

# **KinhBac City Development Holding Corporation**

Interim separate financial statements

For the six-month period ended 30 June 2023

# KinhBac City Development Holding Corporation

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# KinhBac City Development Holding Corporation

## GENERAL INFORMATION

### THE COMPANY

KinhBac City Development Holding Corporation (“the Company”) is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration No. 2103000012 issued by the Department of Planning and Investment of Bac Ninh province on 27 March 2002, and the subsequent amendments, with the latest is the 19<sup>th</sup> amendment No. 2300233993 being granted by the Department of Planning and Investment of Bac Ninh Province on 21 April 2023.

The current principal activities of the Company are to invest, construct and trade infrastructure inside and outside the industrial parks; to lease and sell factory plants constructed by the Company in the industrial parks, and residential – urban areas, to carry out financial investment; and other activities in accordance with the Enterprise Registration Certificate.

The Company’s head office is located at Lot B7, Que Vo Industrial Park, Phuong Lieu commune, Que Vo district, Bac Ninh province, Vietnam and its Ho Chi Minh branch is located at No. 20 Phung Khac Khoan, Da Kao ward, No. 1 district, Ho Chi Minh city, Vietnam.

The Company’s shares are listed in Ho Chi Minh City Stock Exchange in accordance with the Decision No. 153/QD-SGDHCM issued by Ho Chi Minh City Stock Exchange on 7 December 2009.

### BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr. Dang Thanh Tam	Chairman
Ms. Nguyen Thi Thu Huong	Member
Mr. Huynh Phat	Member
Mr. Le Hoang Lan	Member
Ms. Dang Nguyen Quynh Anh	Member

### BOARD OF SUPERVISION

Members of the Board of Supervision during the period and at the date of this report are:

Ms. Nguyen Bich Ngoc	Head of the Board
Ms. The Thi Minh Hong	Member
Mr. Tran Tien Thanh	Member

### MANAGEMENT

Members of the Board of Management during the period and at the date of this report are:

Ms. Nguyen Thi Thu Huong	General Director
Mr. Phan Anh Dung	Deputy General Director
Mr. Pham Phuc Hieu	Deputy General Director cum Chief Accountant
Ms. Nguyen My Ngoc	Deputy General Director

# KinhBac City Development Holding Corporation

GENERAL INFORMATION (continued)

## **LEGAL REPRESENTATIVE**

The legal representative of the Company during the period and at the date of this report is Mr. Dang Thanh Tam - Chairman. Ms. Nguyen Thi Thu Huong – General Director has been authorized by Mr. Dang Thanh Tam to sign the accompanying interim separate financial statements for the six-month period ended 30 June 2023 in accordance with the Authorisation Letter No. 2506/2022/KBC/UQ dated 25 June 2022.

## **AUDITORS**

The auditor of the Company is Ernst & Young Vietnam Limited.

# KinhBac City Development Holding Corporation

## REPORT OF MANAGEMENT

Management of KinhBac City Development Holding Corporation (“the Company”) is pleased to present its report and the interim separate financial statements of the Company for the six-month period ended 30 June 2023.

### MANAGEMENT’S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

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

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

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim separate financial position of the Company and to ensure that the accounting records comply with the registered accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying interim separate financial statements.

### STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim separate financial statements give a true and fair view of the interim separate financial position of the Company as at 30 June 2023, and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

The Company has subsidiaries as disclosed in the interim separate financial statements. The Company has prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2023 (“the interim consolidated financial statements”) dated 21 August 2023.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows of the Company and its subsidiaries.

For and on behalf of management:



Nguyen Thi Thu Huong  
General Director

Bac Ninh, Vietnam

21 August 2023

Reference: 11656910/66920756-LR

## REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

**To: The Shareholders of KinhBac City Development Holding Corporation**

We have reviewed the accompanying interim separate financial statements of KinhBac City Development Holding Corporation (“the Company”) as prepared on 21 August 2023 and set out on pages 6 to 55, which comprise the interim separate balance sheet as at 30 June 2023, the interim separate income statement and the interim separate cash flow statement for the six-month period then ended and the notes thereto.

### ***Management’s responsibility***

Management is responsible for the preparation and fair presentation of the interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of interim separate financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the interim separate financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditors’ responsibility***

Our responsibility is to express a conclusion on the interim separate financial statements based on our review. We conducted our review in accordance with Vietnam Standards on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### **Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of the Company as at 30 June 2023, and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of interim separate financial statements.

### **Ernst & Young Vietnam Limited**



Tran Phu Son  
Deputy General Director  
Audit Practising Registration  
Certificate No. 0637-2023-004-1

Hanoi, Vietnam

21 August 2023

INTERIM SEPARATE BALANCE SHEET  
as at 30 June 2023

Currency: VND

Code	ASSETS	Notes	30 June 2023	31 December 2022
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>6,109,879,793,255</b>	<b>8,655,159,469,811</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>5</b>	<b>258,021,794,280</b>	<b>751,542,676,486</b>
111	1. Cash		248,459,577,201	745,993,044,584
112	2. Cash equivalent		9,562,217,079	5,549,631,902
<b>120</b>	<b>II. Short-term investments</b>	<b>6</b>	<b>2,442,294,770,329</b>	<b>2,441,801,461,721</b>
121	1. Held-for-trading securities	6.1	1,862,358,461,369	1,862,358,461,369
122	2. Provision for held-for-trading securities	6.1	(5,764,122,559)	(6,226,144,519)
123	3. Held- to-maturity investments	6.2	585,700,431,519	585,669,144,871
<b>130</b>	<b>III. Current accounts receivable</b>		<b>1,532,494,179,232</b>	<b>3,185,819,648,225</b>
131	1. Short-term trade receivables	7.1	65,373,916,614	157,184,537,150
132	2. Short-term advances to suppliers	7.2	1,006,187,689,670	1,093,640,586,764
135	3. Short-term loan receivables	8	89,596,568,334	367,596,568,334
136	4. Other short-term receivables	9	378,669,985,264	1,574,731,936,627
137	5. Provision for doubtful short-term receivables	7.3	(7,333,980,650)	(7,333,980,650)
<b>140</b>	<b>IV. Inventories</b>	<b>10</b>	<b>1,738,665,847,483</b>	<b>2,122,949,476,109</b>
141	1. Inventories		1,738,665,847,483	2,122,949,476,109
<b>150</b>	<b>V. Other current assets</b>		<b>138,403,201,931</b>	<b>153,046,207,270</b>
151	1. Short-term prepaid expenses	11	59,296,093,479	59,181,682,347
152	2. Value-added tax deductible	17	79,107,108,452	91,670,798,662
153	3. Tax and other receivables from the State	17	-	2,193,726,261

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

Currency: VND

Code	ASSETS	Notes	30 June 2023	31 December 2022
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>13,585,246,121,116</b>	<b>14,071,912,557,999</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>902,845,507,501</b>	<b>1,802,266,508,635</b>
215	1. Long-term loan receivables	8	128,178,000,000	437,300,000,000
216	2. Other long-term receivables	9	774,667,507,501	1,364,966,508,635
<b>220</b>	<b>II. Fixed assets</b>		<b>154,406,146,733</b>	<b>137,409,976,565</b>
221	1. Tangible fixed assets	12	154,406,146,733	137,409,976,565
222	Cost		360,229,749,240	331,926,702,849
223	Accumulated depreciation		(205,823,602,507)	(194,516,726,284)
227	2. Intangible fixed assets		-	-
228	Cost		36,958,000	36,958,000
229	Accumulated amortisation		(36,958,000)	(36,958,000)
<b>230</b>	<b>III. Investment properties</b>	<b>14</b>	<b>114,037,936,354</b>	<b>122,188,758,863</b>
231	1. Cost		172,985,045,000	172,985,045,000
232	2. Accumulated depreciation		(58,947,108,646)	(50,796,286,137)
<b>240</b>	<b>IV. Long-term assets in progress</b>	<b>13</b>	<b>153,632,799,405</b>	<b>146,425,689,151</b>
242	1. Construction in progress		153,632,799,405	146,425,689,151
<b>250</b>	<b>V. Long-term investments</b>	<b>15</b>	<b>12,257,920,327,215</b>	<b>11,859,866,788,415</b>
251	1. Investment in subsidiaries	15.1	11,255,118,294,000	10,787,118,294,000
252	2. Investments in jointly controlled entities and associates	15.2	805,666,491,074	805,666,491,074
253				
254	3. Investment in other entities	15.3	399,500,200,000	399,500,200,000
	4. Provision for diminution in value of long-term investments		(202,364,657,859)	(132,418,196,659)
<b>260</b>	<b>VI. Other long-term assets</b>		<b>2,403,403,908</b>	<b>3,754,836,370</b>
261	1. Long-term prepaid expenses	11	2,403,403,908	3,754,836,370
<b>270</b>	<b>TOTAL ASSETS</b>		<b>19,695,125,914,371</b>	<b>22,727,072,027,810</b>

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

Currency: VND

Code	ASSETS	Notes	30 June 2023	31 December 2022
<b>300</b>	<b>C. LIABILITIES</b>		<b>7,056,408,884,040</b>	<b>11,256,213,802,108</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>4,354,914,394,367</b>	<b>7,539,700,121,192</b>
311	1. Short-term trade payables	16	122,754,380,964	149,633,280,106
312	2. Short-term advances from customers		5,816,575,648	318,157,610,323
313	3. Statutory obligations	17	193,127,887,768	754,040,807
314	4. Payables to employees		4,542,033	87,642,035
315	5. Short-term accrued expenses	18	695,852,200,861	341,027,745,941
318	6. Short-term unearned revenues		3,754,091,163	1,735,270,676
319	7. Other short-term payables	19	2,484,281,336,597	2,538,403,345,286
320	8. Short-term loans	20	845,000,000,000	4,185,577,806,685
322	9. Bonus and welfare fund		4,323,379,333	4,323,379,333
<b>330</b>	<b>II. Non-current liabilities</b>		<b>2,701,494,489,673</b>	<b>3,716,513,680,916</b>
333	1. Long-term accrued expenses	18	1,028,215,801,376	1,060,860,796,591
337	2. Other long-term liabilities	19	6,422,776,559	6,422,776,559
338	3. Long-term loans	20	1,632,350,797,956	2,614,308,873,484
341	4. Deferred tax liabilities	27.3	33,553,145,820	33,969,266,320
342	5. Long-term provisions		951,967,962	951,967,962
<b>400</b>	<b>D. OWNERS' EQUITY</b>		<b>12,638,717,030,331</b>	<b>11,470,858,225,702</b>
<b>410</b>	<b>I. Capital</b>	<b>21</b>	<b>12,638,717,030,331</b>	<b>11,470,858,225,702</b>
411	1. Share capital		7,676,047,590,000	7,676,047,590,000
411a	- Shares with voting rights		7,676,047,590,000	7,676,047,590,000
412	2. Share premium		2,742,998,570,000	2,742,998,570,000
418	3. Investment and development fund		2,223,693,823	2,223,693,823
421	4. Undistributed earnings		2,217,447,176,508	1,049,588,371,879
421a	- Undistributed earnings by the end of prior period		1,049,588,371,879	438,841,942,422
421b	- Undistributed earnings of current period		1,167,858,804,629	610,746,429,457
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>19,695,125,914,371</b>	<b>22,727,072,027,810</b>

