

# **Dat Xanh Group Joint Stock Company**

Interim separate financial statements

For the six-month period ended 30 June 2021



# Dat Xanh Group Joint Stock Company

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# Dat Xanh Group Joint Stock Company

## GENERAL INFORMATION

### THE COMPANY

Dat Xanh Group Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0303104343 issued by the Department of Planning and Investment of Ho Chi Minh City on 23 November 2007, as subsequently amended.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") in accordance with Decision No. 161/QĐ-SGDHCM dated 14 December 2009.

The current principal activities of the Company are to provide construction services, trade real estate properties, real estate brokerage and other services.

The Company's registered head office is located at 2W Ung Van Khiem Street, Ward 25, Binh Thanh District, Ho Chi Minh City, Vietnam.

### BOARD OF DIRECTORS

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

Mr Luong Tri Thin	Chairman	
Mr Nguyen Khanh Hung	Deputy Chairman	resigned on 11 January 2021
Mr Tran Viet Anh	Member	
Mr Luong Tri Thao	Member	resigned on 17 June 2021
Mr Bui Ngoc Duc	Member	
Mr Ha Duc Hieu	Member	appointed on 26 June 2021
Ms Do Thi Thai	Member	appointed on 26 June 2021

### BOARD OF INTERNAL AUDIT FUNCTION

Members of the Board of Internal Audit Function during the period and at the date of this report are:

Mr Tran Viet Anh	Head
Mr Luong Tri Thao	Member
Mr Bui Ngoc Duc	Member

### MANAGEMENT

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

Mr Bui Ngoc Duc	General Director
Mr Luong Tri Thao	Deputy General Director
Ms Do Thi Thai	Deputy General Director
Mr Nguyen Truong Son	Deputy General Director
Mr Le Hao	Deputy General Director
Mr Ha Duc Hieu	Deputy General Director
Ms Bui Thanh Thao	Chief accountant

### LEGAL REPRESENTATIVE

The legal representatives of the Company during the period and at the date of this report is Mr Bui Ngoc Duc.

### AUDITORS

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

# Dat Xanh Group Joint Stock Company

## REPORT OF MANAGEMENT

Management of Dat Xanh Group Joint Stock Company ("the Company") is pleased to present this report and the interim separate financial statements of the Company for the six-month period ended 30 June 2021.

### 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 interim separate results of its 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 in 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 applied 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 2021 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 prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 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 ("the Group") for the six-month period ended 30 June 2021 dated 30 July 2021.

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 Group.

For and on behalf of Management:



Bùi Ngọc Đức  
General Director

Ho Chi Minh City, Vietnam

30 July 2021



Reference: 61281235/22661688/LR

## REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

**To: The Shareholders of Dat Xanh Group Joint Stock Company**

We have reviewed the accompanying interim separate financial statements of Dat Xanh Group Joint Stock Company ("the Company"), as prepared on 30 July 2021 and as set out on pages 5 to 45, which comprise the interim separate balance sheet as at 30 June 2021, 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***

The Company's 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 the 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 Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim separate 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 2021, 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.



**Ernst & Young Vietnam Limited**

Tran Nam Dung  
Deputy General Director  
Audit Practicing Registration Certificate  
No. 3021-2019-004-1

Ho Chi Minh City, Vietnam

30 July 2021

INTERIM SEPARATE BALANCE SHEET  
as at 30 June 2021

VND

Code	ASSETS	Notes	30 June 2021	31 December 2020
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>7,126,788,130,431</b>	<b>2,717,483,851,406</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>5</b>	<b>1,062,779,138,039</b>	<b>126,085,142,343</b>
111	1. Cash		11,779,138,039	16,085,142,343
112	2. Cash equivalents		1,051,000,000,000	110,000,000,000
<b>120</b>	<b>II. Short-term investments</b>	<b>6</b>	<b>453,358,700,000</b>	<b>15,230,000,000</b>
123	1. Held-to-maturity investments		453,358,700,000	15,230,000,000
<b>130</b>	<b>III. Current accounts receivable</b>		<b>3,748,507,398,045</b>	<b>783,473,221,636</b>
131	1. Short-term trade receivables	7	161,459,985,608	169,042,330,412
132	2. Short-term advances to suppliers	8	171,284,811,980	161,931,293,100
135	3. Short-term loan receivables	9	2,035,934,820	72,296,113,717
136	4. Other short-term receivables	10	3,426,755,193,530	393,432,012,300
137	5. Provision for doubtful short-term receivables	11	(13,028,527,893)	(13,228,527,893)
<b>140</b>	<b>IV. Inventory</b>	<b>12</b>	<b>1,850,701,795,888</b>	<b>1,789,743,068,489</b>
141	1. Inventories		1,850,701,795,888	1,789,743,068,489
<b>150</b>	<b>V. Other current assets</b>		<b>11,441,098,459</b>	<b>2,952,418,938</b>
151	1. Short-term prepaid expenses		11,073,111,077	2,952,418,938
152	2. Value-added tax deductible		367,987,382	-

INTERIM SEPARATE BALANCE SHEET (continued)  
as at 30 June 2021

VND


Code	ASSETS	Notes	30 June 2021	31 December 2020
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>7,258,766,915,167</b>	<b>8,678,682,052,580</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>3,655,463,000</b>	<b>11,167,463,000</b>
215	1. Long-term loan receivables	9	2,125,000,000	9,637,000,000
216	2. Other long-term receivables		1,530,463,000	1,530,463,000
<b>220</b>	<b>II. Fixed assets</b>		<b>10,944,772,558</b>	<b>12,915,874,407</b>
221	1. Tangible fixed assets	13	8,206,364,844	9,897,024,654
222	Cost		24,991,693,178	29,387,866,306
223	Accumulated depreciation		(16,785,328,334)	(19,490,841,652)
227	2. Intangible assets	14	2,738,407,714	3,018,849,753
228	Cost		8,883,412,007	8,477,412,007
229	Accumulated amortisation		(6,145,004,293)	(5,458,562,254)
<b>230</b>	<b>III. Investment properties</b>	<b>15</b>	<b>70,189,169,468</b>	<b>72,735,571,032</b>
231	1. Cost		75,492,863,966	77,572,433,258
232	2. Accumulated depreciation		(5,303,694,498)	(4,836,862,226)
<b>240</b>	<b>IV. Long-term asset in progress</b>		<b>3,178,079,540</b>	<b>3,332,724,995</b>
242	1. Construction in progress		3,178,079,540	3,332,724,995
<b>250</b>	<b>V. Long-term investments</b>	<b>16</b>	<b>7,031,616,044,080</b>	<b>8,448,109,303,988</b>
251	1. Investments in subsidiaries		7,060,858,927,425	8,587,351,944,217
254	2. Provision for long-term investment		(29,242,883,345)	(139,242,640,229)
<b>260</b>	<b>VI. Other long-term assets</b>		<b>139,183,386,521</b>	<b>130,421,115,158</b>
261	1. Long-term prepaid expenses	17	134,043,094,980	126,279,874,595
262	2. Deferred tax assets	30.3	3,750,291,541	2,751,240,563
268	3. Other long-term assets		1,390,000,000	1,390,000,000
<b>270</b>	<b>TOTAL ASSETS</b>		<b>14,385,555,045,598</b>	<b>11,396,165,903,986</b>



