<i>In which:</i>		
Other long-term payables	931,299	897,578
Other long-term payables to related parties (Note 29)	240,691	239,796

21. UNEARNED REVENUES

Currency: VND million

	<u>As at 30/06/2023</u>	<u>As at 31/12/2022</u>
Short-term unearned revenues	48,663	83,196
Long-term unearned revenues	118,601	124,011
TOTAL	167,264	207,207
<i>In which:</i>		
Unearned revenues received from related parties (Note 29)	48,340	74,488
Unearned revenues received from others	118,924	132,719

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 2023

22. LOANS AND DEBTS

22.1 Short-term loans and debt

Currency: VND million

	Note	As at 30/06/2023		As at 31/12/2022	
		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		19,887	19,887	1,065,371	1,065,371

- (i) These bonds are secured by land use rights and assets attached to land of a shopping mall owned by subsidiaries. The principle repayment was made by the Company at the due date in April 2023.

22.2 Long-term loans and debt

Currency: VND million

	Note	As at 30/06/2023		As at 31/12/2022	
		Carrying value	Payable amount	Carrying value	Payable amount
Corporate bonds	(ii)	1,960,878	1,960,878	1,948,840	1,948,840
Other long-term debts from related parties	29	172,754	172,754	172,460	172,460
TOTAL		2,133,632	2,133,632	2,121,300	2,121,300

- (ii) 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	1,960,878	August 2025	The 12-month interest paid-in-arrears VND saving rate plus (+) 3.5% per annum with interest paid quarterly.	(*)
TOTAL	1,960,878			

- (*) 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 2023

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
For the 6-month period ended 30 June 2022							
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
For the 6-month period ended 30 June 2023							
Beginning balance	23,288,184	46,983	(1,954,258)	12,064,570	(53,137)	32,348	33,424,690
- Net profit for the period	-	-	-	2,024,435	-	179	2,024,614
- Others	-	-	-	2,618	-	(9,263)	(6,645)
Ending balance	23,288,184	46,983	(1,954,258)	14,091,623	(53,137)	23,264	35,442,659

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023

23. OWNERS' EQUITY (continued)

23.2 Shares

	As at 30/06/2023		As at 31/12/2022	
	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 2022: VND 10,000 per share).

24. REVENUE

24.1 Revenue from sale of goods and rendering of services

	Currency: VND million	
	Quarter II 2023	Quarter II 2022
Gross revenue	2,172,827	1,849,532
In which:		
Leasing activities and rendering of related services	1,943,496	1,822,394
Sale of inventory properties	197,182	8,347
Others	32,149	18,791
Deduction	-	-
Net revenue	2,172,827	1,849,532
In which:		
Revenue from sale to related parties	172,344	159,299
Revenue from sale to others	2,000,483	1,690,233

24.2 Finance income

	Currency: VND million	
	Quarter II 2023	Quarter II 2022
Interest income from loans and deposits	278,153	104,388
TOTAL	278,153	104,388

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023**24. REVENUE (continued)****24.3 Revenue and expenses relating to investment properties**

Currency: VND million

	<u>Quarter II 2023</u>	<u>Quarter II 2022</u>
Revenue from leasing of investment properties and rendering of related services (Note 24.1)	1,943,496	1,822,394
Direct operating costs related to investment properties generating income in the period (Note 25)	819,406	765,683

25. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: VND million

	<u>Quarter II 2023</u>	<u>Quarter II 2022</u>
Cost of leasing activities and rendering of related services	819,406	765,683
Cost of inventory properties sold	108,384	3,265
Others	55,655	19,446
TOTAL	<u>983,445</u>	<u>788,394</u>

26. FINANCE EXPENSES

Currency: VND million

	<u>Quarter II 2023</u>	<u>Quarter II 2022</u>
Interests on loans and bond	72,954	78,578
Amortisation of bond issue costs	7,046	9,508
TOTAL	<u>80,000</u>	<u>88,086</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023**27. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES**

