

KinhBac City Development Holding Corporation

Separate financial statements

For the third quarter ended 30 September 2021

KinhBac City Development Holding Corporation

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SEPARATE BALANCE SHEET
as at 30 September 2021

Currency: VND

<i>Code</i>	<i>ASSETS</i>	<i>Notes</i>	<i>Dated 30 September 2021</i>	<i>Dated 30 September 2020</i>
100	A. CURRENT ASSETS		9.457.635.714.248	6.229.048.812.721
110	I. Cash and cash equivalents	4	2.734.643.459.790	475.857.744.415
111	1. Cash		2.734.114.530.343	475.340.069.905
112	2. Cash equivalent		528.929.447	517.674.510
120	II. Short-term investments	5	1.857.751.709.479	1.857.653.239.000
121	1. Held-for-trading securities		1.862.358.461.369	1.862.358.461.369
122	2. Provision for held-for-trading securities		(5.245.858.739)	(5.305.222.369)
123	3. Held- to-maturity investments		639.106.849	600.000.000
130	III. Current accounts receivable		2.715.905.982.005	1.877.357.124.291
131	1. Short-term trade receivables	6.1	511.132.770.354	146.814.481.476
132	2. Short-term advances to suppliers	6.2	1.163.247.179.108	1.024.859.434.656
135	3. Short-term loan receivables	7	258.041.469.057	71.305.469.057
136	4. Other short-term receivables	8	790.818.544.136	641.711.719.752
137	5. Provision for doubtful short-term receivables	6.3	(7.333.980.650)	(7.333.980.650)
140	IV. Inventories	9	1.996.066.228.609	1.865.495.018.355
141	1. Inventories		1.996.066.228.609	1.865.495.018.355
150	V. Other current assets		153.268.334.365	152.685.686.660
	1. Short-term prepaid expenses		61.400.913.546	59.051.335.125
152	2. Value-added tax deductible		86.678.686.745	93.634.351.535
153	3. Tax and other receivables from the State		5.188.734.074	-

SEPARATE BALANCE SHEET (continued)
as at 30 September 2021

Currency: VND

Code	ASSETS	Notes	Dated 30 September 2021	Dated 30 September 2020
200	B. NON-CURRENT ASSETS		11.177.677.009.931	8.767.395.392.185
210	I. Long-term receivables		1.133.816.384.926	643.814.109.587
215	1. Long-term loan receivables	7	1.021.000.000.000	401.000.000.000
216	2. Other long-term receivables	8	112.816.384.926	242.814.109.587
220	II. Fixed assets		133.700.491.735	138.563.568.152
221	1. Tangible fixed assets	10	133.700.491.735	138.563.568.152
222	Cost		308.180.323.750	298.115.235.569
223	Accumulated depreciation		(174.479.832.015)	(159.551.667.417)
227	2. Intangible fixed assets		-	-
228	Cost		36.958.000	36.958.000
229	Accumulated amortisation		(36.958.000)	(36.958.000)
230	III. Investment properties		186.348.172.374	226.559.787.285
231	1. Cost	11	229.526.135.000	258.574.054.260
232	2. Accumulated depreciation		(43.177.962.626)	(32.014.266.975)
240	IV. Long-term assets in progress		14.691.652.744	11.787.494.336
242	1. Construction in progress	12	14.691.652.744	11.787.494.336
250	V. Long-term investments	13	9.686.323.236.924	7.735.672.999.960
251	1. Investment in subsidiaries	13.1	8.837.218.294.000	7.205.618.294.000
252	2. Investments in jointly controlled entities and associates	13.2	430.697.261.074	430.697.261.074
253	3. Investment in other entities	13.3	448.500.200.000	448.500.200.000
254	4. Provision for diminution in value of long-term investments		(30.092.518.150)	(349.142.755.114)
260	VI. Other long-term assets		22.797.071.228	10.997.432.865
261	1. Long-term prepaid expenses		22.797.071.228	10.997.432.865
270	TOTAL ASSETS		20.635.312.724.179	14.996.444.204.906

