

KinhBac City Development Holding Corporation

Separate financial statements

For the first quarter ended 31 March 2022

KinhBac City Development Holding Corporation

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SEPARATE BALANCE SHEET
as at 31 March 2022

Currency: VND

<i>Code</i>	<i>ASSETS</i>	<i>Notes</i>	<i>Ending balance</i>	<i>Beginning balance</i>
100	A. CURRENT ASSETS		7.858.650.680.793	7.237.312.448.094
110	I. Cash and cash equivalents	4	1.133.044.049.404	769.915.183.654
111	1. Cash		34.316.713.366	70.882.331.926
112	2. Cash equivalent		1.098.727.336.038	699.032.851.728
120	II. Short-term investments	5	1.860.625.679.971	1.860.689.295.049
121	1. Held-for-trading securities		1.862.358.461.369	1.862.358.461.369
122	2. Provision for held-for-trading securities		(2.401.926.269)	(2.308.273.169)
123	3. Held- to-maturity investments		669.144.871	639.106.849
130	III. Current accounts receivable		2.733.103.982.210	2.553.220.705.167
131				
	1. Short-term trade receivables	6.1	425.527.191.822	682.298.340.867
132	2. Short-term advances to suppliers	6.2	1.472.076.412.797	1.269.777.420.793
135	3. Short-term loan receivables	7	441.470.939.220	221.470.939.220
136	4. Other short-term receivables	8	401.363.419.021	387.007.984.937
137	5. Provision for doubtful short-term receivables	6.3	(7.333.980.650)	(7.333.980.650)
140	IV. Inventories	9	1.986.066.962.078	1.929.365.038.957
141	1. Inventories		1.986.066.962.078	1.929.365.038.957
150	V. Other current assets		145.810.007.130	124.122.225.267
	1. Short-term prepaid expenses		64.281.682.347	59.412.460.125
152	2. Value-added tax deductible		74.171.547.828	62.382.183.695
153	3. Tax and other receivables from the State		7.356.776.955	2.327.581.447

SEPARATE BALANCE SHEET (continued)
as at 31 March 2022

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
200	B. NON-CURRENT ASSETS		12.867.471.823.385	12.964.189.768.365
210	I. Long-term receivables		1.178.246.414.752	1.302.418.274.335
215	1. Long-term loan receivables	7	496.000.000.000	643.000.000.000
216	2. Other long-term receivables	8	682.246.414.752	659.418.274.335
220	II. Fixed assets		136.820.700.864	129.082.823.436
221	1. Tangible fixed assets	10	136.820.700.864	129.082.823.436
222	Cost		321.513.057.204	308.653.331.750
223	Accumulated depreciation		(184.692.356.340)	(179.570.508.314)
227	2. Intangible fixed assets		-	-
228	Cost		36.958.000	36.958.000
229	Accumulated amortisation		(36.958.000)	(36.958.000)
230	III. Investment properties		134.572.605.218	138.625.500.388
231	1. Cost	11	172.985.045.000	172.985.045.000
232	2. Accumulated depreciation		(38.412.439.782)	(34.359.544.612)
240	IV. Long-term assets in progress		113.864.854.042	88.017.954.518
242	1. Construction in progress	12	113.864.854.042	88.017.954.518
250	V. Long-term investments	13	11.296.323.236.924	11.296.323.236.924
251	1. Investment in subsidiaries	13.1	10.337.218.294.000	10.337.218.294.000
252	2. Investments in jointly controlled entities and associates	13.2	550.697.261.074	550.697.261.074
253	3. Investment in other entities	13.3	438.500.200.000	438.500.200.000
254	4. Provision for diminution in value of long-term investments		(30.092.518.150)	(30.092.518.150)
260	VI. Other long-term assets		7.644.011.585	9.721.978.764
261	1. Long-term prepaid expenses		7.644.011.585	9.721.978.764
270	TOTAL ASSETS		20.726.122.504.178	20.201.502.216.459

