



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

Consolidated Financial Statements
for the year ended 31 December 2023

Vincom Retail Joint Stock Company Corporate Information

Enterprise Registration Certificate No.

0105850244

11 April 2012

The Company's Enterprise Registration Certificate has been amended several times, the most recent of which is dated 20 March 2024. The Company's Enterprise Registration Certificate was issued by the Department of Planning and Investment of Ha Noi City.

Board of Directors

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

Board of Management

Ms. Tran Mai Hoa	General Director <i>(from 11/10/2023 to 20/3/2024)</i>
Ms. Pham Thi Thu Hien	General Director <i>(until 11/10/2023 and from 20/3/2024)</i>
Mr. Nguyen Duy Khanh	Deputy General Director <i>(until 31/8/2023 and from 29/1/2024)</i>
Ms. Vu Tuyet Hang	Standing Deputy General Director <i>(from 11/10/2023 to 29/1/2024)</i>
Ms. Pham Thi Thu Hien	Deputy General Director <i>(until 11/10/2023 and from 20/3/2024)</i>
Ms. Pham Thi Ngoc Ha	Chief Financial Officer

Board of Supervision

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

Registered Office

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

Auditor

KPMG Limited
Vietnam

Vincom Retail Joint Stock Company and its subsidiaries

Statement of the Board of Management

The Board of Management of Vincom Retail Joint Stock Company (“the Company”) presents this statement and the accompanying consolidated financial statements of the Company and its subsidiaries for the year ended 31 December 2023.

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

- (a) the consolidated financial statements set out on pages 5 to 61 give a true and fair view of the consolidated financial position of the Company and its subsidiaries as at 31 December 2023, and of their consolidated results of operations and their consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to financial reporting; and
- (b) at the date of this statement, there are no reasons to believe that the Company and its subsidiaries will not be able to pay its debts as and when they fall due.

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

On behalf of the Board of Management



Phạm Thị Ngọc Hà
Chief Financial Officer
As authorised by the General Director

Hanoi, 23 March 2024



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INDEPENDENT AUDITOR’S REPORT

To the Shareholders Vincom Retail Joint Stock Company

We have audited the accompanying consolidated financial statements of Vincom Retail Joint Stock Company (“the Company”) and its subsidiaries, which comprise the consolidated balance sheet as at 31 December 2023, the consolidated statements of income and cash flows for the year then ended and the explanatory notes thereto which were authorised for issue by the Company’s Board of Management on 23 March 2024, as set out on pages 5 to 61.

Management’s Responsibility

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

Auditor’s Responsibility

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

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

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



Auditor's Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of Vincom Retail Joint Stock Company and its subsidiaries as at 31 December 2023 and of their consolidated results of operations and their consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to financial reporting.

KPMG Limited

Vietnam

Audit Report No. 23-02-00171-24-2



Dam Xuan Lam
Practicing Auditor Registration
Certificate No. 0861-2023-007-1
Deputy General Director

Doan Thanh Toan
Practicing Auditor Registration
Certificate No. 3073-2024-007-1

Hanoi, 23 March 2024

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated balance sheet as at 31 December 2023

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

	Code	Note	31/12/2023 VND million	1/1/2023 VND million
ASSETS				
Current assets (100 = 110 + 120 + 130 + 140 + 150)	100		10,036,448	10,534,650
Cash and cash equivalents	110	5	4,101,549	7,019,648
Cash	111		4,051,549	180,901
Cash equivalents	112		50,000	6,838,747
Short-term financial investments	120		1,070,978	97,426
Held-to-maturity investments	123	6	1,070,978	97,426
Accounts receivable – short-term	130		1,612,789	1,404,486
Accounts receivable from customers – short-term	131	7	1,460,717	1,115,127
Prepayments to suppliers – short-term	132	8	77,967	99,471
Other short-term receivables	136	9(a)	296,504	381,573
Allowance for doubtful debts	137	10	(222,399)	(191,685)
Inventories	140	11	639,957	1,178,127
Inventories	141		639,957	1,178,127
Other current assets	150		2,611,175	834,963
Short-term prepaid expenses	151	17(a)	72,562	119,002
Deductible value added tax	152		22,472	49,766
Taxes and others receivable from State Treasury	153		721	8,775
Other current assets	155	12	2,515,420	657,420

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

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated balance sheet as at 31 December 2023 (continued)

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

	Code	Note	31/12/2023 VND million	1/1/2023 VND million
Long-term assets (200 = 210 + 220 + 230 + 240 + 260)	200		37,617,283	32,166,438
Accounts receivable – long-term	210		12,169	8,222
Other long-term receivables	216	9(b)	12,169	8,222
Fixed assets	220		413,363	418,007
Tangible fixed assets	221	13	387,335	407,364
Cost	222		634,850	628,672
Accumulated depreciation	223		(247,515)	(221,308)
Intangible assets	227	14	26,028	10,643
Cost	228		85,563	63,007
Accumulated amortisation	229		(59,535)	(52,364)
Investment property	230	15	25,179,848	26,514,396
Cost	231		35,182,435	35,199,059
Accumulated depreciation	232		(10,002,587)	(8,684,663)
Long-term work in progress	240		1,028,319	699,496
Construction in progress	242	16	1,028,319	699,496
Other long-term assets	260		10,983,584	4,526,317
Long-term prepaid expenses	261	17(b)	452,965	477,603
Deferred tax assets	262	18	65,598	74,337
Other long-term assets	268	12	10,346,408	3,785,350
Goodwill	269	19	118,613	189,027
TOTAL ASSETS (270 = 100 + 200)	270		47,653,731	42,701,088

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

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated balance sheet as at 31 December 2023 (continued)

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

	Code	Note	31/12/2023 VND million	1/1/2023 VND million
RESOURCES				
LIABILITIES (300 = 310 + 330)	300		9,826,878	9,276,398
Current liabilities	310		6,244,864	5,819,458
Accounts payable to suppliers – short-term	311	20	448,115	724,826
Advances from customers – short-term	312	21	314,342	1,215,154
Taxes and other payables to State Treasury	313	22	1,495,742	832,693
Payables to employees	314		279	-
Accrued expenses	315	23	973,708	726,984
Unearned revenue – short-term	318	24(a)	44,547	83,196
Other payables – short-term	319	25(a)	1,170,222	1,160,973
Short-term borrowings, bonds and finance lease liabilities	320	26(a)	1,791,800	1,065,371
Provisions – short-term	321	27	3,428	7,365
Bonus and welfare fund	322		2,681	2,896
Long-term liabilities	330		3,582,014	3,456,940
Unearned revenue – long-term	336	24(b)	113,453	124,011
Other payables – long-term	337	25(b)	1,253,137	1,137,374
Long-term bonds and finance lease liabilities	338	26(b)	2,143,780	2,121,300
Deferred tax liabilities	341	18	71,644	74,255

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

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated balance sheet as at 31 December 2023 (continued)

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

	Code	Note	31/12/2023 VND million	1/1/2023 VND million
EQUITY (400 = 410)	400		37,826,853	33,424,690
Owners' equity	410	28	37,826,853	33,424,690
Share capital	411	29	23,288,184	23,288,184
- Ordinary shares with voting rights	411a		23,288,184	23,288,184
Share premium	412		46,983	46,983
Treasury shares	415		(1,954,258)	(1,954,258)
Other equity funds	420		(53,137)	(53,137)
Undistributed profits after tax	421		16,475,788	12,064,570
- Undistributed profit after tax brought forward	421a		12,064,570	9,288,513
- Net profit after tax for the current year	421b		4,411,218	2,776,057
Non-controlling interest	429		23,293	32,348
TOTAL RESOURCES (440 = 300 + 400)	440		47,653,731	42,701,088

