

KinhBac City Development Holding Corporation

Separate financial statements

For the second quarter ended 30 June 2022

KinhBac City Development Holding Corporation

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SEPARATE BALANCE SHEET
as at 30 June 2022

Currency: VND

Code	ASSETS	Notes	30 June 2022	31 December 2021
100	A. CURRENT ASSETS		6.439.309.935.832	7.237.312.448.094
110	I. Cash and cash equivalents	4	22.165.262.686	769.915.183.654
111	1. Cash		21.624.659.228	70.882.331.926
112	2. Cash equivalent		540.603.458	699.032.851.728
120	II. Short-term investments	5	1.857.919.105.381	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		(5.108.500.859)	(2.308.273.169)
123	3. Held- to-maturity investments		669.144.871	639.106.849
130	III. Current accounts receivable		2.365.322.823.856	2.553.220.705.167
131	1. Short-term trade receivables	6.1	217.354.789.750	682.298.340.867
132	2. Short-term advances to suppliers	6.2	1.450.869.615.464	1.269.777.420.793
135	3. Short-term loan receivables	7	302.064.939.220	221.470.939.220
136	4. Other short-term receivables	8	402.367.460.072	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	2.044.227.436.823	1.929.365.038.957
141	1. Inventories		2.044.227.436.823	1.929.365.038.957
150	V. Other current assets		149.675.307.086	124.122.225.267
	1. Short-term prepaid expenses		60.181.682.347	59.412.460.125
152	2. Value-added tax deductible		82.344.908.034	62.382.183.695
153	3. Tax and other receivables from the State		7.148.716.705	2.327.581.447

SEPARATE BALANCE SHEET (continued)
as at 30 June 2022

Currency: VND

Code	ASSETS	Notes	30 June 2022	31 December 2021
200	B. NON-CURRENT ASSETS		13.742.640.431.920	12.964.189.768.365
210	I. Long-term receivables		2.001.500.140.779	1.302.418.274.335
215	1. Long-term loan receivables	7	495.300.000.000	643.000.000.000
216	2. Other long-term receivables	8	1.506.200.140.779	659.418.274.335
220	II. Fixed assets		136.512.988.583	129.082.823.436
221	1. Tangible fixed assets	10	136.512.988.583	129.082.823.436
222	Cost		320.161.545.841	308.653.331.750
223	Accumulated depreciation		(183.648.557.258)	(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		130.474.677.879	138.625.500.388
231	1. Cost	11	172.985.045.000	172.985.045.000
232	2. Accumulated depreciation		(42.510.367.121)	(34.359.544.612)
240	IV. Long-term assets in progress		124.671.287.794	88.017.954.518
242	1. Construction in progress	12	124.671.287.794	88.017.954.518
250	V. Long-term investments	13	11.343.150.573.850	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	646.697.261.074	550.697.261.074
253	3. Investment in other entities	13.3	399.500.200.000	438.500.200.000
254	4. Provision for diminution in value of long-term investments		(40.265.181.224)	(30.092.518.150)
260	VI. Other long-term assets		6.330.763.035	9.721.978.764
261	1. Long-term prepaid expenses		6.330.763.035	9.721.978.764
270	TOTAL ASSETS		20.181.950.367.752	20.201.502.216.459

SEPARATE BALANCE SHEET (continued)
as at 30 June 2022

Currency: VND

Code	RESOURCES	Notes	30 June 2022	31 December 2021
300	C. LIABILITIES		9.614.068.035.815	9.676.108.990.214
310	I. Current liabilities		6.228.201.368.872	4.101.558.883.185
311				
	1. Short-term trade payables	14	102.456.546.199	91.083.667.423
312	2. Short-term advances from customers	15	4.883.190.860	4.978.067.468
313	3. Statutory obligations	16	760.860.801	34.509.863.608
314	4. Payables to employees		3.276.033	87.642.033
315	5. Short-term accrued expenses	17	312.876.090.345	370.704.398.568
318	6. Short-term unearned revenues		2.529.060.524	2.303.464.820
319	7. Other short-term payables	18	2.408.222.364.772	2.345.452.037.982
320	8. Short-term loans	19	3.392.146.600.005	1.248.116.361.950
322	9. Bonus and welfare fund		4.323.379.333	4.323.379.333
330	II. Non-current liabilities		3.385.866.666.943	5.574.550.107.029
333	1. Long-term accrued expenses	17	1.009.992.858.569	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	2.334.113.677.033	4.600.444.217.867
341	4. Deferred tax liabilities			
		26.3	34.385.386.820	34.801.507.320
342	5. Long-term provisions		951.967.962	951.967.962
400	D. OWNERS' EQUITY	20	10.567.882.331.937	10.525.393.226.245
410	I. Capital		10.567.882.331.937	10.525.393.226.245
411	1. Share capital		7.676.047.590.000	5.757.111.670.000
411a	Shares with voting rights		7.676.047.590.000	5.697.601.890.000
411b	Treasury shares		-	59.509.780.000
412	2. Share premium		2.742.998.570.000	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		146.612.478.114	1.733.711.082.422
421a	- Undistributed earnings by the end of prior year		438.841.942.422	1.675.636.433.629
421b	- Undistributed earnings of current year		(292.229.464.308)	58.074.648.793
440	TOTAL LIABILITIES AND OWNERS' EQUITY		20.181.950.367.752	20.201.502.216.459