INTERIM SEPARATE BALANCE SHEET (continued)  
as at 30 June 2021

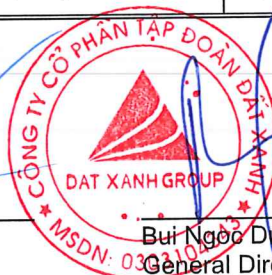
VND

Code	RESOURCES	Notes	30 June 2021	31 December 2020
<b>300</b>	<b>C. LIABILITIES</b>		<b>6,921,141,357,733</b>	<b>5,204,006,802,607</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>4,426,913,968,733</b>	<b>2,702,260,426,828</b>
311	1. Short-term trade payables	18	76,272,094,217	116,872,776,002
312	2. Short-term advances from customers	19	376,629,150,553	275,124,054,871
313	3. Statutory obligations	20	254,743,858,344	21,179,661,497
314	4. Payables to employees		9,537,637,185	9,387,506,471
315	5. Short-term accrued expenses	21	80,440,769,375	23,502,058,574
318	6. Short-term unearned revenues		56,363,635	113,125,514
319	7. Other short-term payables	22	1,433,098,348,503	1,650,777,031,554
320	8. Short-term loans	23	2,164,217,773,110	564,943,682,468
322	9. Bonus and welfare fund		31,917,973,811	40,360,529,877
<b>330</b>	<b>II. Non-current liabilities</b>		<b>2,494,227,389,000</b>	<b>2,501,746,375,779</b>
337	1. Other long-term liabilities	22	2,001,477,389,000	2,006,433,875,777
338	2. Long-term loans	23	492,750,000,000	495,312,500,002
<b>400</b>	<b>D. OWNERS' EQUITY</b>		<b>7,464,413,687,865</b>	<b>6,192,159,101,379</b>
<b>410</b>	<b>I. Capital</b>	<b>24.1</b>	<b>7,464,413,687,865</b>	<b>6,192,159,101,379</b>
411	1. Share capital		5,200,346,670,000	5,200,346,670,000
411a	- Shares with voting rights		5,200,346,670,000	5,200,346,670,000
412	2. Share premium		10,677,980,806	10,677,980,806
415	3. Treasury shares		(2,500,560,000)	(2,500,560,000)
418	4. Investment and development fund		76,946,451,831	76,946,451,831
421	5. Undistributed earnings		2,178,943,145,228	906,688,558,742
421a	- Undistributed earnings by the end of prior period		906,688,558,742	661,784,225,774
421b	- Undistributed earnings of current period		1,272,254,586,486	244,904,332,968
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>14,385,555,045,598</b>	<b>11,396,165,903,986</b>

  
Le Thi Thanh Huong  
Preparer

  
Bui Thanh Thao  
Chief Accountant

  
Bui Ngoc Duc  
General Director



30 July 2021

INTERIM SEPARATE INCOME STATEMENT  
for the six-month period ended 30 June 2021

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
10	1. Net revenues from sale of goods and rendering of services	25.1	94,136,359,905	23,209,807,582
11	2. Cost of goods sold and services rendered	26	(13,179,164,585)	16,875,096,802
20	3. Gross profits from sale of goods and rendering of services		80,957,195,320	40,084,904,384
21	4. Finance income	25.2	1,524,817,419,835	541,616,750,751
22 23	5. Finance expenses In which: Interest expenses	27	(2,765,805,869) (72,995,658,893)	(75,584,806,905) (64,764,721,358)
25	6. Selling expenses	28	(3,463,267,771)	(3,815,557,057)
26	7. General and administrative expenses	28	(83,939,226,428)	(56,012,453,293)
30	8. Operating profit		1,515,606,315,087	446,288,837,880
31	9. Other income	29	1,563,869,139	5,395,829,189
32	10. Other expenses	29	(296,488,845)	(792,965,508)
40	11. Other profit	29	1,267,380,294	4,602,863,681
50	12. Accounting profit before tax		1,516,873,695,381	450,891,701,561
51	13. Current corporate income tax expense	30.1	(245,618,159,873)	(4,635,429,916)
52	14. Deferred tax income (expense)	30.3	999,050,978	(202,126,108)
60	15. Net profit after tax		1,272,254,586,486	446,054,145,537

Le Thi Thanh Huong  
Preparer

Bui Thanh Thao  
Chief Accountant

Bui Ngoc Duc  
General Director

30 July 2021

INTERIM SEPARATE CASH FLOW STATEMENT  
for the six-month period ended 30 June 2021

VND


Code	ITEMS	Notes	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
<b>01</b>	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
	<b>Accounting profit before tax</b>		<b>1,516,873,695,381</b>	<b>450,891,701,561</b>
	<i>Adjustments for:</i>			
02	Depreciation and amortisation of fixed assets and investment properties	13, 14, 15	3,450,479,489	3,560,562,696
03	Reversal of provisions	11,27	(110,199,756,884)	(50,000,000)
05	Profits from investing activities		(1,492,532,679,949)	(541,616,750,751)
06	Borrowing costs	27	79,807,249,533	75,584,806,905
<b>08</b>	<b>Operating loss before changes in working capital</b>		<b>(2,601,012,430)</b>	<b>(11,629,679,589)</b>
09	Decrease in receivables		113,166,451,495	19,154,452,289
10	Increase in inventories		(60,958,727,399)	(49,107,543,117)
11	(Decrease) increase in payables		(170,462,094,889)	1,169,028,882,389
12	(Increase) decrease in prepaid expenses		(15,883,912,524)	1,546,699,327
14	Interest paid		(48,460,142,164)	(71,309,163,294)
15	Corporate income tax paid		(2,144,374,381)	(33,713,440,227)
17	Other cash outflows for operating activities		(8,442,556,066)	(13,945,318,126)
<b>20</b>	<b>Net cash flows (used in) from operating activities</b>		<b>(195,786,368,358)</b>	<b>1,010,024,889,652</b>
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	Purchase and construction of fixed assets		(2,012,977,271)	(174,127,968)
22	Proceeds from disposals of fixed assets		2,268,175,984	-
23	Loans and payments for purchase of debt instruments of other entities		(440,569,700,000)	(180,652,336,165)
24	Collections from borrowers		80,213,178,897	218,200,000,000
25	Payments for investments in other entities		(4,840,724,000,000)	(570,495,000,000)
26	Proceeds from sale of investments		4,734,867,548,000	10,000,000,000
27	Interest and dividends received		8,538,138,444	489,091,256,255
<b>30</b>	<b>Net cash flows used in investing activities</b>		<b>(457,419,635,946)</b>	<b>(34,030,207,878)</b>



INTERIM SEPARATE CASH FLOW STATEMENT (continued)  
for the six-month period ended 30 June 2021

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
33	Drawdown of borrowings	23	1,815,900,000,000	460,300,000,000
34	Repayment of borrowings	23	(226,000,000,000)	(1,449,140,938,800)
36	Dividends paid		-	(1,370,425)
40	<b>Net cash from (used in) financing activities</b>		<b>1,589,900,000,000</b>	<b>(988,842,309,225)</b>
50	<b>Net increase (decrease) in cash and cash equivalents for the period</b>		<b>936,693,995,696</b>	<b>(12,847,627,451)</b>
60	<b>Cash and cash equivalents at beginning of period</b>		<b>126,085,142,343</b>	<b>281,436,736,367</b>
70	<b>Cash and cash equivalents at end of period</b>	5	<b>1,062,779,138,039</b>	<b>268,589,108,916</b>

  
Le Thi Thanh Huong  
Preparer

  
Bui Thanh Thao  
Chief Accountant

  
Bui Ngoc Duc  
General Director



30 July 2021



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS  
as at 30 June 2021 and for the six-month period then ended

## 1. CORPORATE INFORMATION

Dat Xanh Group Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate No. 0303104343 issued by the Department of Planning and Investment of Ho Chi Minh City on 23 November 2007, as subsequently amended.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") in accordance with Decision No. 161/QD-SGDHCM dated 14 December 2009.

