VINHOMES

REACHING NEW HEIGHTS

2021

ANNUAL REPORT



TABLE OF CONTENTS

CHAPTER 01

2021 Achievements and Message from the Chairwoman

06 Vision, Mission, and Core Values
08 2021 at a Glance
10 2018 – 2021 Financial and Operating Highlights
12 2021 Highlights
16 2021 Awards and Accolades
18 Message from the Chairwoman of the Board of Directors

CHAPTER 02

About Vinhomes

24 Vinhomes Profile
26 Development Milestones
28 Key Business Areas
40 Board of Directors
44 Management
46 The Supervisory Board
48 Business Strategy

CHAPTER 03

Management Report on 2021 Business Performance and 2022 Action Plan

52 Macroeconomic Overview of 2021 and Outlook for 2022
56 2021 Business Performance
58 Key Financial Indicators for the Period of 2018 – 2021
60 Blueprint for 2022

CHAPTER 04

Corporate Governance

64 Vinhomes Corporate Governance
70 Report of the Board of Directors
74 Report of the Supervisory Board
75 Governance Report
76 Internal Audit Report
77 Risk Management
78 Share Information and Investor Relations

CHAPTER 05

Sustainable Development

86 Vision for Sustainability
88 2021 Sustainability Report

CHAPTER 06

Consolidated Financial Statements

98 General Infomation
100 Report of Management
101 Independent Auditors' Report
103 Consolidated Balance Sheet
107 Consolidated Income Statement
108 Consolidated Cash Flow Statement
112 Notes to the Consolidated Financial Statements



Vinhomes Ocean Park (Hanoi)

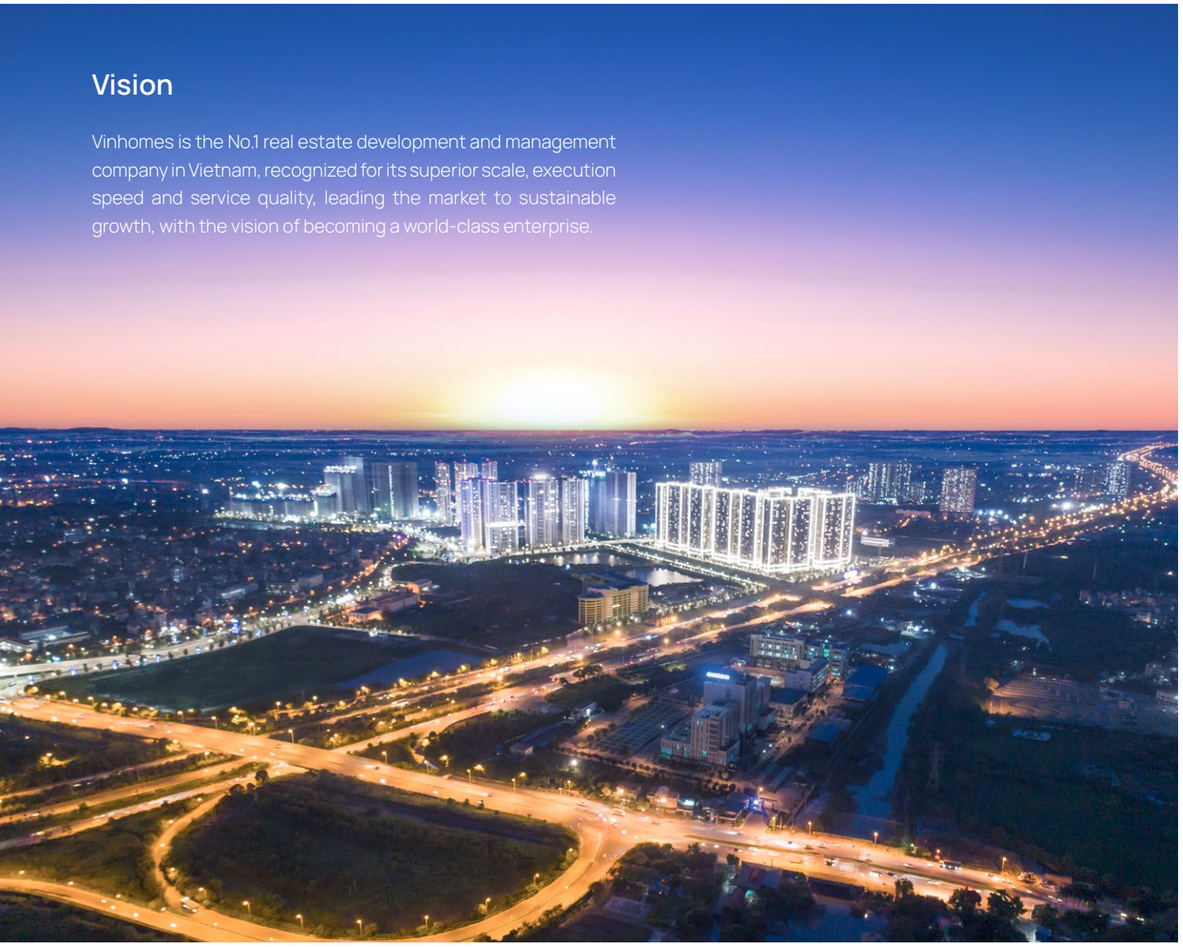
CHAPTER 1

2021 ACHIEVEMENTS AND MESSAGE FROM THE CHAIRWOMAN

CONTENT

06 Vision, Mission, and Core Values
08 2021 at a Glance
10 2018 – 2021 Financial and Operating Highlights
12 2021 Highlights
16 2021 Awards and Accolades
18 Message from the Chairwoman of the Board of Directors

VISION, MISSION, AND CORE VALUES



Vision

Vinhomes is the No.1 real estate development and management company in Vietnam, recognized for its superior scale, execution speed and service quality, leading the market to sustainable growth, with the vision of becoming a world-class enterprise.

Mission

To pioneer an ideal living experience in Vietnam's urban locations, featuring professionally planned residential complexes in harmony with nature, integrated facilities and a green environment, together forming a new lifestyle for the Vietnamese people. Vinhomes also nurtures its communities and develops a modern, lively and gracious environment, so that its residents will enjoy an excellent quality of life.

Vinhomes develops market-leading industrial real estate projects that support Vingroup's industrial ecosystem and the industrial development of Vietnam.

Core Values



Vinhomes Corporate Culture

Speed, efficiency and discipline form the core of the working culture at Vinhomes, enabling the Company to achieve superior standing in the real estate industry.

2021 AT A GLANCE

Sales contracts signed and deposits received for over

39,100

apartments, villas and shophouses(*)

The total number of residents at Vinhomes projects exceeds

300,000

PERSONS

Contracted sales totaled over

VND **78.9** TRILLION(**)

Delivered

46,700

apartments, villas, and shophouses(*)(**)