23 March 2024

Prepared by:



Nguyen Thi Lan Huong
Chief Accountant

Approved by:



Phan Thi Ngoc Ha
Chief Financial Officer
As authorised by the General Director

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

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated statement of income for the year ended 31 December 2023

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

	Code	Note	2023 VND million	2022 VND million
Revenue from sales of goods and provision of services	01	31	9,791,335	7,361,437
Revenue deductions	02	31	-	-
Net revenue from sales of goods and provision of services (10 = 01 - 02)	10	31	9,791,335	7,361,437
Cost of sales	11	32	4,445,450	3,544,917
Gross profit (20 = 10 - 11)	20		5,345,885	3,816,520
Financial income	21	33	1,146,339	538,573
Financial expenses	22	34	330,426	359,155
<i>In which: Interest expense and issuance costs</i>	23		330,426	359,155
Selling expenses	25	35	341,268	171,973
General and administration expenses	26	36	438,650	371,266
Net operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		5,381,880	3,452,699
Other income	31	37	212,434	88,319
Other expenses	32	38	68,227	16,528
Results of other activities (40 = 31 - 32)	40		144,207	71,791
Accounting profit before tax (50 = 30 + 40)	50		5,526,087	3,524,490
Current corporate income tax expense	51	40	1,111,151	807,615
Deferred corporate income tax expense/(benefit)	52	40	6,128	(60,253)
Net profit after tax (60 = 50 - 51 - 52) (carried forward to next page)	60		4,408,808	2,777,128

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

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated statement of income for the year ended 31 December 2023 (continued)

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

	Code	Note	2023 VND million	2022 VND million
Net profit after tax (60 = 50 - 51 - 52) (brought forward from previous page)	60		4,408,808	2,777,128
Attributable to:				
Shareholders of the Company	61		4,408,600	2,776,057
Non-controlling interest	62		208	1,071
			VND	VND
Earnings per share				
Basic earnings per share	70	41	1.940	1.222

23 March 2024

Prepared by:



Nguyen Thi Lan Huong
Chief Accountant

Approved by:



Phạm Thị Ngọc Hà
Chief Financial Officer
As authorised by the General Director

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

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated statement of cash flows for the year ended 31 December 2023
(Indirect method)

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

	Code	Note	2023 VND million	2022 VND million
CASH FLOWS FROM OPERATING ACTIVITIES				
Accounting profit before tax	01		5,526,087	3,524,490
Adjustments for				
Depreciation and amortisation	02		1,453,931	1,451,929
Allowances and provisions	03		87,438	25,679
Profits from investing activities	05		(1,144,646)	(545,292)
Interest expense, borrowing costs and bonds issuance costs	06		330,426	359,155
Operating profit before changes in working capital	08		6,253,236	4,815,961
Change in receivables and other assets	09		(1,293,682)	(214,005)
Change in inventories	10		543,548	(502,634)
Change in payables and other liabilities	11		(808,470)	1,614,418
Change in prepaid expenses	12		66,833	(167,974)
			4,761,465	5,545,766
Interest paid	14		(293,139)	(314,988)
Corporate income tax paid	15		(576,317)	(159,095)
Net cash flows from operating activities	20		3,892,009	5,071,683
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for additions to fixed assets and other long-term assets and deposits for investment	21		(8,321,768)	(2,538,150)
Collections on investment deposits	21		816,956	336,000
Proceeds from disposals of fixed assets and other long-term assets	22		4,462	38,468
Payments for purchase of debt instruments of other entities	23		(2,923,445)	(109,394)
Receipts from sales of debt instruments of other entities	24		1,956,182	502,152
Payments for investments in a subsidiary	25		(6,645)	-
Receipts of interests	27		953,424	443,224
Net cash flows from investing activities	30		(7,520,834)	(1,327,700)

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

Vincom Retail Joint Stock Company and its subsidiaries
Consolidated statement of cash flows for the year ended 31 December 2023
(Indirect method – continued)

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

	Code	Note	2023 VND million	2022 VND million
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from equity issued or capital contributed by owners	31		-	2
Proceeds from borrowings	33		1,782,123	-
Payments to settle loan principals	34		(1,050,000)	-
Payments to settle finance lease liabilities	35		(21,397)	(21,397)
Net cash flows from financing activities	40		710,726	(21,395)
Net cash flows during the year (50 = 20 + 30 + 40)	50		(2,918,099)	3,722,588
Cash and cash equivalents at the beginning of the year	60		7,019,648	3,297,060
Cash and cash equivalents at the end of the year (70 = 50 + 60)	70	5	4,101,549	7,019,648

23 March 2024

Prepared by:



Nguyen Thi Lan Huong
Chief Accountant

Approved by:



Pham Thi Ngoc Ha
Chief Financial Officer
As authorised by the General Director

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

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023

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

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

1. Reporting entity

(a) Ownership structure

Vincom Retail Joint Stock Company (“the Company”) is incorporated as a joint stock company in Vietnam. The consolidated financial statements of the Company for the year ended 31 December 2023 comprise the Company and its subsidiaries.

(b) Principal activities

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

(c) Normal operating cycle

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

**Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023 (continued)**

Form B 09 – DN/HN
(Issued under Circular No. 202/2014/TT-BTC
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(d) Company structure	Name	Principal activities	Address	Percentage of economic interests and voting rights as at 31/12/2023	1/1/2023
	As at 31 December 2023, the Company had 3 directly owned subsidiaries and 1 indirectly owned subsidiary (1/1/2023: 3 directly owned subsidiary and 1 indirectly owned subsidiary). Details of subsidiaries are as follows:				
Directly owned subsidiaries	Vincom Retail Operation Company Limited	Leasing malls, offices and providing related services, and trading real estate property and entertainment services.	Symphony Office Building, Chu Huy Man Street, Ecological Residence of Vinhomes Riverside, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam.	100.00%	100.00%
	Suoi Hoa Urban Development and Investment Limited Liability Company (formerly known as Suoi Hoa Urban Development and Investment Joint Stock Company)	Leasing malls, offices and providing related services, and trading real estate property and entertainment services.	Km1 + 200, Tran Hung Dao Street, Suoi Hoa Ward, Bac Ninh City, Bac Ninh Province, Vietnam.	99.90%	98.01%
	Vincom Retail Landmark 81 Company Limited	Leasing malls, offices and providing related services, and trading real estate property and entertainment services.	Floor 20A, Vincom Center Dong Khoi Building, 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam.	100.00%	100.00%
Indirectly owned subsidiary	Vincom Retail Investment Joint Stock Company	Leasing malls, offices and providing related services, and trading real estate property and entertainment services.	Symphony Office Building, Chu Huy Man Street, Ecological Residence of Vinhomes Riverside, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam.	99.90%	99.90%

All subsidiaries are incorporated in Vietnam.

As at 31 December 2023, the Company and its subsidiaries had 2,346 employees (1/1/2023: 2,364 employees).