The current principal activities of the Company are to provide construction services, trade real estate properties, real estate brokerage and other services.

The Company's registered head office is located at 2W Ung Van Khiem Street, Ward 25, Binh Thanh District, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 30 June 2021 is 285 (31 December 2020: 268).

## 2. BASIS OF PREPARATION

### 2.1 Purpose of preparing the interim separate financial statements

The Company has subsidiaries as disclosed in Note 16.1. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 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 consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2021 dated 30 July 2021.

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 Group.

### 2.2 Accounting standards and system

The interim separate financial statements of the Company expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other 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 Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

## 2. BASIS OF PREPARATION (continued)

### 2.2 *Accounting standards and system* (continued)

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 interim separate financial position and interim separate results of operations and interim separate 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.

## 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### 3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash in 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*

#### *Inventory properties*

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realisable value.

Cost includes:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads 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.

The cost of inventory property recognised in profit or loss on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

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

#### 3.2 *Inventories* (continued)

##### *Other inventories*

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Merchandise	- cost of purchase on a specific identification basis
Tools and supplies	- cost of purchase on a weighted average basis

##### *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 inventories based on appropriate evidence of impairment available at the balance sheet date.

Increases or 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 the provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or 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 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.

#### 3.5 *Intangible assets*

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible asset comprises 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 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 2021 and for the six-month period then ended

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

#### 3.6 Depreciation and amortisation

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

Means of transportation	5 – 10 years
Office equipment	3 – 6 years
Computer software, website	3 – 6 years

#### 3.7 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised 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, will flow to the Company.

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

Buildings and structures	30 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.

#### 3.8 Borrowing costs

Borrowing costs consist of interest and other costs that the Company 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 that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

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

#### 3.9 *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.

The following types of expenses are recorded as long-term prepaid expense and are amortised to the interim separate income statement over 2 to 5 years or recognised consistently with revenue:

- ▶ Tools and consumables with large value issued into construction and can be used for more than one year;
- ▶ Show houses; and
- ▶ Brokerage fee.

#### 3.10 *Investments*

##### *Investments in subsidiaries*

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

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the interim separate 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.

##### *Investments in associates*

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

Distributions from the accumulated net profits of the associates arising subsequent to the date of acquisition are recognised in the interim separate 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.

##### *Investments in other entities*

Investments in other entities are stated at their acquisition costs.

##### *Provision of the investment*

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the separate income statement.

#### 3.11 *Payables and accruals*

Payables and accruals are recognised for amounts 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 2021 and for the six-month period then ended

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

#### 3.12 Bonds

Bonds with the convertible right into a fixed number of ordinary shares of the entity are separated into financial liability (a contractual arrangement to deliver cash or other financial assets) and equity instrument (a call option granting the holder the right, for a specified period of time) based on the terms of the contract.

Bonds that may be converted into an undetermined number of shares at maturity (depending on the market value of the shares at maturity) are accounted for as straight bonds.

#### 3.13 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.

#### 3.14 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 Company's expansion of its operation or of in-depth investment.

► *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.

#### 3.15 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:

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

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

#### 3.15 *Revenue recognition* (continued)

##### *Rendering of real estate brokerage and other services*

Revenue is recognised when services have been rendered and completed.

##### *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.

##### *Rental income*

Rental income arising from operating leases is accounted for on a straight line basis over the lease term.

#### 3.16 *Taxation*

##### *Current income tax*

Current income tax assets and liabilities for the current and prior period are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the 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 offset current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

##### *Deferred tax*

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

Deferred tax liabilities are recognised for all taxable temporary differences.

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.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

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

#### 3.16 *Taxation* (continued)

##### *Deferred tax* (continued)

The carrying amount of deferred tax assets is reviewed at each 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 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 is realised or the liability is settled based on tax rates and tax laws that have been enacted at the 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 offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on the same taxable entity or when the Company intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

#### 3.17 *Related parties*

Parties are considered to be related parties of the Company if one party has the ability 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 their families.

### 4. SIGNIFICANT EVENTS DURING PERIOD

#### 4.1 *Initial public offering of Dat Xanh Real Estate Services Joint Stock Company*

On 29 April 2021, the Company completed the transfer of 35,730,186 according to the initial public offering plan of DXS as stated at the Resolution of DXS's the General Meeting of Shareholders No. 02/2021/NQ-DXS/DHDCD dated 27 January 2021. Subsequently, the Company also transferred 69,902,504 shares of DXS on 29 April 2021 and 5 May 2021.

In addition, on 7 May 2021, Ha An Investment Trade Real Estate Joint Stock Company ("Ha An"), a subsidiary, acquired 14,500,000 shares of DXS.

#### 4.2 *International bond issuance*

On 26 June 2021, the Company's Shareholder Annual General Meeting approved the plan to issue international bonds in accordance with the Resolution No. 01-1/2021-NQ.DHDCD-DXG with the maximum expected proceed of 300,000,000 US Dollar. As at the date of these interim separate financial statements, the Company is in the process to complete the necessary steps to issue these international bonds.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

## 5. CASH AND CASH EQUIVALENTS

	VND	
	30 June 2021	31 December 2020
Cash on hand	294,803,630	720,872,079
Cash in banks	11,484,334,409	15,364,270,264
Cash equivalents (*)	1,051,000,000,000	110,000,000,000
<b>TOTAL</b>	<b>1,062,779,138,039</b>	<b>126,085,142,343</b>

(\*) Cash equivalents represent bank deposits with the original maturity of less than three (3) months which earn interest from 3 to 4% per annum.

## 6. HELD-TO-MATURITY INVESTMENTS

	VND	
	30 June 2021	31 December 2020
Bank deposits (i)	155,230,000,000	15,230,000,000
Bonds (ii)	298,128,700,000	-
<b>TOTAL</b>	<b>453,358,700,000</b>	<b>15,230,000,000</b>

(i) Bank deposits with the principle maturity from three (3) months to twelve (12) months in commercial banks which earn interest from 3.3 to 7.3% per annum.