MOST

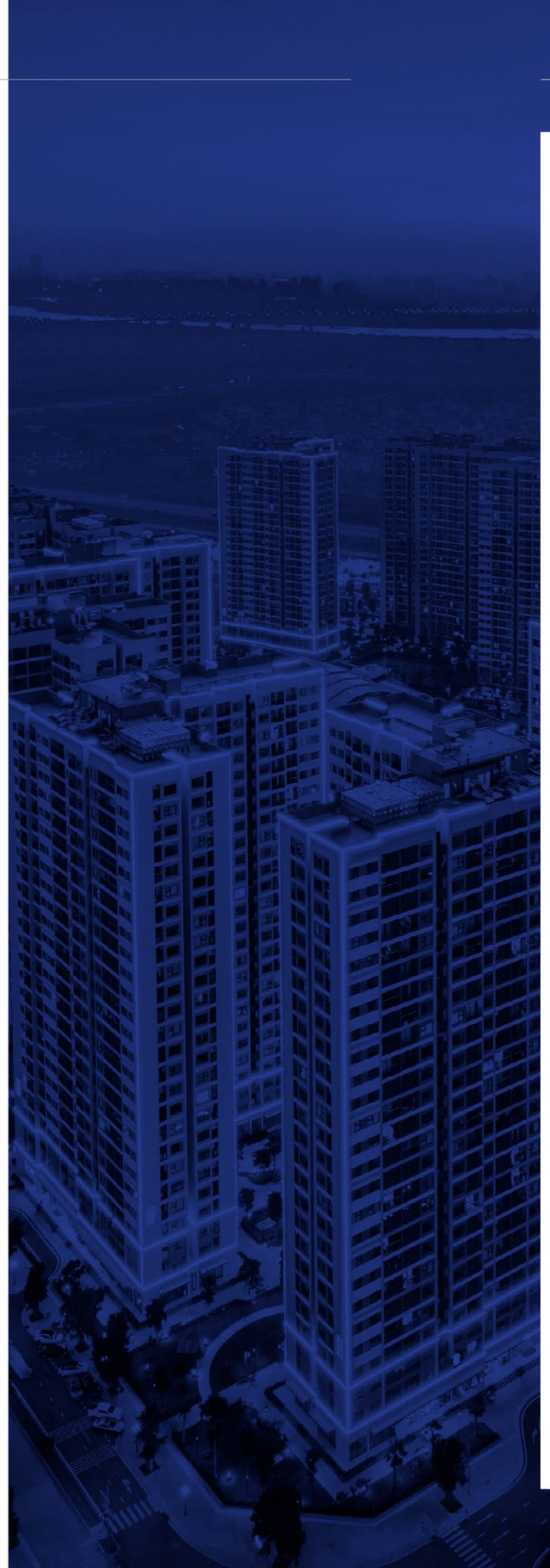
respected property developer in Vietnam in 2021 (Vietnam Report)

Vinhomes Ocean Park (Hanoi)

(*) Includes apartments, villas and shophouses sold in projects developed by Vinhomes and those in which Vinhomes has business cooperation contracts with Vingroup and its subsidiaries in which expenses and economic interests are credited to Vinhomes.

(**) Pre-sales value is newly contracted sales in the period, as opposed to revenue, which is the value of products handed over in the period. Pre-sales includes retail and the retail-equivalent of bulk sales.

2018 – 2021 FINANCIAL AND OPERATING HIGHLIGHTS

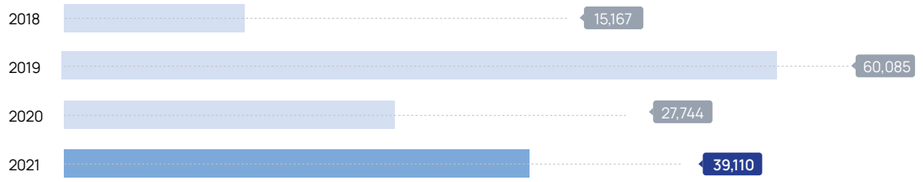


“

Vinhomes adopted new and flexible business methods. As a result, the Company achieved superior business performance in 2021.

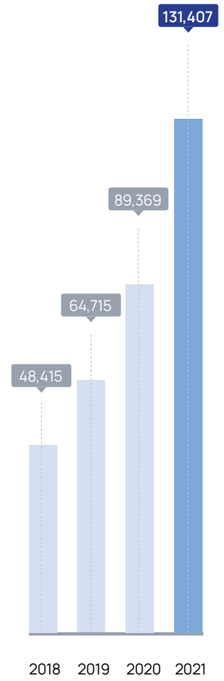
Pre-sales(*)

(Units)



Owner’s Equity

(VND Billion)

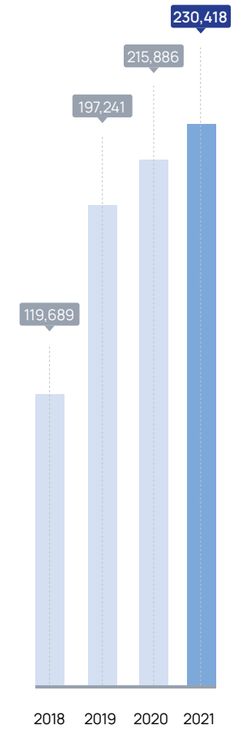


Net revenue(*)

(VND Billion)

Total assets

(VND Billion)



(*) Includes apartments, villas and shophouses sold in projects developed by Vinhomes and those in which Vinhomes has business cooperation contracts with Vingroup and its subsidiaries in which expenses and economic interests are credited to Vinhomes.

2021 HIGHLIGHTS

01

Vinhomes promoted digital transformation

In March 2021, Vinhomes launched an e-commerce platform for real estate leasing at **https://stay.vinhomes.vn.** Vinhomes' online leasing platform offers a safe and transparent option and shortens the time needed for tenants to find suitable apartments.

In May 2021, applications that help connect sales agents (Vinhomes Sales Agent) and residents (Vinhomes Resident) were launched to improve business performance and demonstrate the Company's efforts to improve customer experience and service quality.



02

Vinhomes Ocean Park and Vinhomes Grand Park mega projects successfully launched on multiple platforms

In May 2021, The Metrolines section in Vinhomes Smart City was launched through live-streaming, attracting 16,000 viewers.

In July 2021 at Vinhomes Ocean Park, Vinhomes launched The Ocean View section and P4 building, combined with online sales training for distribution agents, earning more than 600,000 views and nearly 30,000 interactions across the platforms.

In the fourth quarter of 2021, Vinhomes continued to launch new products and achieved positive sales results. In Ho Chi Minh City, The Beverly section at Vinhomes Grand Park was a highlight with a series of outstanding events, including an online launch ceremony with 2,000 sales staff and the exhibition of a scale model and show units that welcomed 8,000 visitors. In Hanoi, Vinhomes launched the P2 tower in The Pavilion at Vinhomes Ocean Park. All the units were fully booked after two openings. In other provinces, the Vinhomes Star City project in Thanh Hoa city sold villas in the Mau Don section and quickly achieved a take-up rate of 80%.

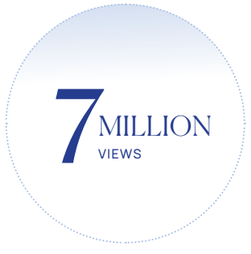
03

Series of online events to help engage customers during social distancing

In September 2021, Vinhomes broadcast a series of online talk shows titled "The Pioneers" to provide an update on Vietnam's leading real estate trends. It was a popular online show that engaged customers and sales teams on a large-scale. The show received more than seven million views after five sessions.

In the third quarter of 2021, in Ho Chi Minh City, a series of online events introducing investment opportunities during the pandemic was held at Vinhomes Grand Park, attracting 12,000 sales staff from 62 sales agencies.





2021 HIGHLIGHTS (continued)

04

Signing comprehensive strategic cooperation with Mitsubishi Corporation

In December 2021, Vinhomes and Mitsubishi Corporation signed a comprehensive strategic cooperation agreement covering three main areas: Urban Development and Real Estate Business, Smart City Management and Digital Transformation, and Energy Transformation.

05

Building a green city model and green lifestyles

In 2021, Vinhomes received multiple international honors for outstanding construction work. TechnoPark Tower at Vinhomes Ocean Park won awards for "Most Intelligent District" at IBcon Digie Awards 2021 and was granted the LEED Platinum v4 by the U.S. Green Building Council. Also in 2021, VinBus, the first smart electric bus in Vietnam, began commercial operation in Hanoi, helping to enhance the amenities for Vinhomes' residents while contributing to a modern and eco-friendly public transport system.