SEPARATE BALANCE SHEET (continued)
as at 30 September 2021

Currency: VND

Code	RESOURCES	Notes	Dated 30 September 2021	Dated 30 September 2020
300	C. LIABILITIES		10.861.934.932.675	7.937.405.627.454
310	I. Current liabilities		4.749.552.416.675	4.082.696.864.642
311				
	1. Short-term trade payables	14	87.767.111.261	71.979.100.186
312	2. Short-term advances from customers	15	67.786.493.582	4.717.034.123
313	3. Statutory obligations	16	730.466.205	2.490.444.631
314	4. Payables to employees		87.642.033	117.642.033
315	5. Short-term accrued expenses	17	349.427.775.309	127.741.547.855
318	6. Short-term unearned revenues		6.997.452.269	4.327.075.364
319	7. Other short-term payables	18	2.544.233.774.689	2.381.693.671.421
320	8. Short-term loans	19	1.688.198.321.994	1.485.306.969.696
322	9. Bonus and welfare fund		4.323.379.333	4.323.379.333
330	II. Non-current liabilities		6.112.382.516.000	3.854.708.762.812
333	1. Long-term accrued expenses	17	1.021.251.504.057	914.821.861.545
337	2. Other long-term liabilities	18	9.225.250.271	9.225.250.271
338	3. Long-term loans	19	5.045.944.226.140	2.894.075.934.714
341	4. Deferred tax liabilities	26.3	35.009.567.570	35.633.748.320
342	5. Long-term provisions		951.967.962	951.967.962
400	D. OWNERS' EQUITY	20	9.773.377.791.504	7.059.038.577.452
410	I. Capital		9.773.377.791.504	7.059.038.577.452
411	1. Share capital		4.757.111.670.000	4.757.111.670.000
411a	<i>Shares with voting rights</i>		4.697.601.890.000	4.697.601.890.000
411b	<i>Treasury shares</i>		59.509.780.000	59.509.780.000
412	2. Share premium		988.533.430.000	988.533.430.000
	3. Other		2.684.738.000.000	-
415	4. Treasury shares		(364.466.650.000)	(364.466.650.000)
418	5. Investment and development fund		2.223.693.823	2.223.693.823
421	6. Undistributed earnings		1.705.237.647.681	1.675.636.433.629
421a	- <i>Undistributed earnings by the end of prior year</i>		1.675.636.433.629	1.632.078.988.188
421b	- <i>Undistributed earnings of current year</i>		29.601.214.052	43.557.445.441
440	TOTAL LIABILITIES AND OWNERS' EQUITY		20.635.312.724.179	14.996.444.204.906