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

(a) Statement of compliance

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

(b) Basis of measurement

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

(c) Annual accounting period

The annual accounting period of the Company and its subsidiaries are from 1 January to 31 December.

(d) Accounting and presentation currency

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

The consolidated financial statements are prepared and presented in million of Vietnam Dong ("VND million"). Regarding basic earnings per share, the Company presented this item in unit as described at Note 41.

3. Summary of significant accounting policies

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

(a) Basis of consolidation

(i) *Subsidiaries*

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

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

Form B 09 – DN/HN
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(ii) *Non-controlling interests*

Non-controlling interests are measured at the proportionate share of the acquiree's identifiable net assets at date of acquisition.

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

(iii) *Transactions eliminated on consolidation*

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

(iv) *Asset acquisition and business combination*

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

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

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

The Company and its subsidiaries acquire subsidiaries that own real estate projects. At the date of acquisition, the Company and its subsidiaries consider whether the acquisition represents the acquisition of a business. The Company and its subsidiaries account for an acquisition as a business combination where an integrated set of activities is acquired.

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

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

Form B 09 – DN/HN
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(v) Business combinations involving entities or business under common control

Business combination where the same group of shareholders (“the Controlling Shareholders”) control the combining companies before and after the business combination meets the definition of business combination under common control because there is a continuation of the risks and benefits to the Controlling Shareholders. Such common control business combination is specifically excluded from the scope of Vietnamese Accounting Standard No. 11 – Business Combination and in selecting its accounting policies with respect to such transaction, the Company and its subsidiaries have considered Vietnamese Accounting Standard No. 01 – Framework and Vietnamese Accounting Standard No. 21 – Presentation of Financial Statements. Based on these standards, the Company and its subsidiaries have adopted the followings:

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

(b) Foreign currency

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

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

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

(c) Cash and cash equivalents

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

(d) Investments

Held-to-maturity investments

Held-to-maturity investments are those that the Company’s Board of Management has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at bank, and other held-to-maturity investments. These investments are stated at costs less allowance for doubtful debts.

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

Form B 09 – DN/HN
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(e) Accounts receivable from customers and other receivables

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

(f) Inventories

(i) *Inventory properties*

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

Cost includes:

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

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

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

(ii) *Other inventories*

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

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

The Company and its subsidiaries apply the perpetual method of accounting for inventories, the value of the inventories is determined on a weighted average basis.

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

(g) Tangible fixed assets

(i) Cost

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

(ii) Depreciation

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

▪ buildings, structures	5 – 50 years
▪ machinery and equipment	2 – 15 years
▪ office equipment	3 – 15 years
▪ other assets	3 – 15 years

(h) Intangible fixed assets

Software

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

(i) Investment properties held to earn rental

(i) Cost

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

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

(ii) Depreciation

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

▪ land use rights and buildings, structures	5 – 50 years
▪ machinery and equipment	3 – 25 years

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

(j) Construction in progress

Construction in progress represents the costs of tangible, intangible fixed assets, and investment properties which have not been fully completed or installed. No depreciation is provided for construction in progress during the period of construction and installation.

(k) Prepaid expenses

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

(i) Prepaid rentals

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

(ii) Overhaul expenditures

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

(iii) Tools and supplies

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

(iv) Prepaid land costs

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

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

(v) Selling expenses

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

(l) Goodwill

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

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

(m) Accounts payable to suppliers and other payables

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

(n) Provisions

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

Provision for warranty expenses for apartments and shop-houses

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

(o) Bonds issued

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

(p) Share capital and share premium

(i) Ordinary shares

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

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

(ii) Repurchase of ordinary shares (treasury shares)

Treasury shares are recognised only in respect of repurchased shares which are aggregated fractions of share arising when the Company issues shares to pay dividends or issues shares from equity reserves in accordance with an approved issuance plan, or repurchased odd-lots of shares as requested by the shareholders. In all other cases, when shares recognized as equity are repurchased, their par value amount is recognized as a reduction to share capital, and the Company shall carry out procedures for a decrease in charter capital equivalent to the total par value of shares redeemed by the Company. The difference between the par value and the amount of the consideration paid, which includes directly attributable costs, net of tax effects, is included in share premium. For those repurchased shares that can be sold afterwards, when treasury shares are sold for reissue subsequently, cost of the reissued shares is determined on a weighted average basis. Any difference between the amount received and the cost of the shares reissued is presented within share premium.

(q) Taxation

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

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

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

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

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

(r) Revenue and other income

(i) *Revenue from sale of inventory properties*

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

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

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

(ii) *Revenue from leasing investment properties*

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

(iii) *Services rendered*

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

(iv) *Interest income*

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

(s) *Leased assets*

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

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

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

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

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

Assets subject to finance leases for sublease are included as the Company and its subsidiaries' investment properties held to earn rental in the consolidated balance sheet.

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

Where the Company and its subsidiaries are the lessor

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

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

(t) Borrowing costs

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

(u) Earnings per share

The Company presents basic earnings per share ("EPS") for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to the ordinary shareholders (after deducting any amounts appropriated to bonus and welfare fund for the annual accounting period) of the Company by the weighted average number of ordinary shares outstanding during the year. As at 31 December 2023 and for the year then ended, the Company has no potential ordinary shares hence disclosure for diluted EPS is not applicable.

(v) Segment reporting

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

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

(w) Related parties

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

Related companies refer to the major shareholders, the ultimate parent company and its subsidiaries and associates.

(x) Comparative information

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

4. Segment reporting

(a) Business segments

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

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

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Segment revenue, expenses and results include transactions between business segments. Such transactions are eliminated in the preparation of the consolidated financial statements.

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023 (continued)

Form B 09 – DN/HN

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

Information on revenue, expenses, business results and other information by business segment of the Company and its subsidiaries for the year ended 31 December 2023 are as follows:

For the year ended 31 December 2023	Sale of inventory properties VND million	Leasing activities and rendering related services VND million		Others VND million	Total VND million	Elimination VND million	Consolidated VND million
		Sale of inventory properties VND million	Leasing activities and rendering related services VND million				
External revenue	1,771,587	7,796,476	223,272	223,272	9,791,335	-	9,791,335
Inter-segment revenue	-	234,536	291,569	291,569	526,105	(526,105)	-
Total segment revenue	1,771,587	8,031,012	514,841	514,841	10,317,440	(526,105)	9,791,335
Segment results	509,704	4,081,658	9,851	9,851	4,601,213	(35,246)	4,565,967
Financial income							1,146,339
Financial expenses							330,426
Net operating profit							5,381,880
Other income							212,434
Other expenses							68,227
Income tax expense							1,117,279
Net profit after tax							4,408,808

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023 (continued)

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

Information on revenue, expenses, business results and other information by business segment of the Company and its subsidiaries for the year ended 31 December 2022 are as follows:

For the year ended 31 December 2022	Sale of inventory properties VND million	Leasing activities and rendering related services VND million	Others VND million	Total VND million	Elimination VND million	Consolidated VND million
External revenue	380,786	6,864,592	116,059	7,361,437	-	7,361,437
Inter-segment revenue	-	116,374	275,135	391,509	(391,509)	-
Total segment revenue	380,786	6,980,966	391,194	7,752,946	(391,509)	7,361,437
Segment results	42,891	3,204,507	61,939	3,309,337	(36,056)	3,273,281
Financial income						538,573
Financial expenses						359,155
Net operating profit						3,452,699
Other income						88,319
Other expenses						16,528
Income tax expense						747,362
Net profit after tax						2,777,128