SEPARATE BALANCE SHEET (continued)
as at 31 March 2022

Currency: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		10.015.963.118.756	9.676.108.990.214
310	I. Current liabilities		4.105.235.675.803	4.101.558.883.185
311				
	1. Short-term trade payables	14	62.660.721.292	91.083.667.423
312	2. Short-term advances from customers	15	5.116.557.388	4.978.067.468
313	3. Statutory obligations	16	976.809.668	34.509.863.608
314	4. Payables to employees		87.642.033	87.642.033
315	5. Short-term accrued expenses	17	427.534.573.618	370.704.398.568
318	6. Short-term unearned revenues		7.681.924.064	2.303.464.820
319	7. Other short-term payables	18	2.347.360.253.477	2.345.452.037.982
320	8. Short-term loans	19	1.249.493.814.930	1.248.116.361.950
322	9. Bonus and welfare fund		4.323.379.333	4.323.379.333
330	II. Non-current liabilities		5.910.727.442.953	5.574.550.107.029
333	1. Long-term accrued expenses	17	963.152.710.353	931.929.637.321
337	2. Other long-term liabilities	18	6.422.776.559	6.422.776.559
338	3. Long-term loans	19	4.905.606.541.009	4.600.444.217.867
341	4. Deferred tax liabilities			
		26.3	34.593.447.070	34.801.507.320
342	5. Long-term provisions		951.967.962	951.967.962
400	D. OWNERS' EQUITY	20	10.710.159.385.422	10.525.393.226.245
410	I. Capital		10.710.159.385.422	10.525.393.226.245
411	1. Share capital		5.757.111.670.000	5.757.111.670.000
411a	Shares with voting rights		5.757.111.670.000	5.697.601.890.000
411b	Treasury shares		-	59.509.780.000
412	2. Share premium		3.367.065.350.000	3.396.813.430.000
415	3. Treasury shares		-	(364.466.650.000)
418	4. Investment and development fund		2.223.693.823	2.223.693.823
421	5. Undistributed earnings		1.583.758.671.599	1.733.711.082.422
421a	- Undistributed earnings by the end of prior year		1.733.711.082.422	1.675.636.433.629
421b	- Undistributed earnings of current year		(149.952.410.823)	58.074.648.793
440	TOTAL LIABILITIES AND OWNERS' EQUITY		20.726.122.504.178	20.201.502.216.459

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(Signed)

Luu Phuong Mai
Preparer

Pham Phuc Hieu
Deputy General Director cum
Chief Accountant

Nguyen Thi Thu Huong
General Director

29 April 2022

SEPARATE INCOME STATEMENT
for the first quarter ended 31 March 2022

Currency: VND

Code	ITEMS	Notes	First quarter of 2022	First quarter of 2021	Accumulated until 31 March 2022	Accumulated until 31 March 2021
01	1. Revenue from sale of goods and rendering of services	21.1	36.160.057.432	324.258.608.116	36.160.057.432	324.258.608.116
02	2. Deductions	21.1	-	-	-	-
10	3. Net revenue from sale of goods and rendering of services (10= 01-02)	21.1	36.160.057.432	324.258.608.116	36.160.057.432	324.258.608.116
11	4. Cost of goods sold and services rendered	22	24.296.904.952	168.417.118.627	24.296.904.952	168.417.118.627
20	5. Gross profit from sale of goods and rendering of services (20=10-11)		11.863.152.480	155.841.489.489	11.863.152.480	155.841.489.489
21	6. Finance income	21.2	34.264.090.013	8.213.565.953	34.264.090.013	8.213.565.953
22	7. Finance expenses	23	156.347.659.016	93.281.819.901	156.347.659.016	93.281.819.901
23	<i>In which: Interest expenses</i>		<i>139.751.465.638</i>	<i>83.275.072.284</i>	<i>139.751.465.638</i>	<i>83.275.072.284</i>
25	8. Selling expenses	25	3.237.777.000	20.247.922.387	3.237.777.000	20.247.922.387
26	9. General and administrative expenses	25	36.675.273.371	48.031.157.539	36.675.273.371	48.031.157.539
30	10. Operating profit (30= 20+21-22-25-26)		(150.133.466.894)	2.494.155.615	(150.133.466.894)	2.494.155.615
31	11. Other income	24	200.022.700	30.142.409	200.022.700	30.142.409
32	12. Other expenses	24	18.966.629	-	18.966.629	-
40	13. Other (losses)/profit (40=31-32)		181.056.071	30.142.409	181.056.071	30.142.409
50	14. Accounting profit before tax (50=30+40)		(149.952.410.823)	2.524.298.024	(149.952.410.823)	2.524.298.024
51	15. Current corporate income tax expenses	26.1	208.060.250	715.684.742	208.060.250	715.684.742
52	16. Deferred tax income	26.3	208.060.250	208.060.250	208.060.250	208.060.250
60	17. Net profit after tax (60=50-51+52)		(149.952.410.823)	2.016.673.532	(149.952.410.823)	2.016.673.532