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Luu Phuong Mai
Preparer

Pham Phuc Hieu
Deputy General Director cum
Chief Accountant

Nguyen Thi Thu Huong
General Director

25 October 2021

SEPARATE INCOME STATEMENT
for the third quarter ended 30 September 2021

Currency: VND

Code	ITEMS	Notes	Third quarter of 2021	Third quarter of 2021	Accumulated until 30 September 2021	Accumulated until 30 September 2020
01	1. Revenue from sale of goods and rendering of services	21.1	92.702.384.119	45.431.112.884	556.744.607.499	125.164.188.241
02	2. Deductions	21.1	-	-	-	-
10	3. Net revenue from sale of goods and rendering of services (10= 01-02)	21.1	92.702.384.119	45.431.112.884	556.744.607.499	125.164.188.241
11	4. Cost of goods sold and services rendered	22	45.550.105.275	23.573.726.356	270.052.988.163	70.201.127.967
20	5. Gross profit from sale of goods and rendering of services (20=10-11)		47.152.278.844	21.857.386.528	286.691.619.336	54.963.060.274
21	6. Finance income	21.2	14.034.524.432	101.560.553.671	29.000.191.275	115.201.686.731
22	7. Finance expenses	23	64.699.792.864	80.970.347.114	102.393.754.313	184.368.947.179
23	<i>In which: Interest expenses</i>		<i>148.161.204.156</i>	<i>70.964.307.172</i>	<i>387.527.577.591</i>	<i>173.505.225.514</i>
25	8. Selling expenses	25	2.245.592.033	957.526.000	14.450.636.033	3.378.197.257
26	9. General and administrative expenses	25	(8.365.507.891)	21.745.198.868	117.804.123.469	76.316.213.123
30	10. Operating profit (30= 20+21-22-25-26)		2.606.926.270	19.744.868.217	81.043.296.796	(93.898.610.554)
31	11. Other income	24	-	1.109.209.887	846.959.636	1.714.282.390
32	12. Other expenses	24	-	904.542.158	173.852.630	904.552.159
40	13. Other (losses)/profit (40=31-32)		-	204.667.729	673.107.006	809.730.231
50	14. Accounting profit before tax (50=30+40)		2.606.926.270	19.949.535.946	81.716.403.802	(93.088.880.323)
51	15. Current corporate income tax expenses	26.1	769.363.902	208.060.250	52.739.370.500	624.180.750
52	16. Deferred tax income	26.3	208.060.250	208.060.250	624.180.750	624.180.750
60	17. Net profit after tax (60=50-51+52)		2.045.622.618	19.949.535.946	29.601.214.052	(93.088.880.323)

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

25 October 2021

SEPARATE CASH FLOW STATEMENT
for the third quarter ended 30 September 2021

Currency: VND

Code	ITEMS	Notes	For the nine-month period ended 30 September 2021	For the nine-month period ended 30 September 2020
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		81.716.403.802	(93.088.880.323)
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets		33.151.610.888	33.977.670.078
03	Reversal of provision		(319.109.600.594)	(13.144.711.596)
05	Profits from investing activities		(29.000.191.275)	(115.201.686.731)
06	Interest expenses		421.077.237.143	173.505.225.514
08	Operating profit/(loss) before changes in working capital		187.835.459.964	(13.952.383.058)
09	Increase in receivables		(576.345.167.071)	(380.506.603.434)
10	Increase in inventories		(130.571.210.254)	(248.619.331.317)
11	Increase in payables (other than interest, corporate income tax)		397.859.631.699	50.278.063.292
12	Decrease/(increase) in prepaid expenses		(14.149.216.784)	(18.019.285.426)
13	Increase in held-for-trading securities		-	(50.000.000.000)
14	Interest paid		(198.944.673.129)	(131.872.638.846)
15	Corporate income tax paid		(59.053.886.098)	(6.736.000.000)
20	Net cash flows used in operating activities		(393.369.061.673)	(799.428.178.789)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(56.253.084.457)	(22.069.152.318)
22	Proceeds from liquidation and sale of fixed assets and other long-term assets		(1.020.039.106.849)	(405.600.000.000)
23	Loan to other entities and payment for purchase of debt instruments of other entities		213.264.000.000	-
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		(1.674.922.882.035)	(94.400.000.000)
25	Payments for investments in other entities		150.000.000.000	68.500.000.000
27	Interest and dividends received		608.206.665	91.204.530.147
30	Net cash flows used in investing activities		(2.387.342.866.676)	(362.364.622.171)

SEPARATE CASH FLOW STATEMENT (continued)
for the third quarter ended 30 September 2021

Currency: VND

Code	ITEMS	Notes	For the nine-month period ended 30 September 2021	For the nine-month period ended 30 September 2020
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issue of shares		2.684.738.000.000	-
33	Drawdown of borrowings		4.669.380.388.263	2.249.053.690.465
34	Repayment of borrowings		(2.314.620.744.539)	(570.100.000.000)
36	Dividend paid		-	(23.868.750.000)
40	Net cash flows from financing activities		5.039.497.643.724	1.655.084.940.465
50	Net increase in cash and cash equivalents for the year		2.258.785.715.375	493.292.139.505
60	Cash and cash equivalents at beginning of year		475.857.744.415	116.967.051.978
70	Cash and cash equivalents at end of year	4	2.734.643.459.790	610.259.191.483

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 Nguyen Thi Thu Huong
General Director

25 October 2021