Luu Phuong Mai  
Preparer

Pham Phuc Hieu  
Deputy General Director cum  
Chief Accountant



Nguyen Thi Thu Huong  
General Director

21 August 2023

INTERIM SEPARATE INCOME STATEMENT  
for the six-month period ended 30 June 2023

Currency: VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
01	1. Revenue from sale of goods and rendering of services	22.1	2,567,671,120,961	75,128,124,389
02	2. Deductions	22.1	-	-
10	3. Net revenue from sale of goods and rendering of services	22.1	2,567,671,120,961	75,128,124,389
11	4. Cost of goods sold and services rendered	23	(815,561,322,685)	(50,597,637,835)
20	5. Gross profit from sale of goods and rendering of services		1,752,109,798,276	24,530,486,554
21	6. Finance income	22.2	243,326,761,088	92,121,823,722
22	7. Finance expenses	25	(364,136,201,598)	(335,200,048,192)
23	<i>In which: Interest expenses</i>		(251,275,738,644)	(290,762,196,189)
25	8. Selling expenses	24	(165,089,978,832)	(3,835,703,840)
26	9. General and administrative expenses	24	(100,026,814,854)	(70,162,877,718)
30	10. Operating profit/(loss)		1,366,183,564,080	(292,546,319,474)
31	11. Other income		46,008	336,391,795
32	12. Other expenses		(3,500,002,979)	(19,536,629)
40	13. Other (loss)/profit		(3,499,956,971)	316,855,166
50	14. Accounting profit/(loss) before tax		1,362,683,607,109	(292,229,464,308)
51	15. Current corporate income tax expenses	27.1	(195,240,922,980)	(416,120,500)
52	16. Deferred tax income	27.3	416,120,500	416,120,500
60	17. Net profit/(loss) after tax		1,167,858,804,629	(292,229,464,308)

  
Luu Phuong Mai  
Preparer

  
Pham Phuc Hieu  
Deputy General Director cum  
Chief Accountant

  
Nguyen Thi Thu Huong  
General Director



INTERIM SEPARATE CASH FLOW STATEMENT  
for the six-month period ended 30 June 2023

Currency: VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01	<b>Profit/(loss) before tax</b>		<b>1,362,683,607,109</b>	<b>(292,229,464,308)</b>
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets	12, 14	19,457,698,732	18,631,294,452
03	Provisions	25	69,484,439,240	12,972,890,764
05	Profits from investing activities		(243,326,761,088)	(89,665,397,358)
06	Interest expenses	25	293,908,279,821	320,815,580,023
08	<b>Operating profit/(loss) before changes in working capital</b>		<b>1,502,207,263,814</b>	<b>(29,475,096,427)</b>
09	Decrease in receivables		381,056,059,507	258,119,077,658
10	Decrease/(increase) in inventories		384,283,628,626	(114,862,397,866)
11	(Decrease)/increase in payables (other than interest, corporate income tax)		(28,636,864,645)	28,673,752,008
12	Decrease in prepaid expenses		1,237,021,330	2,621,993,507
14	Interest paid		(272,289,908,730)	(249,584,601,450)
15	Corporate income tax paid		(800,000,000)	(38,400,000,000)
20	<b>Net cash flows from/(used in) operating activities</b>		<b>1,967,057,199,902</b>	<b>(142,907,272,570)</b>
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	Purchase and construction of fixed assets and other long- term assets		(57,152,960,247)	(47,181,750,551)
22	Proceeds from disposals 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		(472,909,286,648)	(73,030,038,022)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		345,000,000,000	140,106,000,000
25	Payments for investments in other entities		(290,040,580,968)	(854,204,332,379)
26	Proceeds from sale of investments in other entities		1,180,000,000,000	-
27	Interest and dividends received		1,199,693,169,145	25,340,443,713
30	<b>Net cash flows from/(used in) investing activities</b>		<b>1,904,590,341,282</b>	<b>(808,633,313,603)</b>

INTERIM SEPARATE CASH FLOW STATEMENT (continued)  
for the six-month period ended 30 June 2023

Currency: VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
31	Capital contribution		-	334,718,570,000
33	Drawdown of borrowings		974,196,161,601	880,473,906,850
34	Repayment of borrowings		(5,339,364,584,991)	(1,011,400,461,645)
36	Dividends paid		-	(1,350,000)
<b>40</b>	<b>Net cash flows (used in)/from financing activities</b>		<b>(4,365,168,423,390)</b>	<b>203,790,665,205</b>
<b>50</b>	<b>Net decrease in cash and cash equivalents for the period</b>		<b>(493,520,882,206)</b>	<b>(747,749,920,968)</b>
<b>60</b>	<b>Cash and cash equivalents at beginning of period</b>		<b>751,542,676,486</b>	<b>769,915,183,654</b>
<b>70</b>	<b>Cash and cash equivalents at end of period</b>	<b>5</b>	<b>258,021,794,280</b>	<b>22,165,262,686</b>



Luu Phuong Mai  
Preparer



Pham Phuc Hieu  
Deputy General Director cum  
Chief Accountant




Nguyen Thi Thu Huong  
General Director

21 August 2023

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS  
as at 30 June 2023 and for the six-month period then ended

## 1. CORPORATE INFORMATION

KinhBac City Development Holding Corporation (“the Company”) is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 2103000012 issued by the Department of Planning and Investment of Bac Ninh Province on 27 March 2002, and the subsequent amendments, with the latest is the 19<sup>th</sup> amendment No. 2300233993 being granted by the Department of Planning and Investment of Bac Ninh Province on 21 April 2023.

The current principal activities of the Company are to invest, construct and trade infrastructure inside and outside the industrial parks; to lease and sell factory plants constructed by the Company in the industrial parks, and residential – urban areas, to carry out financial investment; and other activities in accordance with the Enterprise Registration Certificate.

The business cycle of the Company starts from the acquisition of investment license, land clearance, infrastructure development of industrial parks and urban areas until the time of completion and land is handed over to customers. As a result, the business cycle of the Company may extend over 12 months. Ordinary business cycle for other business activities is 12 months.

The Company’s head office is located at Lot B7, Que Vo Industrial Park, Phuong Lieu commune, Que Vo district, Bac Ninh province, Vietnam and its Ho Chi Minh branch is located at No. 20 Phung Khac Khoan, Da Kao ward, No. 1 district, Ho Chi Minh city, Vietnam.

The Company’s shares were listed on Ho Chi Minh City Stock Exchange in accordance with Decision No. 153/QD-SGDHCM issued by Ho Chi Minh City Stock Exchange on 7 December 2009.

The total number of employees as at 30 June 2023 was: 217 (31 December 2022: 210).

### Corporate structure

At 30 June 2023, the Company has the following 16 subsidiaries (31 December 2022: 17):

<u>No.</u>	<u>Company’s name</u>	<u>Voting right (%)</u>	<u>Effective interest rate (%)</u>	<u>Head office</u>	<u>Main activities</u>
I- Group of directly owned subsidiaries					
1	Saigon – Bac Giang Industrial Park Corporation	92.5	88.06	Quang Chau Industrial Park, Quang Chau commune, Viet Yen district, Bac Giang province, Viet Nam	Investment, building and trading industrial parks and real estates
2	Saigon – Hai Phong Industrial Park Corporation	89.26	89.26	Trang Due Industrial Park, Le Loi commune, An Duong district, Hai Phong city, Viet Nam	Investment, building and trading industrial parks and real estates
3	Northwest Saigon City Development Corporation	74.3	72.82	Tram Bom, National Road No. 22, Tan Phu Trung, Cu Chi, Ho Chi Minh city, Viet Nam	Investment, building and trading industrial parks and real estates
4	Trang Cat One Member Urban Development Company Limited	100	100	Bai Trieu Area, Trang Cat commune, Hai An district, in Dinh Vu – Cat Hai Economical Zone, Hai Phong city	Investment, building and trading industrial parks and real estates
5	NGD Investment One Member Company Limited	100	100	No. 100 An Trach street, Quoc Tu Giam ward, Dong Da district, Hanoi, Viet Nam	Investment, building and trading real estates

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

1. CORPORATE INFORMATION (continued)

**Corporate structure** (continued)

At 30 June 2023, the Company has the following subsidiaries (continued):

<i>No.</i>	<i>Company's name</i>	<i>Voting right (%)</i>	<i>Interest right (%)</i>	<i>Head office</i>	<i>Main activities</i>
I- Group of directly owned subsidiaries					
6	Kinh Bac Office and Factory Business One Member Company Limited	100	100	Lot B7, Que Vo Industrial Park, Phuong Lieu commune, Que Vo district, Bac Ninh province, Viet Nam	Investment, building and trading real estates
7	Tien Duong Development Holding Joint Stock Company	51	51	100 An Trach, Cat Linh ward, Dong Da district, Hanoi, Viet Nam	Investment, building and trading real estates
8	Hung Yen Investment and Development Corporation	70	68.65	537, Nguyen Van Linh street, Le Loi ward, Hung Yen city, Hung Yen province, Vietnam	Building and trading real estates
9	Vung Tau Investment Group Joint Stock Company	74.52	74.52	28 Hang Dieu 1 street, ward 10, Vung Tau city, Ba Ria - Vung Tau province, Vietnam	Building and trading real estates
II- Group of indirectly owned subsidiaries					
1	Tan Phu Trung – Long An Industrial Park One Member Company Limited	100	72.82	88 Tran Phong Sac, No. 4 ward, Tan An city, Long An province, Viet Nam	Architectural activities and related technical consultancy
2	Bac Giang – Long An Industrial Park One Member Company Limited	100	88.96	489E/Road 824, Zone 5, Duc Hoa ward, Duc Hoa district, Long An province, Viet Nam	Architectural activities and related technical consultancy
3	Tan Tap Industrial Infrastructure Development Limited Company	100	89.26	531E, Zone 5, Duc Hoa ward, Duc Hoa district, Long An province, Viet Nam	Architectural activities and related technical consultancy
4	Long An Investment Development Joint Stock Company	60	57.42	Lot 6A, Road No. 3, Tan Duc Industrial Park, Duc Hoa Ha Commune, Duc Hoa District, Long An Province, Vietnam	Building and trading real estates
5	Bao Lac Spiritual Park Joint Stock Company	65	58.02	Ngo Xa village, Long Chau commune, Yen Phong district, Bac Ninh province, Vietnam	Funeral service activities
6	Quang Yen Electronics Limited Company	100	89.26	Lot NA8-2, High-class factory and factory project complex, Dam Nha Mac area, Lien Vi commune, Quang Yen town, Quang Ninh province, Vietnam	Manufacture of electronic components
7	Quang Yen Manufacturing Industry Limited Company	100	89.26	Lot NA8-1, High-class factory and factory project complex, Dam Nha Mac area, Lien Vi commune, Quang Yen town, Quang Ninh province, Vietnam	Manufactures of nozzles for agricultural machinery engines

In addition, the Company also has associates as disclosed in Note 15

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## **2. BASIS OF PREPARATION**

### **2.1 Purpose of preparation of the interim separate financial statements**

KinhBac City Development Holding Corporation has subsidiaries as disclosed in Note 1 and Note 15. The Company has prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2023 dated 21 August 2023.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, the interim consolidated results of operations and the interim consolidated cash flows of the Company and its subsidiaries.

### **2.2 Accounting standards and system**

The interim separate financial statements of the Company, which are expressed in Vietnam dong (“VND”), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Standards on Accounting (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 4); and
- ▶ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Standards on Accounting (Series 5).

Accordingly, the accompanying interim separate financial statements, including their utilisation are not designed for those who are not informed about Vietnam’s accounting principles, procedures and practices and furthermore are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

### **2.3 Applied accounting documentation system**

The Company’s applied accounting documentation system is the General Journal system.

### **2.4 Fiscal year**

The Company’s fiscal year applicable for the preparation of its separate financial statements starts on 1 January and ends on 31 December.