(ii) It represented 2,900,000 bonds of Cen Land Joint Stock Company. These bonds mature in 3 years from the issuance date, earn interest at 11%/per annum. In addition, the Company has the put option for partial or entire bonds with interest at 8%/per annum, after 30 days from purchase date.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

## 7. SHORT-TERM TRADE RECEIVABLES

	VND	
	30 June 2021	31 December 2020
Due from other parties	115,865,787,915	124,471,156,793
- Customers buying apartments	113,776,394,698	121,855,468,276
- Other customers	2,089,393,217	2,615,688,517
Due from related parties (Note 31)	45,594,197,693	44,571,173,619
<b>TOTAL</b>	<b>161,459,985,608</b>	<b>169,042,330,412</b>
Provision for short-term trade receivables (Note 11)	(1,360,212,670)	(1,560,212,670)
<b>Net</b>	<b>160,099,772,938</b>	<b>167,482,117,742</b>

## 8. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	30 June 2021	31 December 2020
Hydraulics Construction Corporation No.4 Joint Stock Company	91,490,048,921	91,490,048,921
Thang Long Group Investment and Commercial Joint Stock Company	47,385,634,545	47,385,634,545
C.T - Phuong Nam Joint Stock Company	8,714,962,753	8,714,962,753
Mc Kinsey & Company Vietnam Limited	7,314,545,455	-
Nuance Company Limited	5,000,000,000	5,000,000,000
Other suppliers	11,379,620,306	9,340,646,881
<b>TOTAL</b>	<b>171,284,811,980</b>	<b>161,931,293,100</b>
Provision for short-term advances to suppliers (Note 11)	(840,015,000)	(840,015,000)
<b>NET</b>	<b>170,444,796,980</b>	<b>161,091,278,100</b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

## 9. LOAN RECEIVABLES

	VND	
	30 June 2021	31 December 2020
Loan receivables from related parties (Note 31)	<u>4,160,934,820</u>	<u>81,933,113,717</u>
<i>In which:</i>		
Short-term	2,035,934,820	72,296,113,717
Long-term	2,125,000,000	9,637,000,000
<i>Details of unsecured loan receivables are as follows:</i>		
<i>Borrower</i>	<i>30 June 2021</i>	<i>Interest</i>
	VND	
Saigon Riverview Corporation ("Saigon Riverview")	2,125,000,000	10.5%
Nha Trang Petroleum Investment Joint Stock Company ("Nha Trang Petrol")	<u>2,035,934,820</u>	from 7.5% to 15%
<b>TOTAL</b>	<u><b>4,160,934,820</b></u>	



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

# 10. OTHER SHORT-TERM RECEIVABLES

	VND	
	30 June 2021	31 December 2020
Capital contributed in Business Corporation		
Contracts ("BCC")	141,207,951,404	225,912,377,826
- With related parties	126,474,757,578	140,179,184,000
- Sai Gon Real Estate Corporation	14,733,193,826	14,733,193,826
- Vina Holdings Joint Stock Company	-	71,000,000,000
Advances for investment	71,980,914,000	72,021,714,000
- Viet Trust Investment - Trading Corporation	48,600,000,000	48,600,000,000
- Others	23,380,914,000	23,421,714,000
Deposits	43,020,395,103	43,020,395,103
A related party's receipt on behalf from customers for purchasing apartment	-	23,382,852,455
Advances to employees	9,852,340,587	11,667,641,301
Interest incomes	6,705,962,882	8,077,168,699
Advance to Ha An	3,150,000,000,000	-
Others	3,987,629,554	9,349,862,916
<b>TOTAL</b>	<b>3,426,755,193,530</b>	<b>393,432,012,300</b>
Provision for other short-term receivables (Note 11)	(10,828,300,223)	(10,828,300,223)
<b>NET</b>	<b>3,415,926,893,307</b>	<b>382,603,712,077</b>
In which:		
Due from related parties (Note 31)	3,287,600,204,640	176,058,689,334
Due from other parties	139,154,988,890	217,373,322,966

# 11. PROVISION FOR DOUBTFUL SHORT-TERM RECEIVABLES

	VND	
	30 June 2021	31 December 2020
Provision for deposits	10,828,300,223	10,828,300,223
Provision for receivables	1,360,212,670	1,560,212,670
Provision for advance to suppliers	840,015,000	840,015,000
<b>TOTAL</b>	<b>13,028,527,893</b>	<b>13,228,527,893</b>

Details of movements of provision for doubtful short-term receivables are as follows:

	VND	
	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Beginning balance	13,228,527,893	9,544,901,323
Less: Reversal of provision during the period	(200,000,000)	(50,000,000)
Ending balance	13,028,527,893	9,494,901,323

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

12. INVENTORIES

	VND	
	30 June 2021	31 December 2020
Inventory properties in progress	1,818,645,952,028	1,757,779,177,128
- <i>Gem Riverside</i>	1,559,502,096,126	1,558,225,957,684
- <i>St. Moritz Project</i>	246,181,845,055	188,564,396,858
- <i>Others</i>	12,962,010,847	10,988,822,586
Completed inventory properties	31,374,627,174	31,374,627,174
- <i>Luxgarden</i>	29,291,978,221	29,291,978,221
- <i>Sunview 1, 2</i>	2,082,648,953	2,082,648,953
Tools and supplies	419,186,527	419,186,528
Merchandise	262,030,159	170,077,659
<b>TOTAL</b>	<b><u>1,850,701,795,888</u></b>	<b><u>1,789,743,068,489</u></b>

Land use rights, associated infrastructure and assets incurred from projects were pledged as collateral for the long-term bank loans and issued bonds (*Note 23.3*).

**Capitalised borrowing costs**

During the period, the Company capitalised borrowing costs amounting to VND 4,086,280,895 (for the six-month period ended 30 June 2020: 31,087,421,156). These costs relate to the borrowings taken to finance the development and construction of on-going real estate projects of the Company.

# Dat Xanh Group Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

## 13. TANGIBLE FIXED ASSETS

	Means of transportation	Office equipment	Others	Total
<b>Cost:</b>				
As at 31 December 2020	18,600,102,298	9,822,269,788	965,494,220	29,387,866,306
New purchases	-	321,622,726	-	321,622,726
Disposal	(4,717,795,854)	-	-	(4,717,795,854)
As at 30 June 2021	13,882,306,444	10,143,892,514	965,494,220	24,991,693,178
<i>In which:</i>				
Fully depreciated	7,916,645,583	3,563,807,595	199,352,527	11,679,805,705
<b>Accumulated depreciation:</b>				
As at 31 December 2020	(11,952,022,119)	(6,786,883,347)	(751,936,186)	(19,490,841,652)
Depreciation for the period	(979,560,306)	(985,675,305)	(47,046,925)	(2,012,282,536)
Disposal	4,717,795,854	-	-	4,717,795,854
As at 30 June 2021	(8,213,786,571)	(7,772,558,652)	(798,983,111)	(16,785,328,334)
<b>Net carrying amount:</b>				
As at 31 December 2020	6,648,080,179	3,035,386,441	213,558,034	9,897,024,654
As at 30 June 2021	5,668,519,873	2,371,333,862	166,511,109	8,206,364,844



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

#### 14. INTANGIBLE ASSETS

				VND
	Computer software	Website	Others	Total
<b>Cost:</b>				
As at 31 December 2020	7,509,511,402	657,166,005	310,734,600	8,477,412,007
New purchases	-	406,000,000	-	406,000,000
As at 30 June 2021	7,509,511,402	1,063,166,005	310,734,600	8,883,412,007
<i>In which:</i>				
Fully amortised	3,722,532,173	-	310,734,600	4,033,266,773
<b>Accumulated amortisation:</b>				
As at 31 December 2020	(4,490,661,649)	(657,166,005)	(310,734,600)	(5,458,562,254)
Amortisation for the period	(657,817,041)	(28,624,998)	-	(686,442,039)
As at 30 June 2021	(5,148,478,690)	(685,791,003)	(310,734,600)	(6,145,004,293)
<b>Net carrying amount:</b>				
As at 31 December 2020	3,018,849,753	-	-	3,018,849,753
As at 30 June 2021	2,361,032,712	377,375,002	-	2,738,407,714

#### 15. INVESTMENT PROPERTIES

	VND
	<i>Buildings and structures</i>
<b>Cost:</b>	
As at 31 December 2020	77,572,433,258
Disposal	(2,079,569,292)
As at 30 June 2021	75,492,863,966
<b>Accumulated depreciation:</b>	
As at 31 December 2020	(4,836,862,226)
Depreciation for the period	(751,754,914)
Disposal	284,922,642
As at 30 June 2021	(5,303,694,498)
<b>Net carrying amount:</b>	
As at 31 December 2020	72,735,571,032
As at 30 June 2021	70,189,169,468

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

**15. INVESTMENT PROPERTIES (continued)**

*Additional disclosures:*

The rental income and operating expenses relating to investment properties were presented as follows:

		VND
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Rental income from investment properties	2,004,547,561	1,881,276,154
Direct operating expenses of investment properties that generated rental income during the period	766,113,217	768,631,470

The future annual rental receivable under the operating leases is disclosed in Note 32.