Awards for TechnoPark Tower at
Vinhomes Ocean Park

MOST INTELLIGENT DISTRICT

LEED PLATINUM V4

06

Affirming prestige in the capital market

Vinhomes sold 60 million treasury shares, or 1.79% of the charter capital(*), to enhance the liquidity of VHM stocks. In April 2021, Vingroup also successfully issued an exchangeable bond worth USD 500 million, exchangeable into Vinhomes shares, which was honored by FinanceAsia as the "Best Property Deal". This is a testament to Vingroup's capablities and reputation, as well as the attractiveness of VHM shares.



(*) The Charter capital as at the transaction date

2021 AWARDS AND ACCOLADES

★

PROPERTY DEVELOPER OF THE YEAR

(DOT Property Awards 2021)

★

MOST RESPECTED PROPERTY DEVELOPER

in Vietnam in 2021

(Vietnam Report)

★

TOP 10 PROPERTY DEVELOPERS

2020 – 2021

(BCI Asia Awards)

★

Award for

EXCELLENT URBAN DEVELOPMENT AND MANAGEMENT

(VUPA National Urban Planning Awards)

★

BEST MIXED-USE DEVELOPMENT IN VIETNAM

Vinhomes Smart City won 2 awards
at the Asia Pacific Property Awards

★

MOST SUSTAINABLE RESIDENTIAL DEVELOPMENT IN VIETNAM

★

Award

BEST PROPERTY DEAL

by FinanceAsia:
Vingroup issuance of an exchangeable bond worth USD 500 million, exchangeable into shares of Vinhomes



MESSAGE FROM THE CHAIRWOMAN OF THE BOARD OF DIRECTORS

Ms. Nguyen Dieu Linh
CHAIRWOMAN OF THE BOARD OF DIRECTORS



"With a commitment to continuous innovation and flexible adaptation, 2021 was another successful year for Vinhomes despite the challenges posed by the pandemic. Vinhomes was honored with multiple national and international awards, thereby solidifying its leadership position as the top property developer in Vietnam."

MESSAGE FROM THE CHAIRWOMAN OF THE BOARD OF DIRECTORS

Dear Valued Shareholders,

On behalf of the Board of Directors,
I send you my warmest greetings and wish you the best of health, happiness, and success!

Ladies and Gentlemen,

2021 was a challenging year for all countries due to the multiple Covid-19 variants. With prompt and aggressive measures to contain its spread, Vietnam's vaccination coverage is among the top countries in the world, helping the country to gradually adapt to a new normal. Despite these challenges, the economy recorded positive growth of 2.58% in 2021.

In 2021, housing demand remained stable while the supply shortages remained. As a result, average selling prices rose in many provinces and cities, including Hanoi and Ho Chi Minh City. With this backdrop, Vinhomes adopted new and flexible business methods and was one of the few developers to launch new projects. As a result, the Company continued to maintain its leadership position, effectively adapting to the pandemic and leveraging new opportunities for growth.

2021
A Pioneering mission

In 2021, Vietnam actively promoted regulations on controlling the Covid-19 epidemic while restoring socio-economic growth. Vinhomes quickly followed this guidance to fulfill its business goals and develop key projects. Event launches and other communication activities by Vinhomes were held either virtually or in person to help deliver positive results. Digital platforms were developed and upgraded to better adapt to the pandemic and create a strong foundation for significant breakthroughs. As a result, Vinhomes achieved superior business performance in 2021.

Vinhomes recorded VND 85 trillion in net revenue and VND 39 trillion in profit after tax, growing by 19% and 39%, respectively, compared to 2020, thanks to the completion and delivery of units in Vinhomes Ocean Park, Vinhomes Smart City, and Vinhomes Grand Park mega projects. Also in 2021, the Company sold 39.1 thousand apartments, villas, and shophouses at VND 78.9 trillion, including retail and bulk sales.

In 2021, Vinhomes successfully partnered with prestigious foreign and local sub-developers. Our mega cities are co-designed, built and operated in line with international standards in order to elevate residents' lifestyles in Vinhomes projects, and the Vietnamese real estate market as a whole. We provide a variety of product offerings to accommodate the increasing demands of our customers.

The industrial park market proved to be a fast-growing field in 2021, driven by a growing demand from multinational companies and corporations expanding operations in Vietnam. Embracing this opportunity, Vinhomes continued to improve its business operations, including research on optimal industrial park projects that can be deployed in the coming period.

Besides, the Company promoted the implementation of digital transformation solutions to overcome difficulties caused by the pandemic. In early 2021, Vinhomes quickly adopted the O2O (Online-to-Offline) business model. This end-to-end ecosystem includes property sales, leasing, and transfers, and features the Vinhomes' Online Sales Platform – an online secondary property trading platform, and Vinhomes Leasing – an online leasing platform for Vinhomes' products. These tools significantly enhanced the engagement between developers and owners of Vinhomes properties. In addition, a smart phone application for the sales agents called Vinhomes Sales Agent had over 6,000 users since its trial run in May 2021. Meanwhile, Vinhomes Resident, a mobile application for Vinhomes' residents, recorded nearly 121,000 users, a sixfold increase since its launch in the second quarter of 2021.

Technologies were adopted for the optimization of smart cities such as Vinhomes Ocean Park, Vinhomes Smart City, and Vinhomes Grand Park, which include tens of thousands of residents. New smart features were integrated based on the four pillars of Smart Security, Smart Amenities, Smart Home, and Smart Operations Management. Vinhomes is proud to provide our residents with the most modern living experience, on a par with major cities around the world.

With a commitment to continuous innovation and flexible adaptation, 2021 was another successful year for Vinhomes despite the challenges posed by the pandemic. Vinhomes was honored with multiple national and international awards, thereby solidifying its leadership position as the top property developer in Vietnam.

2022
A big leap forward

After two years of efforts to contain Covid-19, 2022 is expected to be a brighter year for Vietnam's economy and its real estate market. With the successful launch of the first three smart cities, namely Vinhomes Smart City, Vinhomes Ocean Park and Vinhomes Grand Park, the Company is planning in 2022 to deploy new mixed-use urban areas on a large-scale, with outstanding infrastructure and amenities.

In particular, Vinhomes will launch mega projects in prime locations with connected transportation infrastructures, green environments, and high development potential. We will leverage our land bank to develop green mega cities where various smart applications will be adopted to enhance residents' quality of life, targeting sustainable development in line with global practices.

Digitalization continues to be a major focus when launching new projects and managing existing Vinhomes urban areas in Hanoi and Ho Chi Minh City. The Company will upgrade and complete the O2O (Online-to-Offline) ecosystem, including property sales, leasing, and transfers. The Company's digital platforms will be standardized and integrated to provide an optimal experience for customers, sales staff, and sales agents.

In operations management, we continue to seek feedback while researching, developing and upgrading smart amenities to improve the quality of life for our residents and boost our business performance. Digital transformation is an inevitable trend, and Vinhomes is a pioneer, targeting a leading position in scale and quality.

The industrial park market has maintained stable growth and has been a bright spot during the pandemic, a testament to the potential of this segment. Foreign direct investment (FDI) inflows are forecast to grow significantly due to the relocation of production, a series of signed Free Trade Agreements (FTAs), and Vietnam's strategy for strategic infrastructure developments. These are the key factors driving the demand for industrial parks in the coming period. Vinhomes plans to build industrial parks into one of our key business sectors and contribute stable recurring income to the Company and will spur trade promotion activities in 2022. The Company will welcome tenants to the first industrial park projects in big cities such as Hai Phong and Quang Ninh, once they are launched.

Vinhomes is moving into 2022 prepared to create state-of-the-art projects in Vietnam that rival premier international projects. We hope to receive your continued support on this journey.

On behalf of the Board of Directors, I would like to express my sincere gratitude and wish you the best of health, happiness, and success!