### **2.5 Accounting currency**

The interim separate financial statements are prepared in VND which is also the Company’s accounting currency.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

### **3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

#### **3.1 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

#### **3.2 Inventories**

Industrial and urban real estate which have been built for sale in the normal course of operations of the Company, not for rent or for waiting the price to increase, are recorded as inventory at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

The cost of real estate for sale including expenses on compensation and site restoration, construction of road and drainage system, greenery planting and other infrastructure costs, construction costs, capitalized borrowing cost, consultancy cost, design cost,... and other related costs.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less costs to completion and the estimated costs of sale.

##### *Provision for obsolete inventories*

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the interim separate balance sheet date.

Increases and decreases to the provision balance are recorded into the cost of goods sold account in the interim separate income statement.

#### **3.3 Receivables**

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

The provision for doubtful debts represents amounts of outstanding receivables at the interim separate balance sheet date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded as general and administrative expense in the interim separate income statement.

#### **3.4 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim separate income statement as incurred.

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.5 *Lease property*

The determination of whether an arrangement is a lease is based on the nature of the arrangement at the time of initiation; whether the performance of the arrangement is contingent upon the use of a certain asset and whether the agreement includes a provision on the right to use the property.

*In case the Company is the lessee*

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

*In case the Company is the lessor*

Assets under operating leases are recognized as investment properties on the separate balance sheet. Initial direct costs of negotiating operating leases are recognized in the statement of income, separate business when it arises.

Income from operating leases is charged to the separate statement of income on a straight-line basis over the lease term.

#### 3.6 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the interim separate income statement as incurred.

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

#### 3.7 *Depreciation and amortisation*

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

Buildings and structures (land and infrastructure development costs)	8 - 45 years
Machinery and equipment	8 - 10 years
Means of transportation	4 - 10 years
Office equipment	3 - 8 years
Others	3 - 8 years

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.8 *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortisation. For investment property held for price appreciation, the Company does not depreciate but determines the loss due to a decrease in value.

Subsequent expenditure after initial recognition relating to an investment property that has already been recognized is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Factories	8 years
Land and infrastructure development costs	40 years

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim separate income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

#### 3.9 *Borrowing costs*

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset are capitalized as part of the cost of the respective asset.

#### 3.10 *Prepaid expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses on the interim separate 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 (from 1 to 3 years).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

### **3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

#### **3.11 Investments**

##### *Investment in subsidiaries*

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the interim separate income statement. Other distributions are considered a recovery of investment and are deducted to the cost of the investment.

##### *Investment in associates*

Investments in associates over which the Company has significant influence are carried at cost.

Distributions from accumulated net profits of the associates arising subsequent to the date of acquisition are recognized in the income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

##### *Held-for-trading securities and investments in other entities*

Held-for-trading securities and investments in other entities are stated at their acquisition costs.

##### *Provision for diminution in value of held-for-trading securities and other investments*

Provision is made for any diminution in value of the held-for-trading securities and investments in capital of other entities at the interim balance sheet date. Increases and decreases to the provision balance are recorded as finance expense in the interim separate income statement.

##### *Held-to-maturity investments*

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the interim separate income statement and deducted against the value of such investments.

#### **3.12 Payables and accruals**

Payable and accrual are recognised for amount to be paid in the future for goods and services received, whether or not billed to the Company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.13 *Accrual for severance pay*

The severance pay to employee is accrued at the end of each reporting period for all employees who have been in service for more than 12 months up to balance sheet date at the rate of one-half of the average monthly salary for each year of service up to 31 December 2008 in accordance with the Labour Code, the Law on Social Insurance and related implementing guidance. The average monthly salary used in this calculation will be revised at the end of each reporting period following the average monthly salary of the 6-month period up to the reporting date. Increase or decrease to the accrued amount other than actual payment to employee will be taken to the interim separate income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 48 of the Labour Code.

#### 3.14 *Foreign currency transactions*

Transactions in currencies other than the Company's reporting currency (VND) are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transaction resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the period, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the interim separate balance sheet dates which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Company conducts transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

All foreign exchange differences incurred during the period and arisen from the transaction of monetary accounts denominated in foreign currency at interim separate balance sheet date are taken to the interim separate income statement.

#### 3.15 *Treasury shares*

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.16 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting:

##### *Investment and development fund*

This fund is set aside for use in the Group's expansion of its operation or of in-depth investments.

##### *Bonus and welfare fund*

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the interim separate balance sheet.

#### 3.17 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

##### *Long-term lease of land and infrastructure*

Revenue is recognised when the Company has transferred significant risks and rewards associated with the land to the buyer and revenue can be reliably measured.

##### *Sale of factories*

Revenue is recognised when the Company has transferred significant risks and rewards associated with the factories to the buyer and revenue can be reliably measured.

##### *Lease of factories*

Revenue under operating lease of factories is recognised in the interim separate income statement on a straight-line basis over the lease term.

##### *Rendering of services*

Revenue is recognised when services have been provided to the customers, and are determined by the net value after deducting discounts, value-added tax, and other deductions.

##### *Revenue from sale of real estate properties*

Revenue is recognised when significant risks and rewards associated with ownership of the real estate properties have been transferred to the buyer.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.17 Revenue recognition (continued)

##### *Income from transfer of investment and trading of securities*

Income from transfer of investment and trading of securities is determined by the difference between the sale proceeds and cost of the securities and/or investment held by the Company. Income is recorded on the contract date, which is when the contract becomes effective.

##### *Interest*

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

##### *Dividends*

Income is recognised when the Company's entitlement as an investor to receive the dividend is established.

#### 3.18 Cost of long-term lease of land and infrastructure

Cost of long-term lease of land and infrastructure includes all direct costs that are attributable to the development of land and infrastructure and other overhead costs allocated on a reasonable basis to such activities including:

- ▶ All costs incurred for land and land development activities;
- ▶ All costs incurred for construction and construction related activities;
- ▶ Mandatory and non-saleable costs associated to development activities that would be incurred on existing and future land and infrastructure of the project such as common infrastructure, mandatory land reserve for public facilities.

#### 3.19 Taxation

##### *Current income tax*

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the tax rates and tax laws that are enacted as at the interim separate balance sheet date.

Current income tax is charged or credited to the interim separate income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.19 Taxation (continued)

##### *Deferred tax*

Deferred tax is provided using the liability method on temporary differences at the interim separate balance sheet date between the tax base of assets and liabilities and their carrying amount for the interim separate financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each interim separate balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re assessed at each separate balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the interim separate balance sheet date.

Deferred tax is charged or credited to the interim separate income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Company intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

### **3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

#### **3.20 Segment information**

A segment is a component which can be separately identified in which the Company takes part in providing the sale of relevant goods or services (segment divided by business operation activities), or providing the sale of goods or services within a particular economic environment (segment divided by geographic regions), each of which is subject to risks and and returns that are different from those of other segments.

Real estate trading activities in Vietnam territory is the major activity to generate the revenue and profit for the Company. Thus, the Company's management assesses that the Company operates in only one business segment which is a real estate business and in one geographic region which is Vietnam.

#### **3.21 Related parties**

Parties are considered related parties of the Company if one party has the ability, by direct or indirect ways, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

### **4. SIGNIFICANT EVENTS**

#### ***Disposal at Kinh Bac - Da Nang Investment One Member Company Limited***

According to Resolution No. 2903.2/2023/KBC/HQ-HDQT dated 29 March 2023, the Board of Directors approved the transfer of contributed capital of its subsidiary, Kinh Bac – Da Nang Investment One Member Limited Company (“Kinh Bac – Da Nang Company”). During the period, the Company completed the transfer of all contributed capital at Kinh Bac – Da Nang Company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 5. CASH AND CASH EQUIVALENTS

	<i>Currency: VND</i>	
	<i>30 June 2023</i>	<i>31 December 2022</i>
Cash on hand	8,220,931,229	7,820,910,054
Cash at banks	240,238,645,972	738,172,134,530
Cash equivalent (*)	<u>9,562,217,079</u>	<u>5,549,631,902</u>
<b>TOTAL</b>	<b><u>258,021,794,280</u></b>	<b><u>751,542,676,486</u></b>

(\*) Cash equivalents as at 30 June 2023 are deposits in VND with term of 1 month at Commercial Banks with interest rate of 3.1 - 4.35%/year (2022: 2.9%/year).

## 6. SHORT-TERM INVESTMENTS

### 6.1 *Held-for-trading securities*

	<i>Currency: VND</i>			
	<i>30 June 2023</i>		<i>31 December 2022</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Shares (i)	7,490,461,369	(5,764,122,559)	7,490,461,369	(6,226,144,519)
Other investment (ii)	<u>1,854,868,000,000</u>	-	<u>1,854,868,000,000</u>	-
<b>TOTAL</b>	<b><u>1,862,358,461,369</u></b>	<b><u>(5,764,122,559)</u></b>	<b><u>1,862,358,461,369</u></b>	<b><u>(6,226,144,519)</u></b>

(i) As at 30 June 2023, the Company holds 312,177 shares of Tan Tao Investment and Industrial Joint Stock Company.

(ii) This is an investment in Hoa Sen Hotel Development Company Limited. The Company presents this investment as a trading security as it plans to transfer its investment in this company in short-term

### 6.2 *Held-to-maturity investments*

This is a 4 – 12 months term deposit at Commercial Banks with an interest rate of 4.6 – 8%/year (2022: 4.6 - 8%/year).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

### 7.1 Trade receivables

Currency: VND

	30 June 2023	31 December 2022
Hi-P Vietnam High Technology Co., Ltd	33,712,641,207	-
Receivables from sale of landed houses at Phuc Ninh Urban Area	5,876,437,900	5,876,437,900
SLP Park Nam Son Hap Linh Co., Ltd	-	22,510,489,604
Other customers	25,784,837,507	128,797,609,646
<b>TOTAL</b>	<b>65,373,916,614</b>	<b>157,184,537,150</b>
<i>Provision for doubtful receivables</i>	6,833,980,650	6,833,980,650

### 7.2 Short term advances to suppliers

Currency: VND

	30 June 2023	31 December 2022
Kinh Bac Services JSC (i)	699,918,477,082	858,675,633,882
Kinh Bac Investment and Consulting JSC (i)	293,238,813,689	223,238,813,689
Other advances to suppliers	13,030,398,899	11,726,139,193
<b>TOTAL</b>	<b>1,006,187,689,670</b>	<b>1,093,640,586,764</b>

(i) This balance represents advances for land clearance and compensation, and for construction works of certain on-going projects of the Company.

### 7.3 Bad debts

Currency: VND

	As at 30 June 2023		As at 31 December 2022	
	Cost	Recoverable	Cost	Recoverable
Short-term trade receivables	6,833,980,650	-	6,833,980,650	-
<i>Viet Nhat JSC</i>	6,833,980,650	-	6,833,980,650	-
Loan receivables	500,000,000	-	500,000,000	-
<i>Saigon Tour Corporation</i>	500,000,000	-	500,000,000	-
<b>TOTAL</b>	<b>7,333,980,650</b>	<b>-</b>	<b>7,333,980,650</b>	<b>-</b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 8. LOAN RECEIVABLES

	<i>Currency: VND</i>	
	<i>30 June 2023</i>	<i>31 December 2022</i>
<b>Short-term</b>		
Hanoi Construction Corporation (*)	89,096,568,334	89,096,568,334
Saigon Tour Corporation	500,000,000	500,000,000
Receivables from related parties (Note 28)	-	278,000,000,000
<b>TOTAL</b>	<b>89,596,568,334</b>	<b>367,596,568,334</b>
<i>Provision for loan receivables</i>	<i>(500,000,000)</i>	<i>(500,000,000)</i>
<b>Long-term</b>		
Saigon – Tay Ninh Industrial Park JSC	300,000,000	300,000,000
Receivables from related parties (Note 28)	127,878,000,000	437,000,000,000
<b>TOTAL</b>	<b>128,178,000,000</b>	<b>437,300,000,000</b>

(\*) Short-term loans are unsecured loans, which will mature within the next 12 months and earn an interest rate of 10%/year.