The fair value of the investment property had not yet been formally assessed and determined as at 30 June 2021. However, based on the current occupancy rate and the market value of these properties, management believes that these properties' fair values are higher than their carrying values at the balance sheet date.

**16. LONG-TERM INVESTMENTS**

		VND
	<i>30 June 2021</i>	<i>31 December 2020</i>
Investments in subsidiaries (Note 16.1)	7,060,858,927,425	8,587,351,944,217
Provision for long-term investments	<u>(29,242,883,345)</u>	<u>(139,242,640,229)</u>
<b>TOTAL</b>	<b><u>7,031,616,044,080</u></b>	<b><u>8,448,109,303,988</u></b>

# Dat Xanh Group Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

## 16. LONG-TERM INVESTMENTS (continued)

### 16.1 Investments in subsidiaries

Details of investments in direct subsidiaries are as follows:

Name	Business	Status	30 June 2021		31 December 2020	
			% of interest	Cost of investment VND	% of interest	Cost of investment VND
Ha An Investment Trade Real Estate Joint Stock Company ("Ha An") (i)	Trade real estate	Operating	99.99	4,326,991,224,626	99.99	4,195,017,224,626
Dat Xanh Real Estate Service Joint Stock Company ("DXS") (ii)	Real estate services	Operating	60.33	2,015,908,236,056	84.19	2,714,910,140,000
Saigon Riverview Joint Stock Company ("Saigon Riverview")	Trade real estate	Operating	99.99	349,650,000,000	99.99	349,650,000,000
Vicco Saigon Joint Stock Company ("Vicco Saigon")	Trade real estate	Operating	99.99	264,605,025,849	99.99	257,855,025,849
Dat Xanh E&C Joint Stock Company ("Dat Xanh E&C")	Trade real estate	Operating	96.30	52,000,000,000	-	-
Northern Real Estate Investment Joint Stock Company ("DXI") (known as Dat Xanh Real Estate Investment Company Limited)	Trade real estate and service	Operating	99.99	51,704,440,894	99.99	51,704,440,894
Dat Xanh Hoi An One Member Company Limited ("Dat Xanh Hoi An") (iii)	Trade real estate	Operating	-	-	100	999,980,000,000
FBV Construction Corporation ("FBV Construction")	Construction	Operating	-	-	51.00	18,235,112,848
<b>TOTAL</b>				<b>7,060,858,927,425</b>		<b>8,587,351,944,217</b>
Provision for long-term investment				(29,242,883,345)		(139,242,640,229)
<b>NET</b>				<b>7,031,616,044,080</b>		<b>8,448,109,303,988</b>



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

## 16. LONG-TERM INVESTMENTS (continued)

### 16.1 Investments in subsidiaries (continued)

- (i) The Company contributed additional capital to Ha An amounting to VND 131,974,000,000 in accordance with Resolution No. 02/2020/NQ-HDQT dated 15 January 2020 and Resolution No. 03/2020/NQ-HDQT dated 10 February 2020.

As at 30 June 2021, certain shares of Ha An owned by the Company were pledged as collateral for the bonds (Note 23.3)

- (ii) The Company has transferred 69,902,504 shares in DXS.

- (iii) The Company has transferred the entire shares of Dat Xanh Hoi An to Ha An in accordance with Resolution No. 08/2021/NQ-HDQT dated 8 June 2021.

## 17. LONG-TERM PREPAID EXPENSES

	VND	
	30 June 2021	31 December 2020
Brokerage fee, show houses	131,521,153,309	124,042,402,840
Others	2,521,941,671	2,237,471,755
<b>TOTAL</b>	<b>134,043,094,980</b>	<b>126,279,874,595</b>

## 18. SHORT-TERM TRADE PAYABLES

	VND	
	30 June 2021	31 December 2020
Due to other parties	71,924,011,247	90,246,235,573
- Binh Dinh Construction Company Limited	14,664,909,374	14,664,909,374
- Construction and Building Materials Joint Stock Company	10,988,895,277	10,988,895,277
- Hung Long Phat Investment and Construction Joint Stock Company	10,806,206,524	15,806,206,524
- Vung Ben Construction Company Limited	7,613,783,975	7,613,783,975
- Phuoc Thanh Construction Corporation	6,637,300,521	14,930,282,173
- Other suppliers	21,212,915,576	26,242,158,250
Due to related parties (Note 31)	4,348,082,970	26,626,540,429
<b>TOTAL</b>	<b>76,272,094,217</b>	<b>116,872,776,002</b>

## 19. SHORT-TERM ADVANCES FROM CUSTOMERS

This amount presents the advances from customers for purchasing of apartment.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

## 20. STATUTORY OBLIGATIONS

				VND
	31 December 2020	Increase in period	Paid in period	30 June 2021
Value-added tax	16,853,583,617	5,542,852,051	13,887,874,597	8,508,561,071
Corporate income tax	2,144,374,318	245,618,159,873	2,144,374,381	245,618,159,810
Personal income tax	2,181,703,562	7,377,400,018	8,941,966,117	617,137,463
<b>TOTAL</b>	<b>21,179,661,497</b>	<b>258,538,411,942</b>	<b>24,974,215,095</b>	<b>254,743,858,344</b>

## 21. SHORT-TERM ACCRUED EXPENSES

		VND
	30 June 2021	31 December 2020
Cost of construction projects	10,106,212,504	12,029,585,150
Loan interests	37,576,243,651	11,472,473,424
Brokerage fee	32,758,313,220	-
<b>TOTAL</b>	<b>80,440,769,375</b>	<b>23,502,058,574</b>

## 22. OTHER PAYABLES

		VND
	30 June 2021	31 December 2020
<b>Short-term</b>		
Received capital contribution of BCC from related parties	1,324,537,629,975	1,455,810,629,975
Payable for investment	52,326,114,777	52,286,114,777
- Petrol Capital and Infrastructure Investment Joint Stock Company	46,726,595,200	46,726,595,200
- Others	5,599,519,577	5,559,519,577
Short-term deposit received	43,055,121,052	130,486,662,138
Received on behalf for project developers	5,487,926,863	5,532,347,020
Deposit from customers buy apartment	1,925,387,336	2,871,769,496
Others	5,766,168,500	3,789,508,148
	<b>1,433,098,348,503</b>	<b>1,650,777,031,554</b>
<b>Long-term</b>		
Long-term deposit received	2,001,477,389,000	2,006,433,875,777
<b>TOTAL</b>	<b>3,434,575,737,503</b>	<b>3,657,210,907,331</b>
<i>In which:</i>		
Due to related parties (Note 31)	3,361,787,248,540	3,582,443,100,995
Due to other parties	72,788,488,963	74,767,806,336