With sincere thanks,



NGUYEN DIEU LINH
Chairwoman of the Board of Directors



Vinhomes Smart City (Hanoi)

CHAPTER 2

ABOUT VINHOMES

CONTENT

24 Vinhomes Profile
26 Development Milestones
28 Key Business Areas
40 Board of Directors
44 Management
46 The Supervisory Board
48 Business Strategy

VINHOMES PROFILE

COMPANY NAME

VINHOMES JOINT STOCK COMPANY

HEADQUARTERS

Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside. Ecological Urban Area, Phuc Loi Ward, Long Bien District, Hanoi, Vietnam

TICKER SYMBOL

VHM

CHARTER CAPITAL

43,543,674,880,000 VND

(as of 31 December 2021)

BUSINESS REGISTRATION NUMBER AND TAX CODE

0102671977

WEBSITE

https://vinhomes.vn



Vinhomes Grand Park (Ho Chi Minh City)

Vinhomes targets the mid to high-end market segments and offers international standards of design and management.

Vinhomes Joint Stock Company (Vinhomes or the Company) is Vietnam's largest investor, developer and operator of mixed-use residential projects. Vinhomes targets the mid- to high-end market segments and offers international standards of design and management. Vinhomes projects are located at prime locations in Vietnam's top tier cities and provinces with high rates of urbanization and potential for tourism development. The Vinhomes brand includes three product lines – Vinhomes Sapphire, Vinhomes Ruby and Vinhomes Diamond.

Vinhomes projects are large-scale mixed-use urban areas with comprehensively planned infrastructure and a wide variety of utilities and amenities, leveraging on Vingroup's ecosystem. Accordingly, in addition to offering high quality residential products, Vinhomes has been regarded as a community creator, providing its residents with a clean, green, modern and high quality living environment, contributing to the transformation of urban cities in Vietnam.

The Company was listed on the Ho Chi Minh City Stock Exchange on 17 May 2018 under the ticker VHM.

DEVELOPMENT MILESTONES



2002- 2010

2002

- Vincom Joint Stock Company was founded. It has since been renamed Vingroup Joint Stock Company and is the parent company of Vinhomes

2008

- The predecessor of Vinhomes is BIDV-PP Urban Joint Stock Company, established with an initial charter capital of VND 300 billion

2009

- Renamed as South Hanoi Urban Development Joint Stock Company

2010

- Charter capital increased to VND 2 trillion

2011 - 2017

2011

- Became a public company and received approval to list on the Unlisted Public Company market (UPCOM) with ticker symbol of NHN
- Commenced construction of Vinhomes Times City mixed-use urban complex in Hanoi, with more than 12,000 apartments

2013

- Vinhomes Royal City, Hanoi, a high-end mixed-use urban complex with nearly 5,000 apartments was put into operation

2014

- The 183.5 hectare Vinhomes Riverside luxury urban area in Hanoi was put into operation

2015

- Vinhomes Times City with Singapore's eco-friendly architectural design, commenced its operation

2016

- Vinhomes Central Park in Ho Chi Minh City, one of the most high-end modern urban complexes in Vietnam, with more than 10,000 residential units, was opened.

2017

- Vinhomes Golden River in Ho Chi Minh City – the most luxurious urban complex by the Saigon River and in the heart of District 1 was opened

2018 - 2021

2018

- Renamed as Vinhomes Joint Stock Company. Charter capital was increased to VND 28.3 trillion and was listed on Ho Chi Minh City Stock Exchange (HOSE). It was the third largest Company in Vietnam in terms of market capital.
- Vinhomes launched two international-standard mega projects – Vinhomes Ocean Park and Vinhomes Smart City.
- The Landmark 81 of the Vinhomes Central Park project, the tallest building in Vietnam with 81 floors and 461 metres in height, commenced its operation.

2019

- Strategically restructured product branding into three main segments – Vinhomes Diamond, Vinhomes Ruby, Vinhomes Sapphire – and upgraded VinCity projects into Vinhomes branded mega projects.
- The third mega project – Vinhomes Grand Park in District 9, Ho Chi Minh City – was officially launched with a high absorption rate.
- Vinhomes Symphony, a high-end urban complex adjacent to the luxury Vinhomes Riverside urban complex in east Hanoi, was launched.
- The bulk sales strategy was promoted, especially in three mega projects, to quickly develop the residential and commercial ecosystem. This provided residents with products and services of high quality and variety.

2020

- Vinhomes Online, an online Vinhomes property sale platform, was launched at https://online.vinhomes.vn.
- Vinhomes continued to employ its bulk sales strategy, which helps to diversify the product mix for customers. This strategy also provides liquidity for the development of upcoming large projects in the Vinhomes portfolio.
- Vinhomes established Vinhomes Industrial Zone Investment JSC (VHIZ) to expand its industrial real estate development business in large cities, including Hai Phong and Quang Ninh, with well-developed marine and road infrastructure.

2021

- The O2O (Online-to-Offline) business model is developed, promoting sales and omnichannel real estate transactions.





Vinhomes Smart City (Hanoi)

KEY BUSINESS AREAS

Residential property development and sales

Vinhomes is Vietnam's largest residential property developer.

The Company develops mid to high-end real estate projects under the Vinhomes brand. In particular, Vinhomes branded mega projects include three product lines: Vinhomes Sapphire, Vinhomes Ruby and Vinhomes Diamond.

Vinhomes projects are mixed-use urban areas in prime locations with concerted infrastructure and a complete suite of amenities and services to create a modern, high quality living environment where every home is truly "where happiness lives" and every project strongly appeals to domestic and foreign developers to co-develop.

Vinhomes develops mixed-use or mega projects in compliance with international standards, elevating the Vietnamese quality of life. Vinhomes mega projects feature three distinct product lines to meet the needs of our diverse customers from the mid to high-end segments, namely Vinhomes Sapphire, Vinhomes Ruby and Vinhomes Diamond.

Vinhomes Sapphire	Modern apartment units catered for young and tech savvy home-buyers
Vinhomes Ruby	High-end apartments for young affluent families looking for a modern, well-equipped and quality living environment
Vinhomes Diamond	Luxury apartment units that offer the most privileged living standard

KEY BUSINESS AREAS

Residential property management

Vinhomes is the largest, professional and reputable brand in property management. The Company provides comprehensive high-quality management services in all Vinhomes-branded projects, including 24/7 customer-service centers, reception and security services, housekeeping, technical and landscaping services, with the aim to providing a clean, green, safe and convenient living environment with full service of support for the residents. Vinhomes' property management service ensures the maintenance of five-star quality standards, preserving and enhancing the value of our customers' assets.

In addition to developing high-quality products in a timely manner, the Company also strives to create a comfortable and safe living environment for residents of all Vinhomes projects. As of 31 December 2021, Vinhomes has put into operation 27 urban complexes in seven cities and provinces across Vietnam. These projects include 97,200 apartments, villas, and shophouses, serving over 300,000 residents.

Vinhomes projects provide outstanding quality of life for residents, with modern infrastructure, diverse facilities including playgrounds, sports zones, temperature-controlled swimming pools and visitors' lounges, as well as security systems and reception services. On top of that, there are also Vinschool K-12 educational facilities, Vinmec international hospitals and clinics, Vincom shopping, entertainment and culinary complexes, supermarkets and convenience stores, forming a comprehensive lifestyle offering. In particular, Vinhomes mega projects offer unique features that place them among the most attractive destinations in the region. These features include the world's largest man-made saltwater lake with white sand at Vinhomes Ocean Park, the Japanese-style Zen Park at Vinhomes Smart City and the 36-ha riverside park at Vinhomes Grand Park which is among the largest in South East Asia.