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Luu Phuong Mai
PreparerPham Phuc Hieu
Deputy General Director cum Chief AccountantNguyen Thi Thu Huong
General Director

29 April 2022

SEPARATE CASH FLOW STATEMENT
for the first quarter ended 31 March 2022

Currency: VND

Code	ITEMS	Notes	For the three-month period ended 31 March 2022	For the three-month period ended 31 March 2021
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		(149.952.410.823)	2.524.298.024
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets		28.099.651.518	10.950.461.649
03	Reversal of provision		93.653.100	-
05	Profits from investing activities		(34.264.090.013)	(8.213.565.953)
06	Interest expenses		155.570.369.678	92.711.928.982
08	Operating profit/(loss) before changes in working capital		(452.826.540)	97.973.122.702
09	Increase in receivables		29.320.302.940	(375.678.668.332)
10	Increase in inventories		(56.701.923.121)	103.745.721.630
11	Increase in payables (other than interest, corporate income tax)		(31.081.516.668)	99.357.435.851
12	Decrease/(increase) in prepaid expenses		(2.791.255.043)	(3.344.902.915)
13	Increase in held-for-trading securities		-	-
14	Interest paid		(50.936.204.428)	(53.998.658.112)
15	Corporate income tax paid		(38.400.000.000)	(7.500.000.000)
20	Net cash flows used in operating activities		(151.043.422.860)	(139.445.949.176)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(46.266.648.918)	(27.591.670.140)
22	Proceeds from liquidation and sale of fixed assets and other long- term assets		200.000.000	-
23	Loan to other entities and payment for purchase of debt instruments of other entities		(73.030.038.022)	(620.303.106.849)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		-	306.528.000.000
25	Payments for investments in other entities		(21.980.948.379)	(545.000.000.000)
27	Interest and dividends received		8.269.850.029	210.335.209
30	Net cash flows used in investing activities		(132.807.785.290)	(886.156.441.780)

SEPARATE CASH FLOW STATEMENT (continued)
for the first quarter ended 31 March 2022

Currency: VND

Code	ITEMS	Notes	For the three-month period ended 31 March 2022	For the three-month period ended 31 March 2021
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issue of shares		334.718.570.000	-
33	Drawdown of borrowings		712.261.503.900	1.062.377.311.620
34	Repayment of borrowings		(400.000.000.000)	(250.000.000.000)
40	Net cash flows from financing activities		646.980.073.900	812.377.311.620
50	Net increase in cash and cash equivalents for the year		363.128.865.750	(213.225.079.336)
60	Cash and cash equivalents at beginning of year		769.915.183.654	475.857.744.415
70	Cash and cash equivalents at end of year	4	1.133.044.049.404	262.632.665.079

(Signed)

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Deputy General Director cum
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 Nguyen Thi Thu Huong
General Director

29 April 2022