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

### 23. LOANS AND BORROWINGS

		VND
	30 June 2021	31 December 2020
<b>Short-term</b>	<b>2,164,217,773,110</b>	<b>564,943,682,468</b>
Loan from a related party (Note 23.1)	1,457,000,000,000	-
Bonds (Note 23.2)	184,532,924,599	329,696,902,141
Current portion (Note 23.3)	522,684,848,511	235,246,780,327
<b>Long-term</b>	<b>492,750,000,000</b>	<b>495,312,500,002</b>
Bonds (Note 23.3)	492,750,000,000	495,312,500,002
<b>TOTAL</b>	<b>2,656,967,773,110</b>	<b>1,060,256,182,470</b>

Details of movement of loans are as follows:

		VND
	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Beginning balance	1,060,256,182,470	2,025,385,509,703
Drawdown	1,827,000,000,000	468,000,000,000
Repayment of loans and bonds	(226,000,000,000)	(1,449,140,938,800)
Bond issuance cost	(11,100,000,000)	(7,700,000,000)
Allocation of bond issuance cost	6,811,590,640	10,666,687,572
<b>Ending balance</b>	<b>2,656,967,773,110</b>	<b>1,047,211,258,475</b>

#### 23.1 Loan from a related party

Related party	30 June 2021 (VND)	Term	Purpose	Interest rate	Description of collateral
Dat Xanh Hoi An (*)	1,457,000,000,000	2 years	To finance working capital	10.5%	Unsecured

(\*) Dat Xanh Hoi An has the right of acceleration.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

## 23. LOANS AND BORROWINGS (continued)

### 23.2 Short-term bond

Details of short-term bonds are as follows:

<i>Arrangement organization</i>	<i>30 June 2021 (VND)</i>	<i>Term</i>	<i>Purpose</i>	<i>Description of collateral</i>
<b>Viet Capital Securities Joint Stock Company (*)</b>				
Date of issuance 28 May 2019	188,000,000,000	5 years	To finance working capital	Unsecured
Un-allocated bond issuance cost	(3,467,075,401)			
	184,532,924,599			

(\*) It represented bonds with total proceed of VND 234 billion at par value of VND 1 billion/per bond issued to Korea Investment & Security Co, Ltd. with the following terms as approved by the Resolution of Annual General Meeting No. 02/2018/NQ-DHDCD dated 11 December 2018 and No. 01/2019/NQ-DHDCD dated 16 March 2019 and the Resolution of Board of Directors No. 07/2019/NQ-HDQT dated 10 April 2019:

- Maturity date: 5 years from issuance date.
- Conversion: Partially or fully converted into the Company's shares after 1 year from issuance date.
- Interest: 7%/per annum
- Conversion price: 29,228 VND/share and will be adjusted upon Adjusted Events.
- Callable bonds: Upon 38<sup>th</sup> to 48<sup>th</sup> month of bond term, the Company has the call option with total proceed not exceeding 20% of total bond value. Callable bonds are subject to interest rate of 10.5%/per annum. In 2021, the Company has exercised callable option of 46 bonds with total proceed of VND 46 billion equivalent to 20% of total outstanding bonds.
- Purpose: Develop land areas, finance the Company's working capital and restructure its capital.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

## 23. LOANS AND BORROWINGS (continued)

### 23.3 Long-term bonds

Details of bonds are as follows:

Arrangement organization	30 June 2021 (VND)	Term	Purpose	Description of collateral
<b>Tien Phong Joint Stock Commercial Bank</b>				
Date of issuance 22 December 2017	80,000,000,000	4 years	To finance working capital	Four (4) land use rights at Hiep Binh Chanh Ward, Thu Duc District, Ho Chi Minh City owned by Saigon Riverview;
Un-allocated bond issuance cost	(1,550,568,187)			Land use rights, associated infrastructure belong to project of Vicco Saigon;
	78,449,431,813			
<b>SSI Securities Corporation</b>				
Date of issuance 3 July 2019	51,800,000,000	2 years	To finance working capital	49,065,500 shares of Dat Xanh Mien Trung Joint Stock Company owned by DXS
Un-allocated bond issuance cost	(97,916,659)			
Date of issuance 30 August 2019	27,800,000,000	2 years	To finance working capital	
Un-allocated bond issuance cost	(141,666,647)			
Date of issuance 18 March 2021	370,000,000,000	2 years	To finance working capital	51,082,115 DXS's shares
Un-allocated bond issuance cost	(9,250,000,000)			
	440,110,416,694			

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

**23. LOANS AND BORROWINGS (continued)**

**23.3 Long-term bonds (continued)**

Details of bonds are as follows (continued):

<i>Arrangement organization</i>	<i>30 June 2021 (VND)</i>	<i>Term</i>	<i>Purpose</i>	<i>Description of collateral</i>
<b>Vietnam Prosperity Joint Stock Commercial Bank</b>				
Date of issuance 22 June 2020	68,000,000,000	2 year	To finance on-going projects	108,000,000 DXS's shares;
Date of issuance 23 June 2020	50,000,000,000	2 year	To finance on-going projects	Receivable rights and proceed from St. Moritz;
Date of issuance 28 July 2020	32,000,000,000	2 year	To finance on-going projects	Receivable rights and proceed from Opal Boulevard;
				Guarantee from Ha An.
Date of issuance 28 July 2020	100,000,000,000	2 year	To finance on-going projects	
Date of issuance 22 June 2020	50,000,000,000	2 year	To finance working capital	
Un-allocated bond issuance cost	(624,999,996)			
Date of issuance 23 June 2020	100,000,000,000	2 year	To finance working capital	
Un-allocated bond issuance cost	(1,250,000,000)			
Date of issuance 24 June 2020	100,000,000,000	2 year	To finance working capital	
Un-allocated bond issuance cost	(1,250,000,000)			
	<u>496,875,000,004</u>			
<b>TOTAL</b>	<b><u>1,015,434,848,511</u></b>			
<i>In which:</i>				
Current portion	522,684,848,511			
Non-current portion	492,750,000,000			

Bonds are charged at market interest rates according to Bond Order Contract.