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023 (continued)

Form B 09 – DN/HN

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

Information on assets, liabilities and other information by business segment of the Company and its subsidiaries as at 31 December 2023 are as follows:

As at 31 December 2023	Sale of inventory properties VND million	Leasing activities and rendering related services VND million	Others VND million	Consolidated VND million
Segment assets	981,477	41,045,682	277,972	42,305,131
Unallocated assets				5,348,600
Total assets				47,653,731
Segment liabilities	1,238,136	2,538,612	154,968	3,931,716
Unallocated liabilities				5,895,162
Total liabilities				9,826,878
For the year ended 31 December 2023				
Capital expenditure	-	386,015	-	386,015
Depreciation of tangible fixed assets	-	21,370	11,728	33,098
Depreciation of intangible fixed assets and amortisation of goodwill	-	77,585	-	77,585
Depreciation of investment property	-	1,341,133	-	1,341,133

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023 (continued)

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

Information on assets, liabilities and other information by business segment of the Company and its subsidiaries as at 1 January 2023 are as follows:

As at 1 January 2023	Sale of inventory properties VND million	Leasing activities and rendering related services VND million	Others VND million	Consolidated VND million
Segment assets	1,522,424	33,584,567	281,761	35,388,752
Unallocated assets				7,312,336
Total assets				42,701,088
Segment liabilities	2,614,351	2,218,703	278,346	5,111,400
Unallocated liabilities				4,164,998
Total liabilities				9,276,398
For the year ended 31 December 2022				
Capital expenditure	-	1,244,820	-	1,244,820
Depreciation of tangible fixed assets	-	21,563	12,238	33,801
Depreciation of intangible fixed assets and amortisation of goodwill	-	82,317	-	82,317
Depreciation of investment property	-	1,330,593	-	1,330,593

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

Details of unallocated assets and liabilities are as follows:

	31/12/2023 VND million	1/1/2023 VND million
Cash and cash equivalents	4,101,549	7,019,648
Short-term financial investments	1,070,978	97,426
Interest income receivables from term deposits, other deposits and loan receivables	36,795	51,707
Receivables for payment on behalf	34,413	10,677
Deposit for contract performance purposes	16,074	-
Deductible value added tax	22,472	49,766
Taxes and others receivable from State Treasury	721	8,775
Deferred tax assets	65,598	74,337
	<hr/>	<hr/>
Unallocated assets	5,348,600	7,312,336
	<hr/>	<hr/>
Taxes and others payable to State Treasury	1,495,742	832,693
Accrued interest expense and borrowings cost	90,848	71,365
Payables for payment on behalf	1,348	-
Deposits received for investments	300,000	-
Dividends payable	-	14
Short-term borrowings, bonds and finance lease liabilities	1,791,800	1,065,371
Long-term bonds and finance lease liabilities	2,143,780	2,121,300
Deferred tax liabilities	71,644	74,255
	<hr/>	<hr/>
Unallocated liabilities	5,895,162	4,164,998
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(b) Geographical segments

The Company and its subsidiaries did not report geographical segments as the Board of Management determined that the Company and its subsidiaries currently operate in only one geographical segment, which is Vietnam.

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

5. Cash and cash equivalents

	31/12/2023	1/1/2023
	VND million	VND million
Cash in transit	669	146
Cash in banks	4,050,880	180,755
Cash equivalents	50,000	6,838,747
	4,101,549	7,019,648

Cash equivalents as at 31 December 2023 represented a term deposit with the original term to maturity of less than 3 months and earned interest at the rate of 3.2% per annum (1/1/2023: term deposits earned interest at the rate of 5.1% – 6.0% per annum and investments in corporate bonds with the term of less than 3 months with annual interest rate of 8.5%).

6. Held-to-maturity investments

	31/12/2023	1/1/2023
	VND million	VND million
Held-to-maturity investments – short-term		
▪ Term deposits	113,084	97,426
▪ Bonds	957,894	-
	1,070,978	97,426

Held-to-maturity investments – short-term represented investments in corporate bonds with the remaining terms to maturity of less than 12 months from the reporting date and earn interest at the rate of 8.5% – 8.6% per annum (1/1/2023: nil); and term deposits with original terms of more than 3 months and remaining terms to maturity of less than 12 months and earned interest at the rate of 4.4% – 8% per annum (1/1/2023: 3.9% – 10.7% per annum).

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

7. Accounts receivable from customers

	31/12/2023	1/1/2023
	VND million	VND million
Receivables from leasing activities and rendering related services	1,239,673	906,945
Receivables from sale of inventory properties	201,968	194,112
Others	19,076	14,070
	<hr/>	<hr/>
	1,460,717	1,115,127
	<hr/>	<hr/>

In which:

	31/12/2023	1/1/2023
	VND million	VND million
<i>Related parties</i>		
Vinhomes Joint Stock Company	178,039	53,084
VinFast Commercial and Services Trading Limited Liability Company	75,764	99,762
VinFast Trading and Production Joint Stock Company	432	17,382
Thai Son Investment Construction Corporation	11	64,553
Other related parties	28,041	13,875
<i>Other parties</i>		
Receivable from a customer	278,514	146,662
Other customers	899,916	719,809
	<hr/>	<hr/>
	1,460,717	1,115,127
	<hr/>	<hr/>

8. Prepayments to suppliers – short-term

	31/12/2023	1/1/2023
	VND million	VND million
Related parties	1,248	4,052
Other suppliers	76,719	95,419
	<hr/>	<hr/>
	77,967	99,471
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Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

9. Other receivables

(a) Other short-term receivables comprise:

	31/12/2023	1/1/2023
	VND million	VND million
Receivables for investment purposes	136,612	295,076
Interest income receivables from term deposits and other deposits	36,795	51,707
Deposits for projects and contracts performance purpose	74,133	7,945
Receivables for payment on behalf	34,413	10,677
Other receivables	14,551	16,168
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	296,504	381,573
	<hr/>	<hr/>

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

	31/12/2023	1/1/2023
	VND million	VND million
<i>Ultimate parent company</i>		
Vingroup Joint Stock Company	1,390	112,456
<i>Other related parties</i>		
Vietnam Investment and Consulting Investment Joint Stock Company	129,861	132,277
Vinhomes Joint Stock Company	15,604	41,461
Vinpearl Joint Stock Company	8,779	10,192
Central Park Development Limited Liability Company	575	10,074
Green City Development Joint Stock Company	11,529	5,584
Can Gio Tourist City Corporation	13,250	1,384
Other related parties	1,022	326
	<hr/>	<hr/>
	182,010	313,754
	<hr/>	<hr/>

(b) Other long-term receivables

	31/12/2023	1/1/2023
	VND million	VND million
Deposits for leasing office and other activities	12,169	8,222
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Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

10. Allowance for doubtful debts

	31/12/2023		1/1/2023	
	Cost VND million	Allowance VND million	Cost VND million	Allowance VND million
Overdue debts were provided allowance for	605,876	222,399	563,090	191,685

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

	2023 VND million	2022 VND million
Opening balance	191,685	159,331
Additions during the year	91,375	33,536
Utilisation during the year	(60,661)	(1,182)
Closing balance	222,399	191,685