Currency: VND million

	<u>Quarter II 2023</u>	<u>Quarter II 2022</u>
Selling expenses	44,039	45,245
Labour cost	11,406	13,283
Consulting, commission and brokerage fees	14,267	2,072
Branding and marketing cost	16,405	27,727
Depreciation and amortisation	1,021	1,564
Others	940	599
General and administrative expenses	73,795	93,053
Labour cost	20,551	19,962
Depreciation and amortisation	18,926	20,420
Provision expenses	356	4,547
Out-sourcing services	9,244	14,134
Others	3,385	2,688
Management fee	21,333	31,302
TOTAL	117,834	138,298

28. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") applicable to the Company and its subsidiaries for Quarter II 2023 is 20% of taxable profit (for Quarter II 2022: 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 2023</u>	<u>Quarter II 2022</u>
Current corporate income tax expenses	251,764	186,867
Deferred tax income/(expenses)	16,026	(538)
TOTAL	267,790	186,329

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023

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
Vin3S 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 period:

	<i>Currency: VND million</i>	
	<i>From</i>	<i>From</i>
	<i>01/01/2023 to</i>	<i>01/01/2022 to</i>
	<i>30/06/2023</i>	<i>30/06/2022</i>
Receivables from leasing and rendering of related services		
Vinhomes JSC	140,055	144,284
Vinfast Commercial and Services Trading LLC	104,744	88,749
Vinpearl JSC	38,222	31,468
Vinschool JSC	37,247	16,802
Millenium Trading Investment And Development LLC	8,833	10,175
Payables for purchase of goods and services		
Vingroup JSC	45,706	62,371
Vinhomes JSC	17,083	57,123
Vinpearl JSC	9,125	7,978
Vin3S JSC	6,679	3,374
Deposit for investment purpose		
Vingroup JSC	125,000	-
Vinhomes JSC	1,090,000	-
Green City Development JSC	700,000	-
Collection from deposit for investment purpose		
Vingroup JSC	543,768	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023

29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

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

Currency: VND million

	<i>From</i> <i>01/01/2023 to</i> <i>30/06/2023</i>	<i>From</i> <i>01/01/2022 to</i> <i>30/06/2022</i>
Lending		
Vinfast Trading and Production JSC	5,045,000	2,800,000
Collection of loan principal		
Vinfast Trading and Production JSC	5,045,000	3,095,000
Interests receivable		
Vingroup JSC	103,155	-
Vinfast Trading and Production JSC	71,801	48,727
Green City Development JSC	53,295	32,601
Vinhomes JSC	32,252	-
Can Gio Tourist City Corporation	8,083	8,083
Thai Son Investment Construction Corporation	-	38,575

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023

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 30/06/2023</i>	<i>As at 31/12/2022</i>
Short-term trade receivable (Note 6.1)			
Vinhomes JSC	Receivables from leasing property and provision of related services	74,567	53,084
Vinfast Commercial and Services Trading LLC	Receivables from leasing property and provision of related services	58,944	99,762
Vinfast Trading and Production JSC	Receivables from leasing property and provision of related services	148	17,382
Thai Son Investment Construction Corporation	Receivables from leasing property and provision of related services	143	64,553
Other companies in the Group	Other receivables	16,919	13,875
		150,721	248,656
Other short-term receivables (Note 7)			
Vietnam Investment and Consulting Investment JSC	Receivable for business cooperation contract	132,145	132,145
	Other receivables	64	132
Vinhomes JSC	Receivable for business cooperation contract	45,264	40,425
	Interests receivable from deposits	32,252	-
	Other receivables	1,954	1,224
Vingroup JSC	Interests receivable from deposits	95,409	-
	Receivable for business cooperation contract	22,905	112,432
	Other receivables	41	24
Green City Development JSC	Interests receivable from deposits	40,327	5,584
Central Park Development LLC	Receivable for business cooperation contract	10,074	10,074
Vinpearl JSC	Other receivables	16,764	10,192
Other companies in the Group	Other receivables	3,647	1,522
		400,846	313,754
Long-term prepaid expenses (Note 9)			
Ecology Development and Investment JSC	Long-term lease prepaid	222,473	227,578
Vinpearl JSC	Long-term lease prepaid	98,474	99,742
		320,947	327,319