## 9. OTHER RECEIVABLES

	<i>Currency: VND</i>			
	<i>30 June 2023</i>		<i>31 December 2022</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
<b>Short-term</b>				
Advance to PVcomBank (i)	242,049,763,870	-	242,049,763,870	-
Advances to employees	44,885,792,665	-	31,435,457,265	-
Receivables from People's Committee of Bac Ninh relating to land rental subsidy (ii)	19,440,000,000	-	19,440,000,000	-
Deposit receivables (iii)	12,851,128,404	-	12,851,128,404	-
Receivables from Van Duong Commune People's Committee	3,327,780,000	-	3,327,780,000	-
Other short-term receivables	52,063,978,505	-	35,576,402,254	-
Receivables from related parties (Note 28)	4,051,541,820	-	1,230,051,404,834	-
<b>TOTAL</b>	<b>378,669,985,264</b>	<b>-</b>	<b>1,574,731,936,627</b>	<b>-</b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

**9. OTHER RECEIVABLES (continued)**

	<i>Currency: VND</i>			
	<i>30 June 2023</i>		<i>31 December 2022</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
<b>Long-term</b>				
Lang Ha Investment JSC				
(iv)	177,369,563,168	-	175,151,127,545	-
Other long-term receivables	805,108,213	-	717,271,501	-
Receivables from related parties ( <i>Note 28</i> )	596,492,836,120	-	1,189,098,109,589	-
<b>TOTAL</b>	<b><u>774,667,507,501</u></b>	<b>-</b>	<b><u>1,364,966,508,635</u></b>	<b>-</b>

- (i) This is an advance to the Vietnam Public Joint Stock Commercial Bank ("PVcomBank") related to the acquisition of shares in Lang Ha Investment JSC.
- (ii) According to the minutes of interdisciplinary meeting between the Department of Finance, the Department of Planning and Investment, the Department of Natural Resources and Environment, the Management Board of Industrial Zones of Bac Ninh province and KinhBac City Development Corporation dated 14 August 2007 and Decision on investment capital support for enterprises No. 1951/QD-UBND dated 31 December 2007, Bac Ninh Provincial People's Committee committed to support land rental for Que Vo Industrial Park. Accordingly, the subsidy available to the Company is VND 19.44 billion which will be used for the construction of waste water treatment plant at Que Vo Industrial Park.
- (iii) This is a deposit for Hanoi Agricultural Development and Investment One Member State Company Limited under Contract No. 128/2010/HD-HTKD signed on June 29, 2010 for business cooperation on investment projects. building commercial centers, offices, high-class houses and investment projects on building eco-tourism areas, villas, garden houses, high-class apartment houses in Minh Khai ward, Bac Tu Liem district, Hanoi.
- (iv) These are expenses related to the development cost of the Commercial Center and Office Project at 1A Lang Ha of Lang Ha Investment Joint Stock Company (see item (i)).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 10. INVENTORIES

*Currency: VND*

	<i>30 June 2023</i>		<i>31 December 2022</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Phuc Ninh Urban Area	1,113,258,780,642	-	1,107,252,456,826	-
Nam Son - Hap Linh Industrial Park	609,211,714,382	-	1,001,910,372,476	-
Other projects	16,195,352,459	-	13,786,646,807	-
<b>TOTAL</b>	<b>1,738,665,847,483</b>	<b>-</b>	<b>2,122,949,476,109</b>	<b>-</b>

Inventories as at 30 June 2023 comprise land compensation, infrastructure development cost, capitalized borrowing costs and other overheads which incurred in the development of industrial parks and other real estate projects of the Company which are developed for sale. The inventories of Nam Son – Hap Linh Industrial Park project are mainly used as collateral for long-term loans as disclosed in Note 20.

During the period, the Company capitalized borrowing costs amounting to VND 5.5 billion (for 2022 VND 14.8 billion). These interest expenses are related to loans used for the development of industrial parks and other real estate projects of the Company.

## 11. PREPAID EXPENSES

*Currency: VND*

	<i>30 June 2023</i>	<i>31 December 2022</i>
<b>Short-term</b>		
Brokerage fees of uncompleted real-estate transfer contracts	59,181,682,347	59,181,682,347
Other short-term prepaid expenses	114,411,132	-
<b>TOTAL</b>	<b>59,296,093,479</b>	<b>59,181,682,347</b>
<b>Long-term</b>		
Infrastructure repair costs	2,403,403,908	3,368,794,926
Tools and equipment	-	386,041,444
<b>TOTAL</b>	<b>2,403,403,908</b>	<b>3,754,836,370</b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

**12. TANGIBLE FIXED ASSETS**

Currency: VND

	<i>Buildings and structures (including cost of land development and infrastructure)</i>	<i>Machinery and equipment</i>	<i>Transportations</i>	<i>Office equipment</i>	<i>Others</i>	<i>Total</i>
<b>Cost:</b>						
As at 31 December 2022	243,217,020,707	9,091,787,612	49,606,952,902	29,222,559,810	788,381,818	331,926,702,849
Transfer from construction in progress	7,801,633,729	-	-	-	-	7,801,633,729
New purchase	-	-	20,347,222,662	154,190,000	-	20,501,412,662
As at 30 June 2023	251,018,654,436	9,091,787,612	69,954,175,564	29,376,749,810	788,381,818	360,229,749,240
<i>In which:</i>						
Fully depreciated	74,045,191,170	4,538,152,308	14,198,549,167	6,452,242,101	788,381,818	100,022,516,564
<b>Accumulated depreciation:</b>						
As at 31 December 2022	142,396,754,713	5,797,475,761	31,116,488,394	14,417,625,598	788,381,818	194,516,726,284
Depreciation for the period	6,878,256,114	273,369,708	2,732,105,541	1,423,144,860	-	11,306,876,223
As at 30 June 2023	149,275,010,827	6,070,845,469	33,848,593,935	15,840,770,458	788,381,818	205,823,602,507
<b>Net carrying amount:</b>						
As at 31 December 2022	100,820,265,994	3,294,311,851	18,490,464,508	14,804,934,212	-	137,409,976,565
As at 30 June 2023	101,743,643,609	3,020,942,143	36,105,581,629	13,535,979,352	-	154,406,146,733

Details of tangible fixed assets used as collaterals for loans and bonds of the Company are disclosed in Note 20.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

### 13. CONSTRUCTION IN PROGRESS

	<i>Currency: VND</i>	
	<i>30 June 2022</i>	<i>31 December 2021</i>
Water supply and wastewater treatment system at Nam Son Hap Linh Industrial Park	118,072,932,293	110,470,318,853
Que Vo II Industrial Park	27,761,295,851	27,761,295,851
Bac Giang Thermal Power Plant	3,116,503,893	3,116,503,893
Hanoi Diplomat Area	1,355,116,818	1,355,116,818
Other construction in progress	3,326,950,550	3,722,453,736
<b>TOTAL</b>	<b><u>153,632,799,405</u></b>	<b><u>146,425,689,151</u></b>

Construction in progress for the water supply and wastewater treatment system in Nam Son Hap Linh Industrial Park is currently being used as collateral for the Company's loans as presented in Note 20.

### 14. INVESTMENT PROPERTIES

	<i>Currency: VND</i>
	<i>Factories (including land development and infrastructure cost)</i>
<b>Cost:</b>	
As at 31 December 2022	<u>172,985,045,000</u>
As at 30 June 2023	<u>172,985,045,000</u>
<b>Accumulated depreciation and amortisation:</b>	
As at 31 December 2022	50,796,286,137
- Depreciation during the period	<u>8,150,822,509</u>
As at 30 June 2023	<u>58,947,108,646</u>
<b>Net carrying amount:</b>	
As at 31 December 2022	<u>122,188,758,863</u>
As at 30 June 2023	<u>114,037,936,354</u>

Investment properties comprise factories at industrial parks which are held for operating leases.

As at 30 June 2023, the Company has not been able to determine the fair value of these investment properties because there is no active market for these properties.

### 15. LONG-TERM INVESTMENTS

		<i>Currency: VND</i>	
	<i>Note</i>	<i>30 June 2023</i>	<i>31 December 2022</i>
Investments in subsidiaries	15.1	11,255,118,294,000	10,787,118,294,000
Investments in associates	15.2	805,666,491,074	805,666,491,074
Other long-term investments	15.3	399,500,200,000	399,500,200,000
Provision for long-term investments		<u>(202,364,657,859)</u>	<u>(132,418,196,659)</u>
<b>TOTAL</b>		<b><u>12,257,920,327,215</u></b>	<b><u>11,859,866,788,415</u></b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 15. LONG-TERM INVESTMENTS (continued)

### 15.1 Investments in subsidiaries

Currency: VND

No.	30 June 2023			31 December 2022		
	Voting right (%)	No. of shares	Net book value (VND)	Voting right (%)	No. of shares	Net book value (VND)
1	100	-	6,630,000,000,000	100	-	6,630,000,000,000
2	93.65	153,000,000	1,530,000,000,000	93.65	153,000,000	1,530,000,000,000
3	60	54,000,000	540,000,000,000	60	54,000,000	540,000,000,000
4	74.3	45,389,361	662,066,314,000	74.3	45,389,361	662,066,314,000
5	89.26	15,840,000	1,656,000,000,000	86.54	3,600,000	468,000,000,000
6	92.5	1,309,000	119,000,000,000	92.5	1,309,000	119,000,000,000
7	100	-	105,200,000,000	100	-	105,200,000,000
8	100	-	5,440,000,000	100	-	5,440,000,000
9	-	-	-	100	-	720,000,000,000
10	51	25,500,000	7,411,980,000	51	25,500,000	7,411,980,000
<b>TOTAL</b>			<b>11,255,118,294,000</b>			<b>10,787,118,294,000</b>
Provision for devaluation of investments in subsidiaries			-			-
<b>NET VALUE</b>			<b>11,255,118,294,000</b>			<b>10,787,118,294,000</b>

- (i) According to Resolution No. 2906/2023/KBC/HQ-HDQT dated 29 June 2023, Board of Directors of the Company has approved the purchase of additional shares offered for private placement of Sai Gon – Hai Phong Industrial Park JSC, a subsidiary of the Company.
- (ii) According to Resolution No. 2903.2/2023/KBC/HQ-HDQT dated 29 March 2023, Board of Directors of the Company has approved to transfer all contributed capital of the Company in Kinh Bac – Da Nang Investment One Member Company Limited – a subsidiary of the Company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

**15. LONG-TERM INVESTMENTS (continued)**

**15.2 Investments in associates**

Currency: VND

	Note	Ownership interest	30 June 2023		31 December 2022	
			No. of shares	Net book value (VND)	No. of shares	Net book value (VND)
Saigon Telecommunication & Technologies JSC	(i)	21.48%	31,793,846	582,461,891,074	31,793,846	582,461,891,074
Scanviwood JSC	(ii)	34%	1,077,528	7,204,600,000	1,077,528	7,204,600,000
Saigon - Nhon Hoi Industrial Park JSC	(iii)	35.35%	12,000,000	120,000,000,000	12,000,000	120,000,000,000
Saigon - Da Nang Investment JSC	(iv)	48%	9,600,000	96,000,000,000	9,600,000	96,000,000,000
<b>TOTAL</b>				<b>805,666,491,074</b>		<b>805,666,491,074</b>
Provision for impairment of investment in associates				(176,346,493,074)		(106,400,031,874)
<b>NET VALUE</b>				<b>629,319,998,000</b>		<b>699,266,459,200</b>

Details of provision for impairment of investment in associates:

	30 June 2023	31 December 2022
<b>Provision for impairment of investment in associates</b>		
Saigon Telecommunication & Technologies JSC	169,141,893,074	99,195,431,874
Scanviwood JSC	7,204,600,000	7,204,600,000
<b>TOTAL</b>	<b>176,346,493,074</b>	<b>106,400,031,874</b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

**15. LONG-TERM INVESTMENTS** (continued)

**15.2 Investments in associates** (continued)

(i) *Saigon Telecommunication & Technologies JSC*

Saigon Telecommunication & Technologies JSC was established in pursuant to the latest Business Registration Certificate No. 0302615063, changed for the 16th time, issued by the Department of Planning and Investment of Ho Chi Minh city on 20 December 2022 with a registered charter capital of VND 1,480 billion. Its principal activities include trading computer, electronic equipment, materials, telecommunication and post equipment; trading and installation of transmission equipment, connection, security equipment for communication; information technology consulting; designing and installation of computer system; constructing industrial park, residential area, traffic, bridge and road, irrigation.