11. Inventories

	31/12/2023		1/1/2023	
	Cost VND million	Allowance VND million	Cost VND million	Allowance VND million
Inventory properties under construction	621,157	-	1,130,619	-
Completed inventory properties	6,040	-	24,477	-
Other inventories	12,760	-	23,031	-
	639,957	-	1,178,127	-

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

12. Other assets

	31/12/2023	1/1/2023
	VND million	VND million
Other current assets		
▪ Deposits to related parties for investment purposes (*)	1,515,420	657,420
▪ Deposits to another party for investment purpose (**)	1,000,000	-
	<hr/>	<hr/>
	2,515,420	657,420
Other long-term assets		
▪ Deposits to related parties for investment purposes (*)	10,346,408	3,785,350
	<hr/>	<hr/>
	12,861,828	4,442,770
	<hr/>	<hr/>

(*) These are deposits to Vingroup Joint Stock Company, the ultimate parent company and some related companies (hereinafter referred to as “the counterparties”) for the co-investment and co-operation of the shopping mall components of a number of real estate projects. These deposits require no collaterals. In accordance with these contracts, the counterparties have committed to transfer the shopping mall component of their properties to the Company and its subsidiaries, or to grant the Company and its subsidiaries the right to purchase the shopping mall component as disclosed in Note 30(c)(i).

(**) This represents a deposit to a counterparty to receive a portion of a real estate project. This deposit is unsecured.

Deposits to related parties for investments:

	31/12/2023	1/1/2023
	VND million	VND million
<i>Ultimate parent company:</i>		
Vingroup Joint Stock Company	8,051,408	3,622,350
<i>Other related parties:</i>		
Vinhomes Joint Stock Company	1,090,000	-
Can Gio Tourist City Corporation	1,363,000	163,000
Green City Development Joint Stock Company	1,357,420	657,420
	<hr/>	<hr/>
	11,861,828	4,442,770
	<hr/>	<hr/>

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023 (continued)

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

13. Tangible fixed assets

	Buildings, structures	Machinery and equipment	Office equipment	Other assets	Total
	VND million	VND million	VND million	VND million	VND million
Cost					
Opening balance	271,258	305,066	26,758	25,590	628,672
Additions	4,133	4,850	-	-	8,983
Transfer from construction in progress	-	5,068	-	-	5,068
Disposal, written off	-	(3,877)	(202)	(2,665)	(6,744)
Other decreases	-	(1,129)	-	-	(1,129)
Closing balance	275,391	309,978	26,556	22,925	634,850
Accumulated depreciation					
Opening balance	25,110	163,788	16,986	15,424	221,308
Charge for the year	3,399	24,079	3,397	2,223	33,098
Disposal, written off	-	(3,877)	(202)	(2,665)	(6,744)
Other decreases	-	(147)	-	-	(147)
Closing balance	28,509	183,843	20,181	14,982	247,515
Net book value					
Opening balance	246,148	141,278	9,772	10,166	407,364
Closing balance	246,882	126,135	6,375	7,943	387,335

Included in tangible fixed assets were assets costing VND102,396 million which were fully depreciated as at 31 December 2023 (1/1/2023: VND83,683 million), but which are still in active use.

- As at 31 December 2023, certain tangible fixed assets owned by the Company and its subsidiaries were:
- pledged with banks to secure for loans granted to and bonds issued by the Company as presented in Note 26; and
 - pledged with banks to secure for payment obligations of related companies.

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

14. Intangible fixed assets

	Software VND million
Cost	
Opening balance	63,007
Additions	737
Transfer from construction in progress	21,819
	85,563
Closing balance	
	85,563
Accumulated amortisation	
Opening balance	52,364
Charge for the year	7,171
	59,535
Closing balance	
	59,535
Net book value	
Opening balance	10,643
Closing balance	26,028
	26,028

Included in intangible fixed assets were assets costing VND46,240 million which were fully depreciated as at 31 December 2023 (1/1/2023: VND46,240 million), but which are still in active use.

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

15. Investment property held to earn rental

	Land use right and buildings, structures VND million	Machinery and equipment VND million	Total VND million
Cost			
Opening balance	28,702,542	6,496,517	35,199,059
Additions	3,489	1,016	4,505
Transfers from construction in progress	3,956	645	4,601
Transfers from inventory properties	3,798	-	3,798
Disposal, written off	-	(6,888)	(6,888)
Other decreases	(22,640)	-	(22,640)
	<hr/>	<hr/>	<hr/>
Closing balance	28,691,145	6,491,290	35,182,435
Accumulated depreciation			
Opening balance	5,079,089	3,605,574	8,684,663
Charge for the year	780,108	561,025	1,341,133
Disposal, written off	-	(4,937)	(4,937)
Other decreases	(18,272)	-	(18,272)
	<hr/>	<hr/>	<hr/>
Closing balance	5,840,925	4,161,662	10,002,587
Net book value			
Opening balance	23,623,453	2,890,943	26,514,396
Closing balance	22,850,220	2,329,628	25,179,848

Investment properties mainly include assets of the shopping malls of the Company and its subsidiaries which are used for provision of leasing and other related services. As at 31 December 2023, the Company and its subsidiaries are in the process of determining the fair value of these investment properties.

As at 31 December 2023, investment properties being land use rights and assets attached to land of certain shopping malls owned by the Company and its subsidiaries were:

- pledged with banks to secure for loans granted to and bonds issued by the Company (Note 26); and
- pledged with banks to secure for payment obligations of related companies.

Rental commitment under operating leases are disclosed in Note 30(a).

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

16. Construction in progress

	2023 VND million	2022 VND million
Opening balance	699,496	1,255,909
Additions	371,790	112,064
Transfers to investment properties	(4,601)	(501,353)
Transfers to tangible fixed assets	(5,068)	-
Transfers to intangible fixed assets	(21,819)	-
Transfers to inventory properties	-	(92,574)
Transfers of projects	-	(40,118)
Decrease upon finalisation	-	(34,432)
Other decreases	(11,479)	-
	<hr/>	<hr/>
Closing balance	1,028,319	699,496

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

	31/12/2023 VND million	1/1/2023 VND million
Bac Ninh Hotel Project	222,286	200,140
Vincom Dien Bien Project	283,590	129,661
Vincom Quang Tri Project	162,503	121,660
Vincom Plaza Bien Hoa 2 project	135,650	135,650
Other projects	224,290	112,385
	<hr/>	<hr/>
	1,028,319	699,496

During the year, borrowing costs capitalised into construction in progress is VND32,493 million (2022: VND22,181 million).