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

30 July 2022

SEPARATE INCOME STATEMENT

for the fiscal period of three months and six months ended 30 June 2022

Currency: VND

Code	ITEMS	Notes	Second quarter of 2022	Second quarter of 2021	Accumulated until 30 June 2022	Accumulated until 30 June 2021
01	1. Revenue from sale of goods and rendering of services	21.1	38.968.066.957	139.783.615.264	75.128.124.389	464.042.223.380
02	2. Deductions	21.1	-	-	-	-
10	3. Net revenue from sale of goods and rendering of services (10= 01-02)	21.1	38.968.066.957	139.783.615.264	75.128.124.389	464.042.223.380
11	4. Cost of goods sold and services rendered	22	26.300.732.883	56.085.764.261	50.597.637.835	224.502.882.888
20	5. Gross profit from sale of goods and rendering of services (20=10-11)		12.667.334.074	83.697.851.003	24.530.486.554	239.539.340.492
21	6. Finance income	21.2	57.857.733.709	6.752.100.890	92.121.823.722	14.965.666.843
22	7. Finance expenses	23	178.852.389.176	(55.587.858.452)	335.200.048.192	37.693.961.449
23	<i>In which: Interest expenses</i>		<i>151.010.730.551</i>	<i>156.091.301.151</i>	<i>290.762.196.189</i>	<i>239.366.373.435</i>
25	8. Selling expenses	25	597.926.840	(8.042.878.387)	3.835.703.840	12.205.044.000
26	9. General and administrative expenses	25	33.487.604.347	78.138.473.821	70.162.877.718	126.169.631.360
30	10. Operating profit (30= 20+21-22-25-26)		(142.412.852.580)	75.942.214.911	(292.546.319.474)	78.436.370.526
31	11. Other income	24	136.369.095	816.817.227	336.391.795	846.959.636
32	12. Other expenses	24	570.000	173.852.630	19.536.629	173.852.630
40	13. Other (losses)/profit (40=31-32)		135.799.095	642.964.597	316.855.166	673.107.006
50	14. Accounting profit before tax (50=30+40)		(142.277.053.485)	76.585.179.508	(292.229.464.308)	79.109.477.532
51	15. Current corporate income tax expenses	26.1	208.060.250	51.254.321.856	416.120.500	51.970.006.598
52	16. Deferred tax income	26.3	208.060.250	208.060.250	416.120.500	416.120.500
60	17. Net profit after tax (60=50-51+52)		(142.277.053.485)	25.538.917.902	(292.229.464.308)	27.555.591.434

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Luu Phuong Mai
Preparer

Pham Phuc Hieu
Deputy General Director cum Chief Accountant

Nguyen Thi Thu Huong
General Director

30 July 2022

SEPARATE CASH FLOW STATEMENT
for the fiscal period of six months ended 30 June 2022

Currency: VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2022	For the six-month period ended 30 June 2021
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		(292.229.464.308)	79.109.477.532
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets		18.631.294.452	22.041.020.650
03	Reversal of provision		12.972.890.764	(219.200.078.590)
05	Profits from investing activities		(89.665.397.358)	(14.965.666.843)
06	Interest expenses		320.815.580.023	256.484.843.397
08	Operating profit/(loss) before changes in working capital		(29.475.096.427)	123.469.596.146
09	Increase in receivables		258.119.077.658	(644.119.573.273)
10	Increase in inventories		(114.862.397.866)	(63.213.011.614)
11	Increase in payables (other than interest, corporate income tax)		28.673.752.008	372.602.723.416
12	Decrease/(increase) in prepaid expenses		2.621.993.507	(3.631.202.562)
14	Interest paid		(249.584.601.450)	(130.968.837.405)
15	Corporate income tax paid		(38.400.000.000)	(7.500.000.000)
20	Net cash flows used in operating activities		(142.907.272.570)	(353.360.305.292)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(47.181.750.551)	(27.591.670.140)
22	Proceeds from liquidation and sale of fixed assets and other long- term assets		336.363.636	-
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		140.106.000.000	13.264.000.000
25	Payments for investments in other entities		(854.204.332.379)	(1.669.322.882.035)
26	Proceeds from sale of investments in other entities		-	150.000.000.000
27	Interest and dividends received		25.340.443.713	351.787.418
30	Net cash flows used in investing activities		(808.633.313.603)	(1.753.337.871.606)

SEPARATE CASH FLOW STATEMENT (continued)
for the fiscal period of six months ended 30 June 2022

Currency: VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2022	For the six-month period ended 30 June 2021
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issue of shares		334.718.570.000	-
33	Drawdown of borrowings		880.473.906.850	4.209.065.733.400
34	Repayment of borrowings		(1.011.400.461.645)	(965.000.000.000)
36	Dividend paid		(1.350.000)	-
40	Net cash flows from financing activities		203.790.665.205	3.244.065.733.400
50	Net increase in cash and cash equivalents for the year		(747.749.920.968)	1.137.367.556.502
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	22.165.262.686	1.613.225.300.917

(Signed)

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30 July 2022