# Dat Xanh Group Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

## 24. OWNERS' EQUITY

### 24.1 Movements in owners' equity

	Share capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	Total
						VND
<b>For the six-month period ended 30 June 2020</b>						
As at 31 December 2019	5,200,346,670,000	10,677,980,806	(2,500,560,000)	52,616,156,713	725,912,914,753	5,987,053,162,272
Net profit for the period	-	-	-	-	446,054,145,537	446,054,145,537
Transfer to investment and development fund	-	-	-	24,330,295,118	(24,330,295,118)	-
Net profit for the period	-	-	-	-	(39,798,393,861)	(39,798,393,861)
As at 30 June 2020	5,200,346,670,000	10,677,980,806	(2,500,560,000)	76,946,451,831	1,107,838,371,311	6,393,308,913,948
<b>For the six-month period ended 30 June 2021</b>						
As at 31 December 2020	5,200,346,670,000	10,677,980,806	(2,500,560,000)	76,946,451,831	906,688,558,742	6,192,159,101,379
Net profit for the period	-	-	-	-	1,272,254,586,486	1,272,254,586,486
As at 30 June 2021	5,200,346,670,000	10,677,980,806	(2,500,560,000)	76,946,451,831	2,178,943,145,228	7,464,413,687,865



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

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

**24.2 Capital transactions with owners**

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
<b>Contributed share capital</b>		
Beginning balance and Ending balance	<u>5,200,346,670,000</u>	<u>5,200,346,670,000</u>
<b>Dividends declared and paid during the period</b>		
Dividends paid	-	(1,370,425)

**24.3 Ordinary shares**

	<i>30 June 2021</i>	<i>31 December 2020</i>
	<i>Number of shares</i>	<i>Number of shares</i>
Shares authorised to be issued	520,034,667	520,034,667
Shares issued and fully paid <i>Ordinary shares</i>	520,034,667	520,034,667
Treasury shares <i>Ordinary shares</i>	(1,747,486)	(1,747,486)
Shares in circulation <i>Ordinary shares</i>	518,287,181	518,287,181

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

**25. REVENUES**

**25.1 Net revenue from sale of goods and rendering of services**

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Revenue from real estate services	82,500,000,000	16,006,190,321
Revenue from management services and leasing real estate	9,886,365,739	7,203,617,261
Revenue from sale of apartments	1,749,994,166	-
<b>TOTAL</b>	<b>94,136,359,905</b>	<b>23,209,807,582</b>
<i>In which:</i>		
<i>Sales to other parties</i>	3,754,541,727	1,735,435,445
<i>Sales to related parties</i>	90,381,818,178	21,474,372,137

**25.2 Finance income**

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Gain from disposal of investments	1,517,650,531,208	50,000,000,000
Interest income	7,166,888,627	12,147,750,751
Dividend income	-	479,469,000,000
<b>TOTAL</b>	<b>1,524,817,419,835</b>	<b>541,616,750,751</b>

**26. COSTS OF GOODS SOLD AND SERVICES RENDERED**

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Cost of real estate services	3,824,267,953	27,485,055
Cost of management services and leasing real estate	7,619,707,109	4,952,280,504
Cost of apartments	1,735,189,523	(21,854,862,361)
<b>TOTAL</b>	<b>13,179,164,585</b>	<b>(16,875,096,802)</b>



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

## 27. FINANCE EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Interest expenses	72,995,658,893	64,764,721,358
Bond issuance cost	6,811,590,640	10,820,085,547
Revert provision for financial investments	(109,999,756,884)	-
Other finance expenses	32,958,313,220	-
<b>TOTAL</b>	<b><u>2,765,805,869</u></b>	<b><u>75,584,806,905</u></b>

## 28. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
<b>Selling expenses</b>	<b>3,463,267,771</b>	<b>3,815,557,057</b>
- Labour cost	2,960,293,533	1,706,681,187
- Depreciation and amortisation	407,472,511	342,352,594
- Brokerage fees	-	769,976,910
- Others	95,501,727	996,546,366
<b>General and administrative expenses</b>	<b>83,939,226,428</b>	<b>56,012,453,293</b>
- Labour cost	50,351,615,714	35,503,986,454
- Expense for external services	17,379,134,670	9,964,616,920
- Depreciation and amortisation	2,464,454,167	4,545,070,669
- Reversal of provisions	(200,000,000)	(50,000,000)
- Others	13,944,021,877	6,048,779,250
<b>TOTAL</b>	<b><u>87,402,494,199</u></b>	<b><u>59,828,010,350</u></b>

## 29. OTHER INCOME AND OTHER EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
<b>Other income</b>	<b>1,563,869,139</b>	<b>5,395,829,189</b>
- Income from penalties	1,045,217,370	4,988,622,077
- Income from disposal fixed assets	518,181,818	-
- Others	469,951	407,207,112
<b>Other expenses</b>	<b><u>(296,488,845)</u></b>	<b><u>(792,965,508)</u></b>
<b>NET OTHER PROFIT</b>	<b><u>1,267,380,294</u></b>	<b><u>4,602,863,681</u></b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

**30. CORPORATE INCOME TAX**

The statutory corporate income tax ("CIT") rate applicable to the Company is 20% of taxable profits.

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

**30.1 CIT expenses**

		VND
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Current CIT expenses	245,618,159,873	-
Adjustment for under accrual of tax from prior periods	-	4,635,429,916
Deferred tax income (expense)	(999,050,978)	202,126,108
<b>TOTAL</b>	<b><u>244,619,108,895</u></b>	<b><u>4,837,556,024</u></b>

The reconciliation between CIT expense and the accounting profit multiplied by CIT rate is presented below:

		VND
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
<b>Accounting profit before tax</b>	<b><u>1,516,873,695,381</u></b>	<b><u>450,891,701,561</u></b>
At CIT rate of 20% applicable to the Company	303,374,739,076	90,178,340,312
<i>Adjustments:</i>		
Tax loss carried forward	(59,478,943,623)	-
Dividend received	-	(95,893,800,000)
Taxable income was declared in previous period	-	(4,635,429,916)
Taxable loss not yet recognised deferred tax during the period	-	10,553,015,712
Adjustment for under accrual of tax from prior periods	-	4,635,429,916
Non-deductible expenses	723,313,442	-
<b>CIT expenses</b>	<b><u>244,619,108,895</u></b>	<b><u>4,837,556,024</u></b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

**30. CORPORATE INCOME TAX (continued)**

**30.2 Current CIT expense**

The current CIT payable is based on taxable profit for the current period. The taxable profit 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's liability for current tax is calculated using tax rates that have been enacted at the balance sheet date.

**30.3 Deferred tax**

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

	<i>Interim separate balance sheet</i>		<i>Interim separate income statement</i>	
	<i>30 June 2021</i>	<i>31 December 2020</i>	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Accruals		-		(202,126,108)
CIT paid on progress payments from customers (*)	3,750,291,541	2,751,240,563	999,050,978	-
<b>Deferred tax assets</b>	<b>3,750,291,541</b>	<b>2,751,240,563</b>		
<b>Deferred tax income (charge) credit to interim separate income statement</b>			<b>999,050,978</b>	<b>(202,126,108)</b>

(\*) This represents CIT payable of cash advances received from customers in connection with sales of apartments in accordance with Circular No. 78/2014/TT-BTC dated 18 June 2014 issued by the Ministry of Finance effective since 2 August 2014.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

### 31. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties in current period and prior period were as follows:

			VND	
Related party	Relationship	Nature of transaction	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Ha An	Subsidiary	Advance for capital contribution	3,150,000,000,000	-
		Transfer shares	2,499,980,000,000	50,000,000,000
		Capital contributions	131,974,000,000	860,000,000,000
		Revenue from project development	82,500,000,000	-
		Revenue from rental	7,881,818,178	6,015,000,000
		Deposit received	-	1,601,950,000,000
		Lending	-	70,000,000,000
Dat Xanh Hoi An	Subsidiary	Capital contributions	1,500,000,000,000	-
		Borrowing	1,457,000,000,000	-
		Refund from BCC	130,000,000,000	-
		Interest expense	12,154,972,602	-
Dat Xanh E&C	Subsidiary	Capital contributions	52,000,000,000	-
		Transfer shares	51,000,000,000	-
DXI	Subsidiary	Lending	41,867,336,165	48,137,336,165
		Lending interest	1,666,944,818	3,067,209,454
DXS	Subsidiary	Dividend	-	479,469,000,000
		BCC refund	-	376,932,859,350
Saigon Riverview	Subsidiary	Collection loan	38,345,842,732	-
		Lending	2,125,000,000	2,200,000,000
		Lending interest	239,607,022	1,417,805,449
Dat Xanh Mien Bac Services and Real Estate Joint Stock Company ("Dat Xanh Mien Bac")	Subsidiary	Collection from BCC	11,704,426,422	-
		Revenue from real estate services	-	14,638,463,084
		Clearing debt	-	50,186,277,424
Dat Xanh Mien Nam	Subsidiary	Received on behalf	23,800,000,000	-
		Deposits	-	3,500,000,000
Vicco Saigon	Subsidiary	Capital contribution	6,750,000,000	10,495,000,000
		Service fee	5,645,354,616	3,849,105,420