Its registered office is located at Lot 46, Quang Trung Software park, Tan Chanh Hiep ward, 12 district, Ho Chi Minh city, Vietnam.

(ii) *Scanviwood Joint Stock Company*

Scanviwood Joint Stock Company was established in pursuant to the latest Business Registration Certificate No. 0301213033, changed for the first time, issued by the Department of Planning and Investment of Ho Chi Minh City on 29 February 2016 with a registered capital of VND 31.69 billion. Its principal activities include manufacturing of household products for export.

Its registered office is located at 565 An Duong Vuong, An Lac ward, Binh Thanh district, Ho Chi Minh city, Vietnam.

(iii) *Saigon – Nhon Hoi Industrial Park Joint Stock Company*

Saigon - Nhon Hoi Industrial Park Joint Stock Company was established and operated under the Business Registration Certificate No. 4100579765 issued by the Department of Planning and Investment of Binh Dinh province on December 13, 2021 with charter capital. is 1,200 billion VND, The main activity according to the Business Registration Certificate of this company is to trade in real estate, land use rights belong to the owner, user or lease

This company is headquartered at Lot A2-01, N3 street, Nhon Hoi Industrial Park - Zone A, Nhon Hoi commune, Quy Nhon city, Binh Dinh province, Vietnam.

(iv) *Saigon – Da Nang Investment Joint Stock Company*

Saigon - Da Nang Investment Joint Stock Company was established and operated under the Business Registration Certificate No. 0400503777 issued by the Department of Planning and Investment of Da Nang City on 10 March 2023 with the charter capital is 200 billion VND. The main activity according to the Business Registration Certificate of this company is to trade in real estate, land use rights of owners, users or renters.

This company is headquartered at 61A Nguyen Van Cu, Hoa Hiep Bac ward, Lien Chieu district, Da Nang city, Vietnam.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

**15. LONG-TERM INVESTMENTS (continued)**

**15.3 Other long-term investments**

Currency: VND

	30 June 2023			31 December 2022		
	% of voting right	Number of shares	Cost (*)	% of voting right	Number of shares	Cost (*)
Saigon - Quy Nhon Mineral JSC	5.75	6,900,000	339,000,000,000	5.75	6,900,000	339,000,000,000
VTC-Saigontel Media JSC	19.19	3,070,020	30,700,200,000	19.19	3,070,020	30,700,200,000
Saigon - Binh Phuoc Industrial Park JSC	10.56	190,000	19,000,000,000	10.56	190,000	19,000,000,000
Saigon - Ham Tan Tourism JSC	1.63	70,000	7,000,000,000	1.63	70,000	7,000,000,000
Saigon - Binh Thuan Power Plant Investment and Development JSC	0.35	350,000	3,500,000,000	0.35	350,000	3,500,000,000
Saigon - Long An Industrial Park JSC	0.15	30,000	300,000,000	0.15	30,000	300,000,000
<b>TOTAL</b>			<b>399,500,200,000</b>			<b>399,500,200,000</b>
Provision for other long-term investments			(26,018,164,785)			(26,018,164,785)
<b>NET CARRYING VALUE</b>			<b>373,482,035,215</b>			<b>373,482,035,215</b>

(\*) The Company has not been able to collect necessary information to evaluate the fair value of the shares held in these companies because the shares of these companies have not been listed on the stock exchange.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

**16. TRADE PAYABLES**

Currency: VND

	Amount (also the amount that can repay the debt)	
	30 June 2023	31 December 2022
Truong Phat Investment JSC	36,628,313,594	50,845,629,310
HP Land Real Estate Trading JSC	13,019,970,115	13,019,970,115
Huu Anh Construction and Trading Co., Ltd	6,381,912,052	13,064,216,727
Van Loi Phat Investment Joint Stock Company	5,241,942,542	17,434,739,907
Phuc Hung Holdings Construction JSC	4,246,101,400	4,246,101,400
Other suppliers	57,236,141,261	51,022,622,647
<b>TOTAL</b>	<b>122,754,380,964</b>	<b>149,633,280,106</b>

**17. STATUTORY OBLIGATIONS**

Currency: VND

	31 December 2022	Payable for the period	Paid in the period	30 June 2023
<b>Payable</b>				
Corporate income tax	-	193,047,196,719	(800,000,000)	192,247,196,719
Personal income tax	408,054,913	9,738,835,650	(9,584,603,848)	562,286,715
Other taxes	345,985,894	1,877,641,972	(1,905,223,532)	318,404,334
<b>TOTAL</b>	<b>754,040,807</b>	<b>204,663,674,341</b>	<b>(12,289,827,380)</b>	<b>193,127,887,768</b>
	31 December 2022	Receivable for the period	Net off in the period	30 June 2023
<b>Receivable</b>				
Value added tax	91,670,798,662	28,438,508,457	(41,002,198,667)	79,107,108,452
Corporate income tax	2,193,726,261	-	(2,193,726,261)	-
<b>TOTAL</b>	<b>93,864,524,923</b>	<b>28,438,508,457</b>	<b>(43,195,924,928)</b>	<b>79,107,108,452</b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 18. ACCRUED EXPENSES

	<i>Currency: VND</i>	
	<i>30 June 2023</i>	<i>31 December 2022</i>
<b>Short-term</b>		
Accrued infrastructure development expenses for land rental revenue have been recognized	529,315,037,452	197,705,198,470
Land rent in advance	42,729,537,309	40,889,509,387
Accrued interest expenses	3,153,825,127	47,068,228,971
Accrued external service expenses	4,823,163,192	1,519,554,059
Accrued expenses to related parties ( <i>Note 28</i> )	<u>115,830,637,781</u>	<u>53,845,255,054</u>
<b>TOTAL</b>	<b><u>695,852,200,861</u></b>	<b><u>341,027,745,941</u></b>
<b>Long-term</b>		
Accrued interest expenses (*)	969,622,217,067	931,212,601,166
Accrued expenses to related parties ( <i>Note 28</i> )	<u>58,593,584,309</u>	<u>129,648,195,425</u>
<b>TOTAL</b>	<b><u>1,028,215,801,376</u></b>	<b><u>1,060,860,796,591</u></b>

(\*) This is the bond interest payable to PVcomBank. According to the Agreement on debt structure, capital advance and debt repayment dated 30 December 2020 between the Company and PVcomBank, these bond interests will be due from 01 January 2026.

## 19. OTHER PAYABLES

	<i>Currency: VND</i>	
	<i>30 June 2023</i>	<i>31 December 2022</i>
<b>Short-term</b>		
Tan Hoang Minh Hotel Service Trading Company Limited (i)	1,804,868,000,000	1,804,868,000,000
Deposit to fulfill contractual obligations of real estate projects (ii)	541,354,174,445	541,304,174,445
Deposit for land rental at Nam Son Hap Linh Industrial Park	127,606,343,725	182,725,282,414
Dividend payables	1,565,772,950	1,565,772,950
Other payables	8,029,045,477	7,082,115,477
Other payables to related parties ( <i>Note 28</i> )	<u>858,000,000</u>	<u>858,000,000</u>
<b>TOTAL</b>	<b><u>2,484,281,336,597</u></b>	<b><u>2,538,403,345,286</u></b>
<b>Long-term</b>		
Other long-term deposits	<u>6,422,776,559</u>	<u>6,422,776,559</u>
<b>TOTAL</b>	<b><u>6,422,776,559</u></b>	<b><u>6,422,776,559</u></b>

(i) This is the payables under the contract for the transfer of Hoa Sen Hotel Development Company Limited as described in Note 6.1.

(ii) These are deposits from customers for land transfer agreement at real estate projects of the Company.

# KinhBac City Development Holding Corporation

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 20. LOANS

	31 December 2022		Movement during the period		30 June 2023		Currency: VND
	Balance	Payable amount	Increase	Decrease	Balance	Payable amount	
<b>Short-term</b>							
Current portion of long-term loans from bank (Note 20.1)	10,000,000,000	10,000,000,000	15,000,000,000	-	25,000,000,000	25,000,000,000	
Current portion of long-term bonds	2,882,697,866,159	2,882,697,866,159	1,017,302,133,841	(3,900,000,000,000)	-	-	
Other short-term loans (Note 20.2)	50,000,000,000	50,000,000,000	-	-	50,000,000,000	50,000,000,000	
Short-term loans from related parties (Note 28)	1,242,879,940,526	1,242,879,940,526	450,000,000,000	(922,879,940,526)	770,000,000,000	770,000,000,000	
<b>TOTAL</b>	<b>4,185,577,806,685</b>	<b>4,185,577,806,685</b>	<b>1,482,302,133,841</b>	<b>(4,822,879,940,526)</b>	<b>845,000,000,000</b>	<b>845,000,000,000</b>	
<b>Long-term</b>							
Long-term loans from bank (Note 20.1)	180,639,280,820	180,639,280,820	30,696,161,602	(134,448,280,830)	76,887,161,592	76,887,161,592	
Bonds	974,669,592,664	974,669,592,664	25,330,407,336	(1,000,000,000,000)	-	-	
Loans from related parties (Note 28)	1,459,000,000,000	1,459,000,000,000	1,543,500,000,000	(1,447,036,363,636)	1,555,463,636,364	1,555,463,636,364	
<b>TOTAL</b>	<b>2,614,308,873,484</b>	<b>2,614,308,873,484</b>	<b>1,599,526,568,938</b>	<b>(2,581,484,644,466)</b>	<b>1,632,350,797,956</b>	<b>1,632,350,797,956</b>	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

**20. LOANS** (continued)

**20.1 Loans from banks**

Details of loans from banks are as follows:

<i>Banks</i>	<i>30 June 2023 (VND)</i>	<i>Interest rate</i>	<i>Principal and interest payment term</i>	<i>Collateral</i>
Vietnam Joint Stock Commercial Bank for Industry and Trade - Que Vo branch	70,046,345,736	14% per annum	The last repayment date is 25 July 2026; Loan principal is paid every 6 months. Interest is paid every 3 months on the 25th.	All assets attached to land, formed movable assets (including but not limited to machinery, equipment, tools, etc.); compensation, compensation, and clearance costs leveling, leveling, other paid expenses; all rights and interests attached to or arising from the Project (including but not limited to the right to enjoy the insurance amount, the right to collect debt, the rights and interests ... of the Mortgage) in phase 2 of the project of construction and business development of technical infrastructure of Nam Son - Hap Linh industrial park in Bac Ninh province of the Mortgage.
Vietnam Joint Stock Commercial Bank for Industry and Trade - Que Vo branch	31,840,815,856	11.3% per annum	The last repayment date is 30 July 2026; The loan principal is paid every 6 months. Interest is paid every 3 months on the 25th.	All machinery, tools, real estate, means of transport and other machinery and equipment formed in the future to serve the water treatment plant project with capacity of 19,000m <sup>3</sup> in Nam Son Hap Linh industrial park, Bac Ninh province, and all profits and receivables from doing business, exploiting the value of land use rights, properties... attached to land or from business investment, exploitation, management, development of the water treatment plant project with capacity of 19,000m <sup>3</sup> .