300,000

Residents

97,200

Apartments, villas, and shophouses

Digitization and sustainable development are "guiding principles" in Vinhomes' long-term development strategy. Smart urban solutions are employed at Vinhomes Ocean Park, Vinhomes Smart City and Vinhomes Grand Park, which will become operating standards for all Vinhomes-branded megacities in the future. Also in 2021, VinBus – the first smart electric bus in Vietnam manufactured and assembled by VinFast, a Vingroup subsidiary, started commercial operation in Hanoi after several months of testing in Vinhomes urban areas. Green and modern public transport solutions enhance customer service for Vinhomes residents, contribute to environmental protection, and build a sustainable lifestyle.

Vinhomes residents not only own top quality housing products but also experience a classy lifestyle, and enjoy modern amenities and services as well as a healthy living environment. Vinhomes always aims to create a high-quality living environment where every home is truly "where happiness lives".



KEY BUSINESS AREAS



Vinhomes Ocean Park (Hanoi)

Residential property leasing

In addition to property development and management, Vinhomes also manages five star serviced apartments and villas under the Vinhomes Serviced Residences brand, as well as the office space for lease within the premises of a number of Vinhomes projects. Vinhomes' property leasing enables our customers to fully maximize the return on their investment by participating in our programs with enhanced profitability.

The Vinhomes Serviced Residences' apartments and villas are located in some of the most luxurious Vinhomes complexes. With the convenience and five-star standards they provide, Vinhomes Serviced Residences are the preferred choice of many corporates, institutions and international customers. Besides standard services, tenants at Vinhomes Serviced Residences may also enjoy an integrated live-work-play environment with all necessary daily amenities and green spaces for relaxation, a key advantage over other high-end hotels and serviced residences.

Vinhomes Serviced Residences develops its client base through a network of experienced agents and Vinhomes' partners. This model has enabled Vinhomes to quickly expand its customer base.

VinOffice provides premium office properties for lease. VinOffice properties are located in the heart of major financial and business centers and offer maximum natural light, energy efficiency, and modern, professional workspaces.

As of 31 December 2021, there were seven residential projects under Vinhomes Serviced Residences brand and five office buildings under Vinhomes Office Leasing brand in Hanoi, Da Nang and Ho Chi Minh City, namely:

Vinhomes Times City & Park Hill	**Hanoi**
Vinhomes Riverside	
Vinhomes Metropolis	
Vinhomes Ocean Park	
Vinhomes Smart City	
Vinhomes Central Park	**Ho Chi Minh City**
Vinhomes Golden River	
Vinhomes Dong Khoi	
Crystal Tower	**Da Nang**

Vinhomes projects are located at prime locations in Vietnam's top tier cities and provinces with high rates of urbanization and potential for tourism development.

01 **16** HANOI

02 **01** BAC NINH

03 **01** QUANG NINH

04 **02** HAI PHONG

05 **01** THANH HOA

06 **02** HA TINH

07 **04** HO CHI MINH CITY



Projects list

Vinhomes has the largest land bank among all property developers in Vietnam with a total area of nearly 16,800 ha as of 31 December 2021, capable of supporting Vinhomes' sustainable development for many years to come. Vinhomes projects are situated at prime locations in Vietnam's most populous cities and provinces, with high rates of urbanization and potential for tourism development. Vinhomes constantly looks for opportunities to expand its land bank in order to sustain high growth.

Project	Location	Product type	Area (sqm)	Year of handover
Vinhomes Dragon Bay	Quang Ninh	Low-rise	260,000	2016
Vinhomes Bac Ninh	Bac Ninh	High-rise	24,000	2018
Vincom Center Ba Trieu	Hanoi	High-rise	27,000	2009
Vinhomes Royal City		High-rise	121,000	2012
Vinhomes Riverside		Low-rise	1,830,000	2015
Vinhomes Riverside – The Harmony		Low-rise	976,000	2017
Vinhomes Times City		High-rise	364,000	2013
Vinhomes Nguyen Chi Thanh		High-rise	13,000	2015
Vinhomes Thang Long		Low-rise	242,000	2017
Vinhomes Gardenia		Mixed-use	176,000	2016
Vinhomes D'Capitale		High-rise	48,000	2019
Vinhomes Metropolis		High-rise	35,000	2018
Vinhomes Green Bay		High-rise	266,000	2017
Vinhomes Skylake		High-rise	23,000	2019
Vinhomes West Point		High-rise	24,000	2020
Vinhomes Ocean Park		Mixed-use	4,200,000	2020
Vinhomes Smart City		Mixed-use	2,800,000	2020
Vinhomes Symphony		High-rise	43,500	2020
Vinhomes Imperia	Hai Phong	Low-rise	785,000	2017
Vinhomes Marina		Low-rise	149,000	2019
Vinhomes Star City	Thanh Hoa	Low-rise	1,475,000	2018
Vinhomes Ha Tinh	Ha Tinh	Low-rise	57,000	2016
Vinhomes New Center		High-rise	1,493,000	2019
Vincom Center Dong Khoi	Ho Chi Minh City	High-rise	16,000	2010
Vinhomes Central Park		Mixed-use	416,000	2015
Vinhomes Golden River		Mixed-use	196,000	2017
Vinhomes Grand Park		Mixed-use	2,719,000	2020

Industrial parks

Vinhomes established a subsidiary, Vinhomes IZ (VHIZ), to operate its industrial real estate business. The objective of this business is to develop industrial parks throughout Vietnam. Vinhomes industrial parks will attract domestic and foreign investors on the basis of Vinhomes' reputation, proven master planning capabilities, speed of delivery, quality of infrastructure construction and a sizable landbank.

In 2021, VHIZ grew its senior management team to include those highly experienced in the real estate sector, and have successfully led development of greenfield projects. Products and services of each industrial park and cluster are being structured to target industries with the largest flow of global FDI to facilitate negotiations and business contracts with potential tenants. VHIZ has focused on effectively implementing investment promotion activities to attract investments and increase the occupancy rate of VHIZ's cluster of industrial parks once new facilities are launched.



List of subsidiaries

(As of 31 december 2021)