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

17. Prepaid expenses

(a) Short-term prepaid expenses

	31/12/2023 VND million	1/1/2023 VND million
Prepaid selling expenses related to sale of inventory properties not yet handed over	42,999	90,506
Other short-term prepaid expenses	29,563	28,496
	72,562	119,002

(b) Long-term prepaid expenses

	31/12/2023 VND million	1/1/2023 VND million
Prepaid rentals	314,757	327,319
Overhaul expenditures	113,954	131,076
Tools and supplies	16,954	12,711
Other long-term prepaid expenses	7,300	6,497
	452,965	477,603

Of which, long-term prepaid expenses from related parties:

	31/12/2023 VND million	1/1/2023 VND million
<i>Other related parties:</i>		
Ecology Development and Investment Joint Stock Company	217,368	227,578
Vinpearl Joint Stock Company	97,389	99,741
	314,757	327,319

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

18. Deferred tax assets and deferred tax liabilities

Recognised deferred tax assets and deferred tax liabilities

	Tax rate	31/12/2023 VND million	1/1/2023 VND million
Deferred tax assets:			
Rental deduction	20%	8,100	46,357
Unearned revenue	20%	3,343	6,951
Provisional corporate income tax	1%	2,313	11,948
Allowance for doubtful debts	20%	16,059	-
Accrued expenses	20%	26,124	-
Revaluation of subsidiaries' net assets at merger date and others	20%	9,659	9,081
		65,598	74,337
Total deferred tax assets			
Deferred tax liabilities:			
Fair value adjustment on acquisition of a subsidiary	20%	35,491	36,370
Difference from recognition of outright sales transactions – unearned revenue	20%	21,249	22,261
Revaluation of subsidiaries' net assets at merger date	20%	10,230	10,288
Depreciation	20%	4,674	5,336
		71,644	74,255
Total deferred tax liabilities			

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

19. Goodwill

	VND million
Cost	
Opening and closing balances	725,837
Accumulated depreciation	
Opening balance	536,810
Amortisation for the year	70,414
Closing balance	607,224
Net book value	
Opening balance	189,027
Closing balance	118,613

20. Accounts payable to suppliers

	Cost & amount	
	within payment capacity	
	31/12/2023	1/1/2023
	VND million	VND million
<i>Related parties</i>		
Gia Lam Urban Investment and Development Company Limited	48,321	87,612
Vingroup Joint Stock Company	43,058	59,379
Vinhomes Joint Stock Company	11,268	25,666
Vinpearl Joint Stock Company	4,483	77,932
Thai Son Investment Construction Corporation	-	126,694
Other related parties	3,742	10,741
	110,872	388,024
Other suppliers	337,243	336,802
	448,115	724,826

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

21. Advance from customers – short-term

	31/12/2023 VND million	1/1/2023 VND million
Advance from customers under real estate sale and purchase agreements	231,317	1,194,835
Prepayments from tenants of investment property and provision of related services	81,763	18,671
Other advance from customers – short-term	1,262	1,648
	314,342	1,215,154

22. Taxes and other payables to State Treasury

	1/1/2023 VND million	Incurred VND million	Paid VND million	31/12/2023 VND million
Corporate income tax	721,108	1,111,282	(576,317)	1,256,073
Value added tax	95,247	572,250	(462,368)	205,129
Land rental and usage	11,771	55,332	(66,329)	774
Personal income tax	3,914	42,990	(35,218)	11,686
Others	653	54,966	(33,539)	22,080
	832,693	1,836,820	(1,173,771)	1,495,742

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

23. Accrued expenses

	31/12/2023	1/1/2023
	VND million	VND million
Accrued construction costs	277,607	235,342
Accrued selling expenses	55,667	73,945
Accrued interest expenses and borrowing costs	90,848	71,365
Accrued committed profit relating to business cooperation contracts and apartment management service program	60,308	15,890
Others	489,278	330,442
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	973,708	726,984
	<hr/>	<hr/>

Accrued expenses payable to related parties

	31/12/2023	1/1/2023
	VND million	VND million
Related parties	28,554	23,018
	<hr/>	<hr/>

24. Unearned revenue

(a) Unearned revenue – short-term

	31/12/2023	1/1/2023
	VND million	VND million
Amount to be realised within 12 months	44,547	83,196
	<hr/>	<hr/>

(b) Unearned revenue – long-term

	31/12/2023	1/1/2023
	VND million	VND million
Revenue received in advance from leasing activities, rendering related services and other services	158,000	207,207
Amount to be realised within 12 months	(44,547)	(83,196)
	<hr/>	<hr/>
Amount to be realised after 12 months	113,453	124,011
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Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

(c) Unearned revenue from related parties

	31/12/2023	1/1/2023
	VND million	VND million
Vinpearl Joint Stock Company	30,823	31,126
Vinhomes Joint Stock Company	43	25,071
Vingroup Joint Stock Company	9,111	18,291
	<hr/>	<hr/>
	39,977	74,488
	<hr/>	<hr/>

25. Other payables

(a) Other payables - short-term

	31/12/2023	1/1/2023
	VND million	VND million
Deposits under deposit contracts and loan agreements received from customers	211,929	453,952
Deposits from tenants for leasing offices and counters – shopping center to be refunded within the next 12 months	459,251	441,421
Deposits for investment	300,000	-
Deposits received for maintenance of handed-over properties	113,810	97,930
Deposits for site construction	53,615	41,499
Others	31,617	126,171
	<hr/>	<hr/>
	1,170,222	1,160,973
	<hr/>	<hr/>

(b) Other payables - long-term

	31/12/2023	1/1/2023
	VND million	VND million
Deposits from tenants for leasing offices and counters – shopping center	1,489,050	1,352,736
Deposits from tenants for leasing offices and counters – shopping center to be refunded within the next 12 months	(459,251)	(441,421)
Deposit under business cooperation contracts	180,000	180,000
Other deposits	43,338	46,059
	<hr/>	<hr/>
Amount due after 12 months	1,253,137	1,137,374
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Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

(c) Other payables to related parties

	31/12/2023 VND million	1/1/2023 VND million
Other payables – short-term		
Vinhomes Joint Stock Company	11,477	79,828
Vingroup Joint Stock Company	-	4,144
Other related parties	1,976	1,386
	13,453	85,358
Other payables – long-term		
Vinpearl Joint Stock Company	182,467	182,467
VinFast Commercial and Services Trading Limited Liability Company	48,360	44,978
Vinschool Joint Stock Company	6,480	7,263
Other related parties	6,337	5,088
	243,644	239,796

26. Borrowings, bonds and finance lease liabilities

(a) Short-term borrowings, bonds and finance lease liabilities

	Carrying amount & amount within repayment capacity 1/1/2023 VND million	Movements during the year		Carrying amount & amount within repayment capacity 31/12/2023 VND million
		Increase VND million	Decrease VND million	
Short-term borrowings	-	1,771,913	-	1,771,913
Bonds maturing within 12 months	1,045,484	4,516	(1,050,000)	-
Finance lease principals due within 12 months with a related party (Note 26(b))	19,887	21,397	(21,397)	19,887
	1,065,371	1,797,826	(1,071,397)	1,791,800

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

Terms and conditions of outstanding short-term borrowings are as follows:

Lenders/ Facility agents	Currency	Annual interest rate	31/12/2023 VND million	1/1/2023 VND million
Deutsche Bank AG – Singapore Branch (i)	USD	Floating rate, 2023 interest rate of 9.85%	1,286,833	-
Deutsche Bank AG – Ho Chi Minh City Branch (i)	VND	Floating rate, 2023 interest rate of 9.91%	485,080	-
			1,771,913	-

- (i) These borrowings are secured by land use rights and assets attached to land of one shopping mall owned by a subsidiary (Note 13 and Note 15).

These borrowings have final maturity date in June 2025. The lenders have the right to require the Company to repay the entire loan balance at any time after 9 months from the first utilisation date – September 2024. As at 31 December 2023, the Company reclassified these borrowings as short-term borrowings.