**TOTAL**

**101,887,161,592**

*In which:*

- *Current portion of long-term loans* 25,000,000,000
- *Long-term loans* 76,887,161,592

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

**20. LOANS** (continued)

**20.2 Other short-term loans**

Details of loans from others are presented as follows:

<i>Others</i>	<i>Ending balance (VND)</i>	<i>Interest rate</i>	<i>Principal and interest repayment term</i>	<i>Collateral</i>
Mr. Do Anh Dung	50,000,000,000	No interest	18 months term, principal will be matured on 15 July 2022. The company is in the process of extending this loan	Unsecured
<b>TOTAL</b>	<b>50,000,000,000</b>			

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 21. OWNERS' EQUITY

### 21.1 Increase and decrease in owners' equity

Currency: VND

	Contributed charter capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	Total
<b>For the six-month period ended 30 June 2022</b>						
As at 31 December 2021	5,757,111,670,000	3,396,813,430,000	(364,466,650,000)	2,223,693,823	1,733,711,082,422	10,525,393,226,245
Issuance of treasury shares	-	(29,748,080,000)	364,466,650,000	-	-	334,718,570,000
Increase share capital from owner's equity	1,918,935,920,000	(624,066,780,000)	-	-	(1,294,869,140,000)	-
Profit for the period	-	-	-	-	(292,229,464,308)	(292,229,464,308)
As at 30 June 2022	7,676,047,590,000	2,742,998,570,000	-	2,223,693,823	146,612,478,114	10,567,882,331,937
<b>For the six-month period ended 30 June 2023</b>						
As at 31 December 2022	7,676,047,590,000	2,742,998,570,000	-	2,223,693,823	1,049,588,371,879	11,470,858,225,702
Profit for the period	-	-	-	-	1,167,858,804,629	1,167,858,804,629
As at 30 June 2023	7,676,047,590,000	2,742,998,570,000	-	2,223,693,823	2,217,447,176,508	12,638,717,030,331

### 21.2 Contributed charter capital

	30 June 2023		31 December 2022			
	Total	Ordinary shares	Preference shares	Total	Ordinary shares	Preference shares
Contributed by shareholders	7,676,047,590,000	7,676,047,590,000	-	7,676,047,590,000	7,676,047,590,000	-
Share premium	2,742,998,570,000	2,742,998,570,000	-	2,742,998,570,000	2,742,998,570,000	-
<b>TỔNG CỘNG</b>	<b>10,419,046,160,000</b>	<b>10,419,046,160,000</b>	<b>-</b>	<b>10,419,046,160,000</b>	<b>10,419,046,160,000</b>	<b>-</b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

**21. OWNERS' EQUITY** (continued)

**21.3 Capital transactions with owners**

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
<b>Contributed capital</b>		
Beginning balance	7,676,047,590,000	5,757,111,670,000
Increase in the period	-	1,918,935,920,000
Ending balance	<u>7,676,047,590,000</u>	<u>7,676,047,590,000</u>
<b>Dividends, profit paid</b>	-	-

**21.4 Dividend**

	<i>Currency: VND</i>	
	<i>30 June 2023</i>	<i>30 June 2022</i>
<b>Dividends declared during the period</b>	-	-

**21.5 Shares**

	<i>Volume (shares)</i>	
	<i>30 June 2023</i>	<i>31 December 2022</i>
<b>Issued shares</b>	<b>767,604,759</b>	<b>767,604,759</b>
<b>Issued and paid-up shares</b>	<b>767,604,759</b>	<b>767,604,759</b>
Ordinary shares	767,604,759	767,604,759
Preference shares	-	-
<b>Treasury shares</b>	-	-
Ordinary shares	-	-
Preference shares	-	-
<b>Shares in circulation</b>	<b>767,604,759</b>	<b>767,604,759</b>
Ordinary shares	767,604,759	767,604,759

Par value of outstanding share: VND10,000/share (31 December 2022: VND10,000/share).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 22. REVENUES

### 22.1 Revenue from sales of goods and rendering of services

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
<b>Gross revenue</b>	<b>2,567,671,120,961</b>	<b>75,128,124,389</b>
<i>Of which:</i>		
Revenue from long-term lease of land and infrastructures (*)	2,503,889,896,404	4,935,287,760
Revenue from supply of clean water, electricity, management services, waste water treatment supply	51,030,291,651	51,824,253,959
Revenue from operating leases of warehouses, factories and offices	12,470,629,874	13,213,186,302
Revenue from real estate transfers	-	4,875,093,336
Other revenues	280,303,032	280,303,032
<b>Net revenue</b>	<b>2,567,671,120,961</b>	<b>75,128,124,389</b>
<i>In which:</i>		
<i>Sales to others</i>	2,567,390,817,929	75,128,124,389
<i>Sales to related parties</i>	280,303,032	-

(\*) During the period, the Company recognized revenue from sub-leasing land with infrastructure in industrial parks in the separate interim income statement when handing over land to customers, which is based on the assessment that significant risks and rewards associated with ownership of the land have been transferred to the buyers. If revenue from the leases of land with infrastructure is allocated over the lease term, the impacts to revenue, cost of goods sold and services rendered; and gross profit from sale of goods and rendering of services of the Company are as follows:

	<i>Currency: VND</i>			
	<i>For the six-month period ended 30 June 2023</i>		<i>For the six-month period ended 30 June 2022</i>	
	<i>Revenues are recognized in full at the hand-over date</i>	<i>Revenues are amortized over the lease term</i>	<i>Revenues are recognized in full at the hand-over date</i>	<i>Revenues are amortized over the lease term</i>
Revenues from goods and rendering services	2,567,671,120,961	76,070,508,392	75,128,124,389	70,329,927,956
<i>Of which:</i>				
<i>Revenue from long-term lease of land and infrastructures</i>	2,503,889,896,404	12,289,283,835	4,935,287,760	137,091,327
Cost of goods sold and services provided	(815,561,322,685)	(45,964,947,174)	(50,597,637,835)	(47,758,376,281)
<b>Gross profit from sale of goods and rendering of services</b>	<b>1,752,109,798,276</b>	<b>30,105,561,218</b>	<b>24,530,486,554</b>	<b>22,571,551,675</b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

**22. REVENUES (continued)**

**22.2 Finance income**

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Interest income from deposits and lending and business cooperation contract	154,326,761,088	89,329,033,722
Income from transfer of shares	89,000,000,000	-
Other finance income	-	2,792,790,000
<b>TOTAL</b>	<b><u>243,326,761,088</u></b>	<b><u>92,121,823,722</u></b>

**23. COST OF GOODS SOLD AND SERVICES RENDERED**

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Cost of long-term leases of land and infrastructures	773,393,023,984	2,920,383,313
Cost of supplying of clean water, electricity, management service, waste water treatment supply	34,017,476,192	37,240,020,443
Cost of operating leases of warehouses, factories and offices	8,150,822,509	8,150,822,509
Cost of real estate transferred	-	2,286,411,570
<b>TOTAL</b>	<b><u>815,561,322,685</u></b>	<b><u>50,597,637,835</u></b>

**24. GENERAL AND ADMINISTRATIVE EXPENSES AND SELLINGS EXPENSES**

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
<b>Selling expenses</b>		
Legal consultation and brokerage expenses	156,860,755,610	-
Labour costs	5,869,453,000	2,897,254,000
Others	2,359,770,222	938,449,840
<b>TOTAL</b>	<b><u>165,089,978,832</u></b>	<b><u>3,835,703,840</u></b>
<b>General and administrative expenses</b>		
Labour costs	53,374,317,770	35,918,660,837
Expenses of external services	22,389,468,070	21,115,134,764
Sponsor expenses	16,059,071,775	7,250,000,000
Depreciation of fixed assets	5,479,210,433	4,437,075,430
Others	2,724,746,806	1,442,006,687
<b>TOTAL</b>	<b><u>100,026,814,854</u></b>	<b><u>70,162,877,718</u></b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 25. FINANCE EXPENSES

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Interest expenses	251,275,738,644	290,762,196,189
Reversal of provision for investments	69,484,439,240	12,972,890,764
Bond issuance costs	42,632,541,177	30,053,383,834
Other finance expenses	743,482,537	1,411,577,405
<b>TOTAL</b>	<b><u>364,136,201,598</u></b>	<b><u>335,200,048,192</u></b>

## 26. PRODUCTION AND OPERATING COSTS

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Land, infrastructure, factories development costs and costs of rendering services	76,628,248,282	173,458,446,420
Labour costs	63,627,228,782	40,293,075,837
Depreciation of fixed assets	19,457,698,732	18,631,294,453
Expenses for external services	178,760,607,544	21,115,134,764
Other expenses	26,689,273,124	9,603,389,931
<b>TOTAL</b>	<b><u>365,163,056,464</u></b>	<b><u>263,101,341,405</u></b>

## 27. CORPORATE INCOME TAX

The corporate income tax ("CIT") rate applicable to the Company for the six-month period ended 30 June 2023 is 20% of profit before tax.

The tax returns filed by Company are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the interim separate financial statements could change at a later date upon final determination by the tax authorities.