No.	Subsidiary name	Location	Effective ownership (%)
1	Gia Lam Urban Development and Investment Limited Liabitity Company	No.7 Bang Lang 1, Vinhomes Riverside Ecological Urban Area, Viet Hung Ward, Long Bien District, Hanoi	99.39%
2	Ecology Development and Investment JSC	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside. Ecological Urban Area, Phuc Loi Ward, Long Bien District, Hanoi, Vietnam	100%
3	Ecology Development and Investment JSC	No. 191 Ba Trieu, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi	100%
4	Vietnam Investment and Consulting Investment JSC	No. 191 Ba Trieu, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi	70.0%
5	Can Gio Tourist City Corporation	No. 72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City	99.89%
6	Tay Tang Long Real Estate Company LLC	No. 72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City	90.0%
7	Berjaya Vietnam International University Township	Floor 20A, Vincom Center Building Dong Khoi, 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	97.90%
8	Royal City Real Estate Development and Investment JSC	72A Nguyen Trai, Thuong Dinh Ward, Thanh Xuan District, Hanoi	97.85%
9	Lang Van Development and Investment JSC	No.7, Truong Sa Street, Hoa Hai Ward, Ngu Hanh Son District, Da Nang	100%
10	Metropolis Hanoi LLC	HH Lot, Pham Hung Street, Me Tri Ward, Nam Tu Liem District, Hanoi	100%
11	Berjaya Vietnam Financial Center LLC	Floor 20A, Vincom Center Building Dong Khoi, 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	67.5%
12	Thai Son Investment and Construction JSC	No.7 Bang Lang 1, Vinhomes Riverside Ecological Urban Area, Viet Hung Ward, Long Bien District, Hanoi	100%
13	Millennium Trading Investment and Development LLC	Floor 20A, Vincom Center Building Dong Khoi, 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	100%
14	GS Cu Chi Development JSC	Floor 20A, Vincom Center Building Dong Khoi, 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	100%
15	Phu Gia Property Trading Limited Liability Company	No. 63 Hang Ga Street, Hang Bo Ward, Hoan Kiem District, Hanoi	98.0%
16	Green City Development JSC	No. 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	80.5%
17	Delta JSC	No. 110 Dang Cong Binh, 6th Hamlet, Xuan Thoi Thuong Ward, Hoc Mon District, Ho Chi Minh City	100%
18	Vinhomes Industrial Zone Investment JSC	No.7 Bang Lang 1, Vinhomes Riverside Ecological Urban Area, Viet Hung Ward, Long Bien District, Hanoi	100%
19	VinITIS Information Technology Solution and Transmission Infrastructure JSC	No.7 Bang Lang 1, Vinhomes Riverside Ecological Urban Area, Viet Hung Ward, Long Bien District, Hanoi	61.0%
20	Dai An Investment and Construction JSC	National Highway 5A, Dinh Du Hamlet, Dinh Du Commune, Van Lam District, Hung Yen Province	100%
21	Sai Dong Urban Development and Investment JSC	No.7 Bang Lang 1, Vinhomes Riverside Ecological Urban Area, Viet Hung Ward, Long Bien District, Hanoi	100%
22	Central Park Development LLC	Suite 900 - 9th Floor - IPH Building, 241 Xuan Thuy, Dich Vong Hau Ward, Cau Giay District, Hanoi	100%
23	Newco Development and Investment JSC	No. 72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City	100%
24	Bao Lai Investment JSC	166 Pham Van Dong, Xuan Dinh Ward, Bac Tu Liem District, Hanoi City, Vietnam	96.48%
25	Bao Lai Marble Company Limited	Hop Nhat Village, Thinh Hung Commune, Yen Binh District, Yen Bai Province, Vietnam	100%
26	An Phu Marble Company Limited	Khau Ca Village, An Phu Commune, Luc Yen District, Yen Bai Province, Vietnam	100%
27	Doc Thang Marble JSC	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province, Vietnam	100%
28	Phan Thanh Mineral JSC	Ban Ro Village, Phan Thanh Commune, Luc Yen District, Yen Bai Province, Vietnam	100%
29	Bao Lai Luc Yen Mining Company Limited	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province, Vietnam	100%
30	Van Khoa Investment JSC	166 Pham Van Dong Street, Xuan Dinh Ward, Bac Tu Liem District, Hanoi City, Vietnam	64.29%
31	Van Khoa Luc Yen Company Limited	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province, Vietnam	100%
32	Son Thai Investment and Trading Joint Stock Company	No. 65, Hai Phong Street, Thach Thang Ward, Hai Chau District, Da Nang City	99.99%

* Dissolution procedures of the Company are being carried out.

BOARD OF DIRECTORS

The Company's Board of Directors (BOD) consists of nine members. The maximum term of each member is five years. The BOD elects the Chairperson.

Vinhomes' BOD structure is in line with the international corporate governance standards of the Organization for Economic Co-operation and Development (the OECD). Its structure is balanced and diversified in terms of experience, age, gender and nationality. Vinhomes' Board has three independent board members who have many years of experience in the international financial markets.

Members of the Board of Directors



MS. NGUYEN DIEU LINH
Chairwoman

Ms. Nguyen Dieu Linh was elected to the Board in February 2018 and was Vice Chairwoman from July 2018 to 28 February 2019. Since 28 February 2019, Ms. Nguyen Dieu Linh has been appointed Chairwoman. Ms. Nguyen Dieu Linh has worked at Vingroup Joint Stock Company for more than 18 years and is currently the Group's Vice Chairwoman. Prior to joining Vingroup, Ms. Nguyen Dieu Linh was a legal expert at Ngo Migueres & Partners in Hanoi. She graduated from Hanoi University with a B.A. degree in English and French. She also received a B.A. in law from the University of Social Sciences and Humanities before completing a Master of Law in France in 2000 – 2001.



MR. PHAM NHAT VUONG
Board Member

Mr. Pham Nhat Vuong was elected as a member on 21 February 2018 and was Chairman from 21 February 2018 to 28 February 2019 before stepping down for Ms. Nguyen Dieu Linh to be the Chairperson. Mr. Pham Nhat Vuong has a long record as an entrepreneur inside and outside of Vietnam. He was a founding shareholder of Vingroup, which he currently serves as the Chairman. In 2012, Forbes honored Mr. Pham Nhat Vuong as the first ever billionaire in Vietnam and has been the person with the highest net-worth in Vietnam ever since.



MR. VARUN KAPUR
Independent Board Member

Mr. Varun Kapur was elected as an independent member in February 2018. He has extensive experience in investments in real estate in Asia. He is currently Chief Executive Officer of Indgrowth Singapore and previously Partner and Managing Director at TPG Capital in Hong Kong and Singapore between 2007 and 2012. Mr. Varun Kapur graduated with a B.A in Electrical Engineering from Indian Institute of Technology, Kanpur, and holds an MBA degree from the Indian Institute of Management in Ahmedabad, India.



MR. MUEEN UDDEEN
Independent Board Member

Mr. Mueen Uddeen was elected as an independent member in February 2018. He has extensive experience in banking and finance in Asia. He holds a senior executive position at Arcpoint Associates Advisory Pte. Ltd. and Saudi Exim. Before that, he was Managing Director at Bank of America and Managing Director and Head of JP Morgan Chase Bank in Vietnam. Mr. Mueen Uddeen graduated with honors from the University of Manchester, England, with a Bachelor of Science degree. He also holds an MBA in Finance from the Richard Ivey School of Business at the University of Western Ontario, Canada.



MR. HOANG D. QUAN
Independent Board Member

Mr. Hoang D. Quan was elected as an independent member on 8 July 2020. He is a seasoned expert in finance, investment and banking. He currently holds the position of Chairman and Member of the BOD at many financial companies such as ANTO Safety Financial Application JSC, A.I. Capital Financial Investment JSC, Amber Fund Management, Savenow Fintech App and HDQ Investment JSC. Fomerly, he served as the CEO of HD Bank, and prior to that as a Director at Standard Chartered Bank.



MR. ASHISH JAIPRAKASH SHASTRY
Independent Board Member

Mr. Ashish Jaiprakash Shastry was elected to the Board of Directors on 8 July 2020. He has 25 years of experience in finance and investment. He is currently Partner, Co-Head of Private Equity Asia Pacific & Head of Southeast Asia at KKR. Before that, he was a Managing Partner of Northstar Group and also worked at TPG Capital and Lehman Brothers.

BOARD OF DIRECTORS (continued)

Members of the Board of Directors (continued)



MR. PHAM THIEU HOA
Board Member

Mr. Pham Thieu Hoa was elected to the Board on 8 July 2020. He also served as the CEO since May 2019. Prior to joining the Company, Mr. Pham Thieu Hoa was Deputy Director of Commerce at Technocom – Ukraine (Vingroup's predecessor) from 2003 to 2005, and then Project Development Director at Vingroup starting in 2005, where he played an important role in project development activities of both Vingroup and Vinhomes. Mr. Pham Thieu Hoa graduated with an MBA degree from the University of Southern California.



MR. TRAN KIEN CUONG
Board Member

Mr. Tran Kien Cuong was elected to the Board on 8 July 2020. Before joining the Company, Mr. Tran Kien Cuong used to be Director of Fansipan – Kharkov – Ukraine Company under Technocom Group in Kharkov, Ukraine (Vingroup's predecessor). Currently, Mr. Tran Kien Cuong serves as a Project Development Director of Vinhomes JSC.



MS. CAO THI HA AN
Board Member

Ms. Cao Thi Ha An was elected to the Board in February 2018. Ms. Cao Thi Ha An has been Project Development Director of Vingroup since 2016. Before joining Vingroup, Ms. An was Deputy Chief Executive Officer of Military Insurance JSC and Director of the Company's branch in Ho Chi Minh City. She holds a postgraduate degree in Insurance Finance from the Australian and New Zealand Institute of Insurance and Finance and an MBA from Bulacan State University, Philippines. Ms. Cao Thi Ha An is currently a Project Development Director at Vinhomes.