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

### 31. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from related parties at the balance sheet date were as follows:

VND

<i>Related party</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>30 June 2021</i>	<i>31 December 2020</i>
<b>Short-term trade receivables</b>				
Dat Xanh Dong Nam Bo Services and Investment Joint Stock Company ("Dat Xanh Dong Nam Bo")	Subsidiary	Revenue from real estate services	38,115,689,031	38,115,689,031
Ha An	Subsidiary	Revenue from real estate services	4,335,000,000	2,890,000,000
Mr. Luong Tri Tu	Shareholder	Receivables from sales of apartment	1,202,768,948	1,440,995,636
Mr. Luong Tri Thao	Shareholder	Receivables from sales of apartment	1,109,874,927	1,293,624,165
Unihomes Real Estate Joint Stock Company ("Unihomes")	Subsidiary	Revenue from real estate services	830,864,787	830,864,787
			<b>45,594,197,693</b>	<b>44,571,173,619</b>
<b>Loan receivables</b>				
Saigon Riverview	Subsidiary	Lending	2,125,000,000	38,345,842,732
NhaTrang Petrol Investment Joint Stock Company	Subsidiary	Lending	2,035,934,820	1,719,934,820
DXI	Subsidiary	Lending	-	41,867,336,165
			<b>4,160,934,820</b>	<b>81,933,113,717</b>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

31. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at the balance sheet date were as follows:  
(continued)

VND

Related party	Relationship	Nature of transaction	30 June 2021	31 December 2020
<b>Other short-term receivables</b>				
Ha An	Subsidiary	Advance	3,150,000,000,000	-
Dat Xanh Nam Trung Bo Real Estate Service Joint Stock Company	Subsidiary	Capital contribution for BCC	103,913,184,000	105,913,184,000
Dat Xanh Dong Nam Bo	Subsidiary	Capital contribution for BCC	21,000,000,000	21,000,000,000
DXI	Subsidiary	Lending interest	6,110,242,726	4,443,297,908
Vicco Sai Gon	Subsidiary	Deposit	2,566,070,280	2,566,070,280
Mr. Luong Tri Tu	Shareholder	Advance	1,793,413,900	1,793,413,900
Dat Xanh Mien Bac Sai Gon Riverview	Subsidiary	Capital contribution for BCC	1,561,573,578	13,266,000,000
Dat Xanh Mien Nam Investment and Services Joint Stock Company ("Dat Xanh Mien Nam")	Subsidiary	Lending interest	239,607,022	3,375,954,827
	Subsidiary	Capital contribution for BCC	-	23,382,852,455
Others	Other	Other	416,113,134	317,915,964
			<b>3,287,600,204,640</b>	<b>176,058,689,334</b>

**Short-term trade payables**

Dat Xanh Mien Bac	Subsidiary	Purchase of apartments	1,561,573,578	1,561,573,578
Unihomes	Subsidiary	Real estate services	1,513,187,676	1,513,187,676
Dat Xanh Dong Nam Bo	Subsidiary	Real estate services	1,273,321,716	1,273,321,716
Dat Xanh Mien Nam	Subsidiary	Real estate services	-	22,278,457,459
			<b>4,348,082,970</b>	<b>26,626,540,429</b>



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

### 31. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to related parties at the balance sheet date were as follows: (continued)

VND

<i>Related party</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>30 June 2021</i>	<i>31 December 2020</i>
<b>Other payables</b>				
Dat Xanh Hoi An	Subsidiary	Capital received from BCC	499,526,000,000	629,526,000,000
Saigon Riverside Investment Co., Ltd	Subsidiary	Capital received from BCC	382,308,642,030	382,475,642,030
Xuan Dinh Investment Construction Trade Co., Ltd	Subsidiary	Capital received from BCC	131,056,646,990	131,186,646,990
Vidoland Joint Stock Company	Subsidiary	Capital received from BCC	122,121,039,416	122,876,039,416
Thang Long Petrol Investment Joint Stock Company	Subsidiary	Capital received from BCC	112,651,220,930	112,712,220,930
Nong Nghiep Printing Joint Stock Company	Subsidiary	Capital received from BCC	69,507,483,696	69,667,483,696
Dat Xanh Mien Nam	Subsidiary	Capital received from BCC	7,783,744,458	7,366,596,913
		Deposit	27,300,000,000	27,300,000,000
Ha Thuan Hung Investment Construction Trade Co., Ltd	Subsidiary	Received on behalf	2,911,174,538	2,911,174,538
Ha An	Subsidiary	Deposit	2,001,950,000,000	2,092,950,000,000
DXS	Subsidiary	Received on behalf	2,461,012,482	2,461,012,482
Others	Other	Other	2,210,284,000	1,010,284,000
			<b>3,361,787,248,540</b>	<b>3,582,443,100,995</b>
<b>Short-term loan</b>				
Dat Xanh Hoi An	Subsidiary	Loan	1,457,000,000,000	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

### 31. TRANSACTIONS WITH RELATED PARTIES (continued)

#### *Other transactions with related parties*

Remuneration to members of the Board of Directors, Board of Supervision and Management:

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Salaries and bonus	<u>13,086,157,353</u>	<u>9,535,273,337</u>

### 32. OPERATING LEASE COMMITMENTS

#### *Operating lease out commitments*

The Company leases out assets under operating lease arrangements. The future minimum rental receivable as at balance sheet dates under the operating lease out agreements are as follows:

	VND	
	<i>30 June 2021</i>	<i>31 December 2020</i>
Less than 1 year	16,814,282,558	5,084,639,180
From 1 to 5 years	40,469,434,074	18,038,563,861
Over 5 years	<u>114,614,118,362</u>	<u>124,661,492,419</u>
<b>TOTAL</b>	<u><b>171,897,834,994</b></u>	<u><b>147,784,695,460</b></u>

#### *Operating lease commitments*



The Company leases office premises under an operating lease arrangement. Future minimum lease payables as at balance sheet dates are as follows:

	VND	
	<i>30 June 2021</i>	<i>31 December 2020</i>
Less than 1 year	<u>11,547,316,260</u>	<u>11,290,709,232</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
as at 30 June 2021 and for the six-month period then ended

**33. EVENT AFTER THE INTERIM BALANCE SHEET DATE**

Except for event disclosed at Note 4.2, there is no other matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the interim separate financial statements of the Company.

		
		
_____ Le Thi Thanh Huong Preparer	_____ Bui Thanh Thao Chief Accountant	_____ Bui Ngoc Duc General Director

30 July 2021

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