### 27.1 CIT expenses

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Current CIT expenses	195,240,922,980	416,120,500
Deferred CIT income	<u>(416,120,500)</u>	<u>(416,120,500)</u>
<b>TOTAL</b>	<b><u>194,824,802,480</u></b>	<b><u>-</u></b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 27. CORPORATE INCOME TAX (continued)

The reconciliation between CIT expenses and the accounting profit/(loss) multiplied by CIT rate is presented below:

	<i>Currency: VND</i>	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
<b>Accounting profit/(loss) before tax</b>	<b>1,362,683,607,109</b>	<b>(292,229,464,308)</b>
CIT expenses at rate applicable of 20%	272,536,721,422	(58,445,892,862)
<i>Adjustments for:</i>		
Non-deductible expenses	4,534,958,586	1,349,893,469
Tax adjustment for land leasing activities from previous years	416,120,500	416,120,500
Interest expenses exceeding the prescribed limit according to Decree No. 132/2020/ND-CP	-	48,821,403,595
Non-deductible interest expenses carried over from previous years to this period	(58,557,089,091)	-
Tax loss carried forward	(24,289,142,967)	-
Deferred tax assets from unrecognized tax losses	183,234,030	7,858,475,298
<b>CIT expenses</b>	<b>194,824,802,480</b>	<b>-</b>

### 27.2 Current CIT

The current CIT payable is based on taxable income for the current period. The taxable income of the Company for the period differs from the profit as reported in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible. The Company liability for current tax is calculated using tax rates that have been enacted by the interim separate balance sheet date.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 27. CORPORATE INCOME TAX (continued)

### 27.3 Deferred CIT

The following are the deferred tax assets and liabilities recognised by the Company, and the movements thereon, during the current and previous period:

Currency: VND

	<i>Interim separate balance sheet</i>		<i>Interim separate income statement</i>	
	<i>30 June 2023</i>	<i>31 December 2022</i>	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
<b>Deferred tax liabilities</b>				
Deferred tax liabilities arising from allocation of CIT over the lease term of the Company's industrial parks	33,553,145,820	33,969,266,320	(416,120,500)	(416,120,500)
	<b>33,553,145,820</b>	<b>33,969,266,320</b>		
<b>Net deferred income tax credit to the interim separate income statement</b>			<b>(416,120,500)</b>	<b>(416,120,500)</b>

### 27.4 Unrecognized deferred tax assets

#### Tax losses carried forward

The Company is entitled to carry the tax loss forward to offset with the taxable income arising within 5 years subsequent to the year in which the loss was incurred. At the balance sheet date, the Company has accumulated losses that can be used to offset future profits as follows:

Currency: VND

<i>Originating year</i>	<i>Can be utilized up to</i>		<i>Tax loss amount</i>	<i>Utilized up to 30 June 2023</i>	<i>Forfeited</i>	<i>Unutilized at 30 June 2023</i>
2018	2023	(i)	69,317,775	-	-	69,317,775
2019	2024	(ii)	53,562,817,951	(53,548,750,843)	-	14,067,108
2020	2025	(ii)	7,926,190	-	-	7,926,190
2021	2026	(ii)	262,126,619	-	-	262,126,619
2022	2027	(ii)	444,186,899,705	(121,445,714,836)	-	322,741,184,869
Current period	2028	(ii)	916,170,148	-	-	916,170,148
<b>TOTAL</b>			<b>499,005,258,388</b>	<b>(174,994,465,679)</b>	<b>-</b>	<b>324,010,792,709</b>

(i) These are estimated tax losses according to tax finalization records.

(ii) These are estimated tax losses as per Company's corporate income tax declarations which have not been audited by the local tax authorities as of the date of these interim separate financial statements.

No deferred tax assets were recognised in respect of the remaining accumulated losses because future taxable profit cannot be ascertained at this stage.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 27. CORPORATE INCOME TAX (continued)

### 27.4 Unrecognized deferred tax assets (continued)

#### *Interest expenses exceeding the prescribed threshold*

According to the guidance in Decree 132/2020/ND-CP, the Company is entitled to carry forward the non-deductible interest expenses in the CIT returns (“non-deductible interest expense”) when determining the deductible interest expenses in the following periods. The Company can carry forward subsequently the non-deductible interest expenses in five cumulative years since such interest expenses incurred. At the end of the interim period, the Company has non-deductible interest expenses that can be carried forward as follows:

Currency: VND

Originating year	Can be utilized up to		Non-deductible interest expense	Utilized up to 30 June 2023	Forfeited	Unutilized at 30 June 2023
2019	2024	(i)	99,566,069,293	(99,566,069,293)	-	-
2020	2025	(i)	143,934,594,578	(143,934,594,578)	-	-
2021	2026	(i)	289,835,525,075	(49,284,781,586)	-	240,550,743,489
2022	2027	(i)	242,336,557,938	-	-	242,336,557,938
<b>TỔNG CỘNG</b>			<b>775,672,746,884</b>	<b>(292,785,445,457)</b>	<b>-</b>	<b>482,887,301,427</b>

- (i) These are the estimated non-deductible interest expenses according to the Company's tax returns that have not been finalized by local tax authorities as at the date of these interim separate financial statements. No deferred tax assets were recognised in respect of the above accumulated losses and the non-deductible interest expenses because future taxable profit cannot be ascertained at this stage.

## 28. TRANSACTIONS WITH RELATED PARTIES

List of related parties which had transactions and/or receivable/payable balances during the period with the Company:

No.	Related party	Relationship
1	Saigon – Bac Giang Industrial Park Corporation	Subsidiary
2	Saigon – Hai Phong Industrial Park Corporation	Subsidiary
3	Trang Cat Urban Development One Member Co., Ltd	Subsidiary
4	Tien Duong Urban Development Joint Stock Company	Subsidiary
5	Kinh Bac - Da Nang Investment One Member Co., Ltd	Subsidiary
6	Hung Yen Development Investment Group JSC	Subsidiary
7	Long An Investment Development Joint Stock Company	Indirect subsidiary
8	Saigon Telecommunication & Technologies JSC	Affiliate company
9	Saigon - Da Nang Investment JSC	Affiliate company
10	Sai Gon Hi-Tech Park Infrastructure Development and Investment JSC	Common key management member
11	Mr Dang Thanh Tam	Chairman
12	Ms Nguyen Thi Thu Huong	General Director
13	Mr Phan Anh Dung	Deputy General Director
14	Ms Nguyen My Ngoc	Deputy General Director

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 28. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions between the Company and its related parties during the current and previous period were as follows:

Related party	Description	Currency: VND	
		For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
Saigon - Hai Phong Industrial Park Corporation	Capital contribution	1,188,000,000,000	-
	Dividends received	1,188,000,000,000	-
	Receive loan principal payment	642,000,000,000	-
	Receive principal for investment cooperation	409,772,602,739	-
	Receive interest from investment cooperation	204,061,369,863	-
	Receive interest payment	132,166,027,398	-
	Interest receivable from business cooperation contract	78,812,154,476	42,669,589,041
	Offsetting the principal of borrowing and lending	73,216,304,162	139,406,000,000
	Interest payment	37,414,553,416	-
	Lending interest	37,197,671,233	45,217,598,519
	Car rental revenue	280,303,032	280,303,032
	Receivables from business cooperation contracts	-	775,000,000,000
	Interest payable	-	16,731,321,852
Interest expense	-	5,749,958,435	
Saigon – Bac Giang Industrial Park Corporation	Borrowings	1,543,500,000,000	108,000,000,000
	Repayment of loan principal	1,562,700,000,000	-
	Interest payment	47,000,000,000	-
	Interest payables	48,425,626,403	40,134,851,059
Kinh Bac – Da Nang Investment One Member Company Limited (*)	Capital contribution	371,000,000,000	-
	Lending	-	73,000,000,000
	Interest payables	1,466,000,000	2,486,000,000
Hung Yen Development Investment Group JSC	Interest payables	23,207,671,228	892,602,739
Tan Tap Industrial Infrastructure Development Limited Company	Interest payables	3,927,452,054	-
Trang Cat Urban Development One Member Co., Ltd	Repayment of loan principal	284,000,000,000	-
	Lending	187,878,000,000	-
	Receive loan principal payment	60,000,000,000	-
	Interest payables	2,760,197,261	-
	Interest payment	2,993,621,919	-
	Lending interest	5,919,037,808	-

(\*) According to Resolution No. 2903.2/2023/KBC/HQ-HĐQT dated 29 March 2023, the Company's Board of Directors has approved the transfer of 100% of the capital contribution of the subsidiary, Kinh Bac – Da Nang Investment One Member Company Limited.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 28. TRANSACTIONS WITH RELATED PARTIES (continued)

### *Terms and conditions of transactions with related parties*

The sales, and purchases, of goods to/from related parties are made on contractual basis.

The balance of accounts receivable, payable, borrowing and lending as of 30 June 2023, will be settled in cash. For the six-month period ended 30 June 2023, the Group has not made any provision for bad debts relating to amounts owed to the Group by related parties (as at 31 December 2022: 0). This assessment is made for each year through an examination of the financial position of the related party and the markets in which the related party operates.

As at the balance sheet dates, amount due from and to related parties of the Company are follows:

Related party	Description	Currency: VND	
		30 June 2023	31 December 2022
<b>Short-term loan receivables (Note 8)</b>			
Saigon - Hai Phong Industrial Park Corporation	Short-term loan receivables	-	278,000,000,000
		<u>-</u>	<u>278,000,000,000</u>
<b>Long-term loan receivables (Note 8)</b>			
Trang Cat Urban Development One Member Co., Ltd (i)	Long-term loan receivables	127,878,000,000	-
Saigon - Hai Phong Industrial Park Corporation	Long-term loan receivables	-	364,000,000,000
Kinh Bac – Da Nang Investment One Member Company Limited	Long-term loan receivables	-	73,000,000,000
		<u>127,878,000,000</u>	<u>437,000,000,000</u>
<b>Short-term receivables (Note 9)</b>			
Ms Nguyen Thi Thu Huong	Advance	3,489,211,820	3,489,211,820
NGD Investment One Member Company Limited	Other receivables	316,000,000	316,000,000
Ms Nguyen My Ngoc	Advance	136,330,000	136,330,000
Mr Phan Anh Dung	Advance	110,000,000	110,000,000
Saigon - Hai Phong Industrial Park Corporation	Dividend	-	1,188,000,000,000
Saigon - Hai Phong Industrial Park Corporation	Lending interest	-	37,999,863,014
		<u>4,051,541,820</u>	<u>1,230,051,404,834</u>

(i) These are unsecured loans with an interest rate of 10% per annum and will be matured from 2 March 2025.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 28. TRANSACTIONS WITH RELATED PARTIES (continued)

<i>Related party</i>	<i>Description</i>	<i>30 June 2023</i>	<i>31 December 2022</i>
<b><i>Other long-term receivables (Note 9)</i></b>			
Saigon - Hai Phong Industrial Park Corporation (i)	Contributing capital for business cooperation	590,227,397,261	1,000,000,000,000
	Income receivable from business cooperation contract	346,401,051	125,595,616,438
	Interest receivables	-	56,968,493,151
Trang Cat Urban Development One Member Co., Ltd (i)	Interest receivables	5,919,037,808	-
Kinh Bac - Da Nang Investment One Member Co., Ltd	Interest receivables	-	6,534,000,000
		<b>596,492,836,120</b>	<b>1,189,098,109,589</b>

- (i) This is a capital contribution for business cooperation with the purpose of developing Trang Due Industrial Park project, invested by Saigon - Hai Phong Industrial Park Cooperation, with term of 36 months and a rate of return not less than 16% per annum.