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023

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 30/06/2023</i>	<i>As at 31/12/2022</i>
<i>Other current assets (Note 10)</i>			
Vingroup JSC	Deposits for business cooperation	158,000	-
Green City Development JSC	Deposits for business cooperation	1,357,420	657,420
		1,515,420	657,420
<i>Other long-term assets (Note 10)</i>			
Vingroup JSC	Deposits for business cooperation	3,045,582	3,622,350
Vinhomes JSC	Deposits for business cooperation	1,090,000	-
Can Gio Tourist City Corporation	Deposits for business cooperation	163,000	163,000
		4,298,582	3,785,350
<i>Short-term trade payables (Note 16)</i>			
Vingroup JSC	Payables for purchase of assets, goods and services	33,343	59,379
Vinpearl JSC	Payables for purchase of assets, goods and services	64,592	77,932
Thai Son Investment Construction Corporation	Payables for purchase of assets, goods and services	129,095	126,694
Vinhomes JSC	Payables for purchase of assets, goods and services	43,179	25,666
Gia Lam Urban Development and Investment LLC	Payables for purchase of assets, goods and services	73,025	87,612
Other companies in the Group	Payables for purchase of assets, goods and services	8,124	10,741
		351,358	388,024
<i>Other short-term payables (Note 20)</i>			
Vinhomes JSC	Deposits for leasing retail	12,531	10,228
	Other payables	1,800	69,600
Vingroup JSC	Other payables	10,889	4,144
Other companies in the Group	Other payables	1,831	1,386
		27,051	85,358

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023

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 30/06/2023</i>	<i>As at 31/12/2022</i>
<i>Other long-term liabilities (Note 20)</i>			
Vinpearl JSC	Deposits for business cooperation	180,000	180,000
	Deposits for leasing retail	2,467	2,467
Vinfast Commercial and Vinschool JSC	Deposits for leasing retail	48,459	44,978
Other companies in the Group	Deposits for leasing retail	6,480	7,263
		3,285	5,088
		240,691	239,796
<i>Unearned revenues (Note 21)</i>			
Vingroup JSC	Unearned revenue from leasing and rendering of related services	17,470	18,291
Vinhomes JSC	Unearned revenue from leasing and rendering of related services	-	25,071
Vinpearl JSC	Unearned revenue from leasing and rendering of related services	30,870	31,126
		48,340	74,488

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2023**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 2023 was as follow:

<i>Related parties</i>	<i>As at 30/06/2023</i>	<i>Interest rate</i>	<i>Maturity date</i>
	<i>VND million</i>	<i>per annum</i>	
Ecology Development and Investment JSC	192,641	From 8.58% to 14.02%	March 2045
<i>In which: Current-portion</i>	<u>(19,887)</u>		
TOTAL (i)	<u>172,754</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 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	<u>172,460</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.



 Nguyen Thi Yen Nhung
Preparer



 Nguyen Thi Lan Huong
Chief Accountant


 Phạm Thị Ngọc Hà
Chief Financial Officer

27 July 2023.

Vincom Retail Joint Stock Company

APPENDIX
Quarter II 2023

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	Quarter II 2023		Quarter II 2022		Variance		%
10	Net revenue from sale of goods and rendering of services	2,172,827	1,849,532	323,295	17%			
11	Cost of goods sold and services rendered	983,445	788,394	195,051	25%			
21	Finance income	278,153	104,388	173,765	166%			
26	General and administrative expenses	73,795	93,053	(19,258)	-21%			
60	Net profit after tax	1,000,603	773,136	227,467	29%			

Currency: VND million

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 2023 increased by VND 323 billion in comparison with previous period mainly because of: (i) revenue from leasing activities and rendering of related services increased by VND 121 billion due to the recovery of retail market as the pandemic was well controlled and thanks to additional revenue from the three newly opened malls in Quarter II 2022; (ii) sale of inventory properties increased by VND 189 billion due to the commencement of shophouse hand-over of Dien Bien project.
- Cost of goods sold and services rendered in Quarter II 2023 increased by VND 195 billion in comparison with the same period last financial year in accordance with the increase in revenue.
- Financial income increased by VND 174 billion because of the increase in interest income from investing activities.
- General and administrative expenses decreased by VND 19 billion due to the decrease in expenses made for provision for doubtful debts thanks to the collection of doubtful debt as tenants reopened post Covid-19, and the replacement of outsourced services with in-house services.
- Net profit after tax increased by VND 227 billion in comparison with prior period because of above mentioned reasons.