Vinhomes Grand Park (Ho Chi Minh City)

BOARD OF MANAGEMENT

The Board of Management of the Company consists of a Chief Executive Officer (CEO), one Standing Deputy Chief Executive Officer, and five Deputy Chief Executive Officers (DCEO). The Board appoints the CEO, who reports to the General Meeting of Shareholders (GMS) and the BOD. The BOD also appoints the Deputy CEOs at the CEO's recommendation.

The Management is balanced and diversified in experience, age, gender and nationality. Despite having been recently appointed to senior positions at Vinhomes after its restructuring, most of the members of the Management have had more than five years of working experience in real estate development within Vingroup before the business was moved to Vinhomes in 2018.

Members of the Board of Management



MR. PHAM THIEU HOA
CEO

Mr. Pham Thieu Hoa was appointed as CEO in May 2019. Prior to joining the Company, Mr. Pham Thieu Hoa was Deputy Director of Commerce at Technocom – Ukraine (Vingroup's predecessor) from 2003 to 2005. He was Project Development Director at Vingroup, starting in 2005, where he played an important role in project development activities of both Vingroup and Vinhomes. Mr. Pham Thieu Hoa graduated with an MBA degree from the University of Southern California.



MS. NGUYEN THU HANG
Standing DCEO in charge of Operations

Ms. Nguyen Thu Hang was appointed DCEO in charge of operations in October 2020. Ms. Hang has more than 12 years of experience in auditing, risk management and banking. She used to serve as the Head of Operational Risk Management, Head of Corporate Banking and Head of Capital Markets at Vietinbank. Ms. Nguyen Thu Hang graduated with a BA in Finance & Accounting from the University of New South Wales, Australia and holds a Master of Economics in Banking and Finance from ESCP Europe.



MR. DOUGLAS FARRELL
DCEO of Finance and Investments

Mr. Douglas Farrell was appointed DCEO of Finance and Investments in February 2018. Before joining the Company, Mr. Douglas Farrell was Managing Director, Head of M&A and Real Estate, Australia & New Zealand at Citigroup from 2010 to 2016 and a Founding Director at Quintet Partners, an investment management firm starting in 2016. Mr. Douglas Farrell graduated with a Bachelor of Finance degree from Macquarie University, Australia, and a Bachelor of Commercial Accounting degree from the Australian Institute of Chartered Accountants.



MR. NGUYEN DUC QUANG
DCEO of Sales and Marketing

Mr. Nguyen Duc Quang was appointed DCEO of Sales and Marketing in February 2018. Mr. Nguyen Duc Quang has worked for the Company since 2014 and played an important role in developing the real estate business in the Southern Vietnam market. Prior to joining the Company, he held several executive management positions at LG Electronics Vietnam, FPT Trading, and Mercedes-Benz An Du Autohaus. Mr. Nguyen Duc Quang graduated with a B.A in Business Administration from Hanoi Open University.



MR. PHAM VAN KHUONG
DCEO of Construction

Mr. Pham Van Khuong was appointed DCEO of the Company's Construction division in October 2018. Before that, he was the Chairman and DCEO in charge of Construction at Vincom Construction and Consultant Limited Company. He has nearly 30 years of experience in construction and industrial technology. Mr. Khuong holds a degree in Civil Engineering from Hanoi Architecture University.



MR. NGUYEN ANH DUNG
DCEO of Safety, Security & Fire Protection

Mr. Nguyen Anh Dung was appointed DCEO in charge of Safety, Security and Fire Prevention in October 2021. He has 15 years experience at Vingroup and has been the DCEO of Vincom Retail since 2018. Mr. Nguyen Anh Dung graduated from Phuong Dong University, majoring in English.



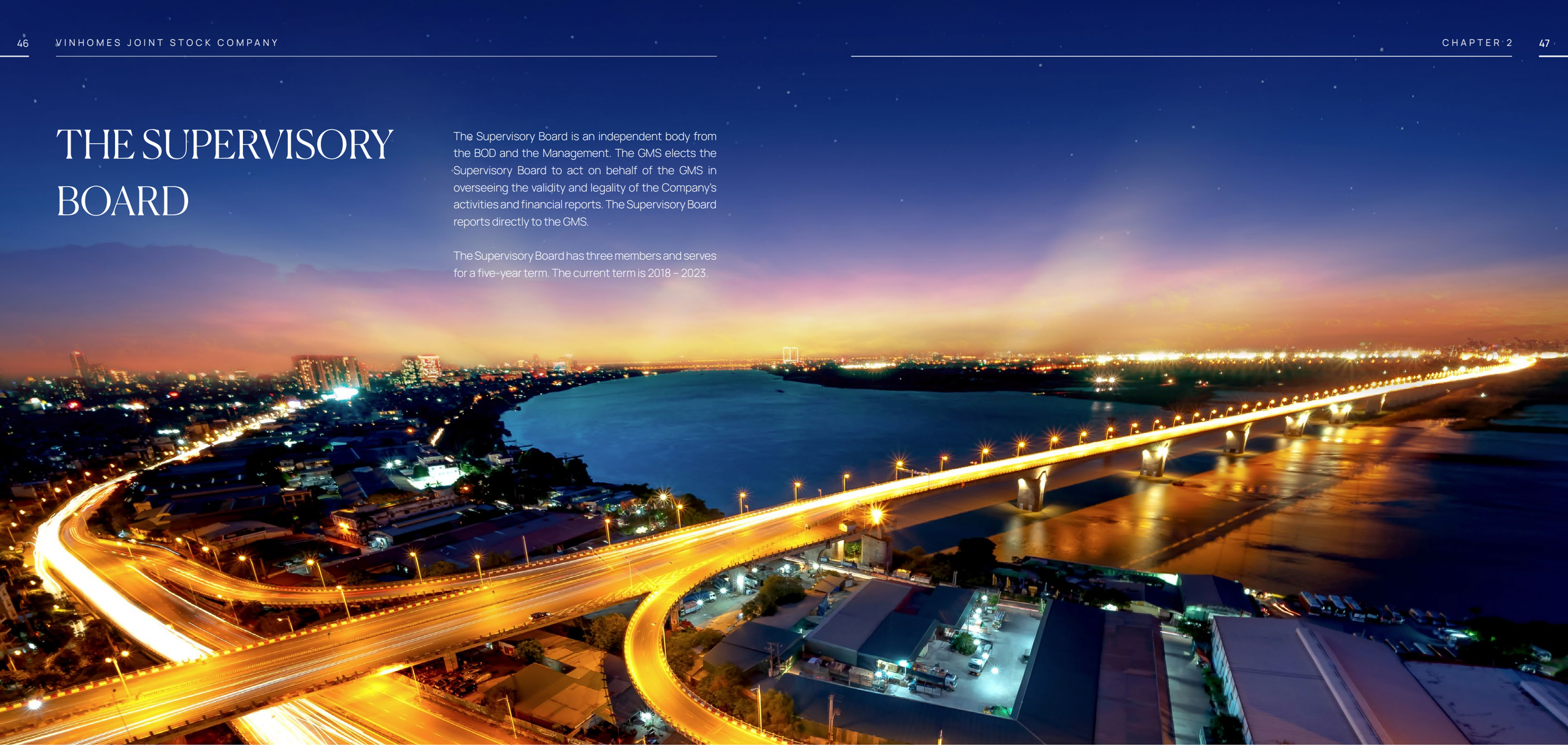
MS. MAI THU THUY
DCEO in charge of Support Division

Ms. Mai Thu Thuy was appointed DCEO in charge of Support Division in October 2020. Before that, she had over 15 years of experience working at Vingroup and held senior managerial positions such as DCEO of Vinpearl JSC, Deputy Head of Human Resources of Vingroup and DCEO of VinCommerce. Ms. Mai Thu Thuy graduated from National Economics University with a B.A in Banking & Finance.