<i>Related party</i>	<i>Description</i>	<i>30 June 2023</i>	<i>31 December 2022</i>
<b><i>Short-term accrued expenses (Note 18)</i></b>			
Saigon - Bac Giang Industrial Park Corporation	Short-term loan interest payable	81,020,292,312	9,143,342,465
Hung Yen Development Investment Group JSC	Short-term loan interest payable	29,630,958,897	6,053,424,655
Tan Tap Industrial Infrastructure Development Limited Company	Short-term loan interest payable	4,643,506,849	716,054,795
Saigon Hi-tech Park Infrastructure Development and Investment Joint Stock Company	Short-term loan interest payable	535,879,723	517,879,723
Saigon - Hai Phong Industrial Park Corporation	Short-term loan interest payable	-	37,414,553,416
		<b>115,830,637,781</b>	<b>53,845,255,054</b>
<b><i>Long-term accrued expenses (Note 18)</i></b>			
Saigon - Bac Giang Industrial Park Corporation	Long-term loan interest payable	56,672,762,391	127,124,085,835
Hung Yen Development Investment Group JSC	Long-term loan interest payable	-	369,863,014
Long An Investment Development JSC	Long-term loan interest payable	1,920,821,918	1,920,821,918
Trang Cat Urban Development One Member Co., Ltd	Long-term loan interest payable	-	233,424,658
		<b>58,593,584,309</b>	<b>129,648,195,425</b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

**28. TRANSACTIONS WITH RELATED PARTIES** (continued)

<i>Related party</i>	<i>Description</i>	<i>Currency: VND</i>	
		<i>30 June 2023</i>	<i>31 December 2022</i>
<b><i>Other payables (Note 19)</i></b>			
Saigon - Bac Giang Industrial Park Corporation	Other payables	858,000,000	858,000,000
		<b>858,000,000</b>	<b>858,000,000</b>
<b><i>Short-term loans (Note 20)</i></b>			
Hung Yen Development Investment Group JSC (i)	Current portion of long-term loans	630,000,000,000	180,000,000,000
Tan Tap Industrial Infrastructure Development Limited Company (ii)	Short-term loan	110,000,000,000	110,000,000,000
Saigon Hi-tech Park Infrastructure Development and Investment Joint Stock Company (iii)	Current portion of long-term loans	30,000,000,000	30,000,000,000
Saigon - Bac Giang Industrial Park Corporation	Short-term loan	-	849,663,636,364
Saigon - Hai Phong Industrial Park JSC	Current portion of long-term loans	-	73,216,304,162
		<b>770,000,000,000</b>	<b>1,242,879,940,526</b>
<b><i>Long-term loans (Note 20)</i></b>			
Saigon - Bac Giang Industrial Park Corporation (iv)	Long-term loan	1,555,463,636,364	725,000,000,000
Trang Cat Urban Development One Member Co., Ltd	Long-term loan	-	284,000,000,000
Hung Yen Development Investment Group JSC	Long-term loan	-	450,000,000,000
		<b>1,555,463,636,364</b>	<b>1,459,000,000,000</b>

(i) This is an unsecured loan with interest at 1% per annum and 10% per annum, will be matured in 29 June 2024.

(ii) This is an unsecured loan with interest rate of 7.2% per annum, due on 29 November 2023.

(iii) This is an unsecured loan with interest rate of 0.01% per month, due on 31 December 2023.

(iv) This is an unsecured loan with interest rate of 9% per annum, last due on 22 June 2025.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 28. TRANSACTIONS WITH RELATED PARTIES (continued)

Income includes salary, remuneration and bonus of members of the Board of Directors, Supervisory Board of Supervision and Management:

Name	Position	For the six-month period ended 30 June 2023			For the six-month period ended 30 June 2022			Total personal income tax payable	Total
		Remuneration	Total income	Total personal income tax payable	Remuneration	Total income	Total personal income tax payable		
Ms Nguyen Thi Thu Huong	General Director, Member of Board of Directors	100,000,000	9,040,458,000	4,766,892,850	13,907,350,850	100,000,000	4,482,667,000	2,244,636,050	6,827,303,050
Mr Huynh Phat	Member of Board of Directors	100,000,000	-	11,111,111	111,111,111	100,000,000	-	11,111,111	111,111,111
Mr Le Hoang Lan	Member of Board of Directors	100,000,000	-	11,111,111	111,111,111	-	-	-	-
Ms Dang Nguyen Quynh Anh	Member of Board of Directors	100,000,000	-	11,111,111	111,111,111	-	-	-	-
Mr Pham Phuc Hieu	Deputy General Director, Chief accountant	-	3,111,950,000	1,549,203,900	4,661,153,900	100,000,000	1,615,000,000	743,153,900	2,458,153,900
Ms Nguyen My Ngoc	Deputy General Director	-	2,151,908,000	1,032,258,100	3,184,166,100	-	1,080,667,000	455,436,050	1,536,103,050
Mr Phan Anh Dung	Deputy General Director	-	87,500,000	1,131,600	88,631,600	-	1,063,463,000	446,172,250	1,509,635,250
Ms Nguyen Bich Ngoc	Head of Supervisory Board Member of	50,000,000	149,722,000	21,055,600	220,777,600	-	-	-	-
Ms The Thi Minh Hong	Member of Supervisory Board	50,000,000	-	5,555,556	55,555,556	-	-	-	-
Mr Tran Tien Thanh	Member of Supervisory Board Member of Board of Directors	50,000,000	-	5,555,556	55,555,556	-	-	-	-
Mr Nguyen Vinh Tho	Member of Board of Directors (Resigned on 10 February 2022)	-	-	-	-	140,000,000	-	15,555,556	155,555,556
<b>TOTAL</b>		<b>550,000,000</b>	<b>14,541,538,000</b>	<b>7,414,986,495</b>	<b>22,506,524,495</b>	<b>440,000,000</b>	<b>8,241,797,000</b>	<b>3,916,064,917</b>	<b>12,597,861,917</b>

Currency: VND

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## 29. COMMITMENTS AND CONTINGENCIES

### 29.1 *Commitments relating to real estate investment projects*

*Commitments relating to the State:*

From 2003 to 2014, the Company signed a number of land rental contracts with Bac Ninh Provincial People's Committee for the land area at Que Vo I Industrial Park and Que Vo II Industrial Park, which is 2,268,388.8 m<sup>2</sup> (up to 2052) and 2,234,012.9 m<sup>2</sup> (up to 2057), respectively. According to the Official Letter No. 323/BTC-QLCS dated 12 January 2015 by the Ministry of Finance, the investment project on construction and operation of infrastructure of Que Vo Industrial Park is entitled to land rental exemption in 11 years from the date of project completion and put into operations. The Company has received the land rental payment notification for 2,098,448 m<sup>2</sup> in Que Vo I Industrial Park and Que Vo II Industrial Park, and has not received the land rental payment notification for remainings land lots in these industrial parks.

As at the date of these interim separate financial statements, the Company is still in the process of finalizing with the State authorities to determine the amount of land compensation and site clearance expenses which could be eligible for offsetting with the land rental fees of the leased areas as mentioned above, as well as to clarify with the with tenants at these industrial parks to finalize the payment obligations of annual land rental. While awaiting the outcome of these discussions, the Company has estimated the Company's land rental obligations and accrued to the costs of leased land areas. However, the final land rental obligations could be changed at a later date upon final decision of the State authorities.

### 29.2 *Commitments related to real estate investment projects*

*Commitments related to obligations to the State:*

- (i) From 10 June 2015 to 17 May 2021, the Company signed a land lease contract with the People's Committee of Bac Ninh province for 195 ha of land at Nam Son - Hap Linh Industrial Park (to 26 May 2060). As at the date of these interim separate financial statements, the Company has received a decision on land rental exemption for the first phase of the project with a land area of 1,076,455 m<sup>2</sup>, in which 378,153 m<sup>2</sup> is exempted for the whole period and 698,302 m<sup>2</sup> is exempted until the end of December 2028. As at the date of these interim separate financial statements, the Company is still in process to determine the land rental obligation with authorities for the remaining land areas of the Nam Son Hap Linh Industrial Park.
- (ii) According to Decision No. 1526/QD-CT dated 17 December 2003 and Decision No. 971/QD-UBND dated 15 July 2009 by Bac Ninh Provincial People's Committee regarding the assignment of land to the Company for the development of Phuc Ninh New Urban Area Project, Bac Ninh Town, Bac Ninh Province, the Company has an obligation to pay land use fees and other charges for the residential land area, commercial and public areas in the Phuc Ninh Residential Area. Accordingly, the Company was handed over 49.53 ha of land in 2010, completed the land marking for 47.2 ha of land in 2013 with Bac Ninh Provincial People's Committee and paid the land use fees of VND 175,735,431,000 in accordance with the Decision No. 2229/QD-CT dated 23 December 2004 by Bac Ninh Provincial People's Committee on the land use fee (phase 1) and the notices of payment of land use fee by the Tax Department of Bac Ninh Province. As at the date of these interim separate financial statements, the Company is in the process of finalizing the land use fees with Bac Ninh Provincial People's Committee for the above assigned land.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

## **29. COMMITMENTS AND CONTINGENCIES (continued)**

### **29.2 Commitments related to real estate investment projects (continued)**

*Capital expenditure commitments:*

As at 30 June 2023, the Company has entered into a number of contracts related to the construction and development of the Que Vo I Industrial Park, Que Vo II Industrial Park, Nam Son Hap Linh Industrial Park and Phuc Ninh Residential area with outstanding contractual commitment amounts to approximately 133.9 billion VND.

### **29.3 Commitments to capital contribution**

The Company has established a subsidiary named Vung Tau Investment Group Joint Stock Company and committed to contribute VND 745.2 billion into this subsidiary. This is a joint stock company incorporated under the Enterprise Law of Vietnam pursuant to Enterprise Registration Certificate No. 3502454725 issued by the Department of Planning and Investment of Ba Ria – Vung Tau province on 14 May 2021. The current principal activities are to develop real estate projects, trading land use rights of owners, users or tenants. As at 30 June 2022, the voting right and interest rate of the Company in this subsidiary are 74.52%.

### **29.4 Collateral and guarantees**

The Group has the following contingent liabilities related to guarantees as at 30 June 2023:

*Guarantee under the mortgage contract with PVcomBank*

On 30 December 2020, the Company, Trang Cat Urban Development Company Limited ("Trang Cat LLC", its subsidiary) and Vietnam Public Joint Stock Commercial Bank ("PVcomBank") signed an Agreement No. 3012/2020/BBTT/PVB-KB-TCC on debt structuring, funding and debt repayment ("the Debt structuring agreement"). Accordingly, Trang Cat LLC and the Company agreed to use the Trang Cat Industrial and Residential Park ("the Project") as security for the loans and debts of a group of companies and individuals (including KinhBac City Development Holding Corporation, a subsidiary of the Company and other companies/individuals) with PvcomBank. Also under this Debt Structuring Agreement, the Company and Trang Cat LLC also commit to PvcomBank to repay the debts for and on behalf of the other companies and individuals if these parties violate the payment obligations agreed with PVcomBank. The total loan and debt obligations of the other companies and individuals to PvcomBank at the date of signing Debt Structuring Agreement is VND 7,631 billion, in which the loan and debt obligations of the Company and a subsidiary (Saigon - Bac Giang Industrial Park Corporation) is VND 2,820 billion and the the rest is debt and debt obligations of other companies/individuals.

### **29.5 Disputes**

*Disputes with VTC Wireless Telecommunications Corporation*

Under the Business Cooperation Agreement dated 12 February 2008 between the VTC Wireless Telecommunications Company ("VTC") and Saigon Telecommunication & Technologies Corporation and the Business Registration Certificate No. 0103025781 dated 11 July 2008, the registered charter capital of VTC - Saigontel Media Company is VND 160 billion, in which the Company's ownership interest is 19.2%. The Company has then transferred VND 30,700,200,000 (19.2% of charter capital) to Huu Nghi Communication JSC (the company authorized by VTC) on 10 March 2008 for VTC Wireless Telecommunications Company to purchase assets for VTC - Saigontel Media Corporation. However, the Company has alleged that VTC has not completed the purchase of assets for VTC - Saigontel Media Company as committed. Therefore, the Company is currently in the process of working with VTC to recover this investment. The Group's management has assessed that this investment will be recovered from VTC; and therefore, no provision has been made for the investment in VTC - Saigontel Media Company.

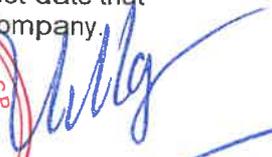
NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2023 and for the six-month period then ended

**30. EVENTS AFTER THE BALANCE SHEET DATE**

There is no other matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the separate financial statements of the Company.

  
\_\_\_\_\_  
Luu Phuong Mai  
Preparer

  
\_\_\_\_\_  
Pham Phuc Hieu  
Deputy General Director  
cum Chief Accountant

  
\_\_\_\_\_  
Nguyen Thi Thu Huong  
General Director



M.S.D.N. 002320  
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21 August 2023



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