(b) Long-term bonds and finance lease liabilities

	31/12/2023 VND million	1/1/2023 VND million
Finance lease liabilities with a related party (i)	192,956	192,347
Corporate bonds (ii)	1,970,711	2,994,324
	2,163,667	3,186,671
Repayable within twelve months	(19,887)	(1,065,371)
	2,143,780	2,121,300

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

(i) Finance lease liabilities

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

31/12/2023	Total finance lease payments VND million	Interests VND million	Principals VND million
Within 1 year	21,397	1,510	19,887
Within 2 to 5 years	93,611	28,179	65,432
More than 5 years	435,585	327,948	107,637
	550,593	357,637	192,956
1/1/2023	Total finance lease payments VND million	Interests VND million	Principals VND million
Within 1 year	21,397	1,510	19,887
Within 2 to 5 years	91,471	27,756	63,715
More than 5 years	459,121	350,376	108,745
	571,989	379,642	192,347

(ii) Corporate bonds

Terms and conditions of outstanding corporate bonds are as follows:

Bond arranger	31/12/2023 VND million	1/1/2023 VND million	Maturity date	Annual interest rate
Techcom Securities Joint Stock Company	1,970,711	2,994,324	26/8/2025	Floating rate, 2023 interest rate ranging from 9.78% to 11.43%

These bonds are secured by land use rights and assets attached to land of one shopping mall owned by a subsidiary (Note 13 and Note 15).

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

27. Provisions – short-term

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

	2023	2022
	VND million	VND million
Opening balance	7,365	14,040
Provision made during the year	3,063	222
Provision reversed during the year	(7,000)	(6,897)
	<hr/>	<hr/>
Closing balance	3,428	7,365
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Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023 (continued)

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

28. Changes in owners' equity

	Share capital VND million	Share premium VND million	Treasury shares VND million	Other equity funds VND million	Undistributed profits after tax VND million	Non-controlling interest VND million	Total VND million
Balance as at 1 January 2022	23,288,184	46,983	(1,954,258)	(53,420)	9,288,513	34,827	30,650,829
Net profit for the year	-	-	-	-	2,776,057	1,071	2,777,128
Other movement	-	-	-	283	-	(3,550)	(3,267)
Balance as at 1 January 2023	23,288,184	46,983	(1,954,258)	(53,137)	12,064,570	32,348	33,424,690
Net profit for the year	-	-	-	-	4,408,600	208	4,408,808
Other movement	-	-	-	-	2,618	(9,263)	(6,645)
Balance as at 31 December 2023	23,288,184	46,983	(1,954,258)	(53,137)	16,475,788	23,293	37,826,853

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

29. Share capital

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

	31/12/2023 & 1/1/2023	
	Number of shares	VND million
Authorised and issued share capital		
Ordinary shares	2,328,818,410	23,288,184
Treasury shares		
Ordinary shares	56,500,000	1,954,258
Shares in circulation		
Ordinary shares	2,272,318,410	22,723,184
Share premium	-	46,983

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

30. Off balance sheet items

(a) Lease commitments

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

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

	31/12/2023	1/1/2023
	VND million	VND million
Within one year	3,237,425	4,333,522
Within two to five years	5,669,152	8,252,667
More than five years	5,060,388	5,169,572
	13,966,965	17,755,761

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

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

The Company and its subsidiaries, as lessees, entered into certain operating lease agreements with the minimum lease payments under these non-cancellable operating lease agreements are as follows:

	31/12/2023	1/1/2023
	VND million	VND million
Within one year	214,458	181,741
Within two to five years	848,952	509,667
More than five years	3,726,949	2,470,480
	4,790,359	3,161,888

(b) Capital commitments

The Company and its subsidiaries have entered into construction contracts on the development of real estate projects. The estimated commitments amount of these contracts amount to VND190,966 million (1/1/2023: VND358,672 million).

(c) Other commitments

(i) Commitment under the business corporation contracts

As described in Note 12, the Company and its subsidiaries signed agreements and business cooperation contracts with Vingroup Joint Stock Company and some companies within Vingroup Joint Stock Company (hereby named as “the counterparties”) for co-investment and co-operation in the development and operation of the shopping mall components of a number of real estate projects. Under these business cooperation contracts between the Company and its subsidiaries and the counterparties, the Company and its subsidiaries have following commitments:

Commitment for co-developing shopping malls

The Company and its subsidiaries are committed to acquire equity interests in target companies, which will be established to own and operate a number of shopping malls in the provinces and cities after certain conditions under the contracts are satisfied. The Company and its subsidiaries provide funds to the counterparties to construct the malls. In case the counterparties do not complete the necessary procedures to transfer the shopping centers to the target companies in the form of capital contribution, the parties to the contract will cooperate to manage the operations of these shopping malls. The Company and its subsidiaries commit to take over the management and operations of these shopping malls and share a portion of profit to the counterparties.

Commitments under business cooperation contracts relating to shopping mall projects

The counterparties commit to transfer the shopping mall component of their projects to the Company and its subsidiaries, or to grant the Company and its subsidiaries the right to purchase the shopping mall component. As at 31 December 2023, the Company and its subsidiaries are expected to make additional payments, estimated at VND1,146,315 million (1/1/2023: VND775,252 million), to these counterparties.

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

(ii) *Commitments to transfer a part of Towers A&B of Vincom Centre Ba Trieu*

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

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

(iii) *Commitments related to program of management services and apartment rental*

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

(d) **Foreign currencies**

	31/12/2023		1/1/2023	
	Original currency	VND equivalent	Original currency	VND equivalent
USD	53,390,221	1,296,315	-	-

(e) **Bad debts written off**

	Written off in year	31/12/2023 VND million	1/1/2023 VND million
Receivable from a corporate customer (*)	2023	12,149	-
Receivable from other customers (*)	2023	48,512	-
		60,661	-

(*) The reason for writing off receivable from customers is their irrecoverability.

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

31. Revenue from sale of goods and provision of services

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

Net revenue comprised:

	2023 VND million	2022 VND million
▪ Revenue from sale of inventory properties	1,771,587	380,786
▪ Revenue from leasing activities and rendering related services	7,796,476	6,864,592
▪ Other revenue	223,272	116,059
	<hr/>	<hr/>
Net revenue	9,791,335	7,361,437
	<hr/>	<hr/>

32. Cost of sales

	2023 VND million	2022 VND million
Total cost of sales		
▪ Cost from sale of inventory properties	966,559	288,141
▪ Cost from leasing activities and rendering related services	3,239,728	3,172,970
▪ Cost from other services	239,163	83,806
	<hr/>	<hr/>
	4,445,450	3,544,917
	<hr/>	<hr/>

33. Financial income

	2023 VND million	2022 VND million
Interest income from term deposits, lendings and other deposits	1,146,339	538,573
	<hr/>	<hr/>

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

34. Financial expenses

	2023 VND million	2022 VND million
Interests on borrowings, bonds and finance lease	301,824	321,345
Amortisation of loans and bonds issuance costs	28,602	37,810
	<hr/> 330,426	<hr/> 359,155

35. Selling expenses

	2023 VND million	2022 VND million
Marketing expenses	57,552	86,139
Staff costs	52,981	48,023
Consultancy, commission and brokerage fee	221,175	29,376
Depreciation and amortisation	5,544	5,439
Others	4,016	2,996
	<hr/> 341,268	<hr/> 171,973

36. General and administration expenses

	2023 VND million	2022 VND million
Management fee	99,344	99,411
Staff costs	117,310	91,925
Depreciation and amortisation	75,078	82,133
Outside service expenses	41,660	47,065
Allowance for doubtful debts	91,375	33,536
Others	13,883	17,196
	<hr/> 438,650	<hr/> 371,266

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

37. Other income

	2023 VND million	2022 VND million
Compensation income	85,597	22,690
Income from secured transactions	96,211	54,700
Others	30,626	10,929
	<hr/> 212,434	<hr/> 88,319

38. Other expenses

	2023 VND million	2022 VND million
Penalty expenses	7,118	3,153
Others	61,109	13,375
	<hr/> 68,227	<hr/> 16,528

39. Production and business costs by elements

	2023 VND million	2022 VND million
Cost of construction and development of real estate properties	438,660	235,376
Staff costs	531,892	472,933
Depreciation and amortisation	1,453,931	1,451,929
Outside services expenses	1,871,392	2,229,173
Other expenses	401,594	289,872
	<hr/>	<hr/>

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

40. Income tax

(a) Recognised in the consolidated statement of income

	2023 VND million	2022 VND million
Current corporate income tax expense		
Current year	1,111,151	762,277
Additional corporate income tax	-	45,338
	<hr/> 1,111,151	<hr/> 807,615
Deferred corporate income tax expense/(benefit)		
Origination and reversal of temporary differences	6,128	(60,253)
	<hr/> 1,117,279	<hr/> 747,362

(b) Reconciliation of effective tax rate

	2023 VND million	2022 VND million
Accounting profit before tax	5,526,087	3,524,490
	<hr/> 1,105,217	<hr/> 704,898
Tax at the Company's tax rate	15,969	1,720
Non-deductible expenses	14,083	14,517
Amortisation of goodwill	(17,990)	(19,111)
Other adjustments	-	45,338
Additional corporate income tax	<hr/> 1,117,279	<hr/> 747,362

(c) Applicable tax rates

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

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

41. Earnings per share

Basic earnings per share

The calculation of basic earnings per share for the year ended 31 December 2023 was based on the profit attributable to ordinary shareholders after deducting amount appropriated to bonus and welfare fund for the annual accounting period, of VND4,408,600 million (2022: VND2,776,057 million) and a weighted average number of ordinary shares outstanding of 2,272,318,410 (2022: 2,272,318,410 shares), calculated as follows:

(i) *Net profit attributable to ordinary shareholders*

	2023	2022
	VND million	VND million
Net profit attributable to ordinary shareholders after bonus and welfare fund accruals	4,408,600	2,776,057

(ii) *Weighted average number of ordinary shares*

	2023	2022
	Number of	Number of
	shares	shares
Weighted average number of ordinary shares during the year – currently in circulation	2,272,318,410	2,272,318,410

(iii) *Basis earnings per share*

	2023	2022
	VND	VND
Basis earnings per share	1,940	1,222

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

42. Significant transactions with related parties

Terms and conditions of transactions with related parties:

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

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

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

	Transaction value	
	2023 VND million	2022 VND million
<i>Ultimate parent company</i>		
Vingroup Joint Stock Company		
Purchase of goods and services	105,927	110,418
Deposits for investment	4,765,000	2,293,180
Collection of deposits for investment	632,220	336,000
Interest income from investment deposits	228,170	81,170
<i>Other related companies</i>		
Vinhomes Joint Stock Company		
Revenue from provision of services	383,337	282,651
Purchase of goods and services	115,800	109,557
Deposits for investment	1,090,000	-
Interest income from investment deposits	87,200	-
Collection of deposits for investment	84,356	-
Other income	65,444	54,700
Vinpearl Joint Stock Company		
Revenue from provision of services	84,722	70,275
Purchase of goods and services	24,002	17,651
Deposits for investment	122,314	-
Collection of deposits for investment	76,132	-
Borrowing interest	16,200	16,200
VinFast Commercial and Services Trading Limited Liability Company		
Revenue from provision of services	242,786	196,063
Vinschool Joint Stock Company		
Revenue from provision of services	74,272	53,499

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

	Transaction value	
	2023 VND million	2022 VND million
Millennium Trading Investment and Development Company Limited		
Revenue from provision of services	18,277	20,034
VinFast Auto Ltd.		
Other income	30,767	-
Central Park Development Limited Liability Company		
Collection of deposits for investment	24,248	-
Thai Son Investment Construction Corporation		
Revenue from provision of services	1,412	59,037
Interest income from investment deposits	-	38,575
Deposits for investment	125,498	-
Green City Development Joint Stock Company		
Deposits for investment	700,000	-
Interest income from investment deposits	121,724	65,742
Can Gio Tourist City Corporation		
Deposits for investment	1,200,000	-
Interest income from investment deposits	39,609	16,300
VinFast Production and Trading Joint Stock Company		
Interest income from lendings (*)	176,600	110,368
<i>Key management personnel compensation</i>		
Board of Directors		
Ms. Thai Thi Thanh Hai – Chairwoman	-	-
Ms. Tran Mai Hoa – Member	1,014	-
Ms. Le Mai Lan – Member	-	-
Mr. Sanjay Vinayak – Member	956	880
Mr. Fong Ming Huang Ernest – Member	956	880
Mr. Nguyen The Anh – Member	-	-
Board of Management		
Ms. Pham Thi Thu Hien – General Director (from 11/10/2023)	982	-
Ms. Tran Mai Hoa – General Director (until 11/10/2023)	10,294	11,710
Other members	18,230	16,795
Board of Supervision		
Mr. Chu Anh Dung – Head of Board of Supervision	849	737
Other members of Board of Supervision	-	-

Vincom Retail Joint Stock Company and its subsidiaries
Notes to the consolidated financial statements for the year ended 31 December 2023
(continued)

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

- (*) During the year, the loan granted by the Company and its subsidiaries to VinFast Production and Trading Joint Stock Company was VND11,145 billion (2022: VND7,870 billion) according to loan contracts with a total maximum limit of VND2,100 billion. Loan disbursements during the year had the maximum term of 90 days and earned interest at rates ranging from 11% to 12% per annum.

43. Non-cash investing and financing activities

	2023 VND million	2022 VND million
Interest income added to principal of deposits for business cooperation contract	207,826	81,170

44. Subsequent event

On 17 March 2024, the Board of Directors of Vingroup Joint Stock Company (“Vingroup”) – the ultimate parent company – passed the Resolution No. 03/2024/NQ-HDQT-VINGROUP, which states that Vingroup and its subsidiaries will divest up to 100% of the equity interest in SDI Trading Investment and Development Limited Liability Company. The divestment is scheduled to take place from March 2024 to the third quarter of 2024. Currently, SDI Trading Investment and Development Limited Liability Company owns over 99% of the share capital of Sado Commercial Business Joint Stock Company – a major shareholder of the Company. After completion of this transaction, the Company shall no longer be a subsidiary of Vingroup.

45. Comparative information

The comparative information as at 1 January 2023 was derived from the balances and amounts reported in the Company’s consolidated financial statements as at and for the year ended 31 December 2022.

23 March 2024

Prepared by:


Nguyen Thi Lan Huong
Chief Accountant

Approved by:


Pham Thi Ngoc Ha
Chief Financial Officer
As authorised by the General Director