THE SUPERVISORY BOARD

The Supervisory Board is an independent body from the BOD and the Management. The GMS elects the Supervisory Board to act on behalf of the GMS in overseeing the validity and legality of the Company's activities and financial reports. The Supervisory Board reports directly to the GMS.

The Supervisory Board has three members and serves for a five-year term. The current term is 2018 – 2023.



Members of the Supervisory Board

MS. NGUYEN LE VAN QUYNH
Head of the Supervisory Board

Ms. Nguyen Le Van Quynh was elected Head of the Supervisory Board in August 2021. She was an auditor at KPMG Co., Ltd. from 2012 to 2017. Ms. Nguyen Le Van Quynh graduated with a Bachelor of Finance & Banking degree and has a Master's degree in Finance & Banking.

MS. PHAM NGOC LAN
Member of the Supervisory Board

Ms. Pham Ngoc Lan was elected to the Supervisory Board in August 2021. She was the Audit Team Leader at Ernst & Young Co., Ltd. from 2011 to 2014. Ms. Pham Ngoc Lan graduated with a Bachelor's degree in Accounting.

MS. LE THI DUYEN
Member of the Supervisory Board

Ms. Le Thi Duyen was elected to the Supervisory Board in February 2018. Prior to that, Ms. Le Thi Duyen had many years of experience as a chief accountant at VinDS, M.Y.M Fashion Company and SYM Vietnam. Ms. Le Thi Duyen has a Bachelor of Accounting and Management degree from Jean Moulin Lyon 3 University, France.

BUSINESS STRATEGY

01

Land bank expansion throughout Vietnam

With a vision to develop super-mega projects in the coming years, the Company will seek opportunities to expand its supply of developable land in the strategic locations of major provinces and cities, including Hanoi, Ho Chi Minh City and large, high potential sites in coastal areas.

02

Research and development of super-mega projects

After the successful development of hundreds of hectares of megacities, Vinhomes will pursue the development of prominent large-scale urban complexes, comparable to other super megacities in the world. These will be coastal or riverside ecological projects with complete transport systems along major national highways and arterial roads. The projects will be uniquely designed with signature buildings and high-end facilities. Advanced technologies will be used for operations management and superior green solution offerings. Vinhomes constantly attempts to achieve breakthroughs in the development of state-of-the-art projects in Vietnam that rival premier international projects.

03

Continued focus on strong and comprehensive digital transformation

Vinhomes will consistently improve and upgrade platforms in the O2O ecosystem to support its business activities, enhance operational efficiency, and improve the customer experience. The Company will also promote the development of a high-level smart city model to manage and operate super mega projects in the future.

04

Expand sustainable recurring revenue through business diversification

In addition to the core residential property business, Vinhomes will further expand such products and services as serviced apartments, serviced villas and office leasing. These new products will generate stable recurring revenues and will help build Vinhomes' brand equity. In addition, the Company also promotes industrial park development – a fast-growing business with high potential that is expected to be among the mainstay activities of Vinhomes in the future.

05

Developing human capital

Human capital development has long been a Vinhomes priority. Developing human capital supports the Company's aggressive growth strategy by adding to staff knowledge and skills to respond more effectively to customer needs. In parallel with staff training, the Company also builds its pool of management talent to prepare for new projects.



Vinhomes Central Park (Ho Chi Minh City)



Vinhomes Ocean Park (Hanoi)

CHAPTER 3

MANAGEMENT REPORT ON 2021 BUSINESS PERFORMANCE AND 2022 ACTION PLAN

CONTENT

52 Macroeconomic Overview of 2021 and Outlook for 2022

56 2021 Business Performance

58 Key Financial Indicators for the Period of 2018 – 2021

60 Blueprint for 2022

MACROECONOMIC OVERVIEW OF 2021 AND OUTLOOK FOR 2022

Macroeconomic overview of 2021

2.58%
GDP growth in 2021

USD 668.5 BILLION
Vietnam's total import and export turnover in 2021

The ongoing pandemic Covid-19 and new variants make the future highly unpredictable, causing global economic effects despite attempts to increase vaccination coverage and herd immunity in most countries. The economic rebound is uneven across countries. Global supply chains have been disrupted as demand for goods grew rapidly, while production and logistics are unable to meet spikes in demand, resulting in inflation. Yet global economic growth rebounded markedly to 5.5% in 2021, much higher than the global decline in 2020.

In the financial markets, it was a strong year for many asset classes such as crude oil, cryptocurrencies and stocks. According to MorningStar, nearly 1,500 companies went public worldwide in 2021, raising nearly USD 500 billion, which is about double the number of deals and capital raised in 2020. According to Dealogic, global mergers and acquisitions (M&A) volumes topped USD 5 trillion in 2021, eclipsing previous records.

In manufacturing, there was a race between electric vehicle manufacturers. Major auto manufacturers such as General Motors, Ford, BMW, and Tesla announced plans to invest billions of dollars into electric vehicles. VinFast, the first Vietnamese-branded automobile, officially announced it would stop producing internal combustion engine (ICE) cars and switch to all-electric vehicle production from 2023. This suggests an inevitable global trend towards a greener and more sustainable future.

For Vietnam's economy, 2021 proved a challenging year as the Delta variant outbreak triggered the fourth Covid wave across the country, with severe impacts on many cities and provinces. The Government responded by taking actions at scale to prevent the virus from spreading while promoting local economic development and ensuring social welfare. Deployment of the largest vaccination rollout in history addressed bottlenecks to economic growth. Government initiatives, such as allowing inter-provincial travel, helped business and production activities operate in the new normal conditions, facilitating an economic recovery in the fourth quarter. GDP growth of 2.58% in 2021 was a great success for Vietnam. Inflation was well controlled. Vietnam's Consumer Price Index (CPI) edged up a mere 1.84 percent year-on-year in 2021, the lowest level recorded in the past six years, contributing to macroeconomic stabilization and enabling the Government to implement financial and fiscal policies to support affected residents and businesses to further drive economic growth.

Investments in the Fintech sector were estimated to have reached USD 4 billion, three times higher than 2020, accounting for 11% of total investments in the ASEAN region, with Vietnam ranked third in this category.

USD 31 BILLION
Total foreign direct investment (FDI)

USD 21 BILLION
Annual gross merchandise volume (GMV)

Given these achievements in 2021, Vietnam continues to be an attractive destination for foreign investors. Total foreign direct investment (FDI) capital (newly registered capital, adjusted capital, capital contributions, and share purchase by foreign investors) increased by nearly 10% over 2020, reaching more than USD 31 billion. Among 106 countries and territories investing in Vietnam, Singapore ranked first with over USD 10.7 billion, or 34.4% of total FDI investment, up 19% compared with 2020, followed by South Korea with nearly USD 5 billion or almost 16% of total FDI investment, up 25% over 2020. Vietnam's total import and export turnover in 2021 reached a record high of USD 668.5 billion, an increase of nearly 23% compared to 2020 while the trade surplus was more than USD 4 billion. This was the sixth year that Vietnam maintained a trade surplus, laying a solid foundation for robust economic growth in 2022.

Also in 2021, Vietnam made significant progress in digital transformation and innovation. According to international research organizations, Vietnam ranked third in the ASEAN region and 14th out of 50 nations in Asia in the size of its Internet economy. Its annual gross merchandise volume (GMV) is estimated to have grown by 31% compared with 2020, reaching USD 21 billion (approximately 5.8% of GDP) in 2021. In terms of innovation, investments in the Fintech sector were estimated to have reached USD 4 billion, three times higher than 2020, accounting for 11% of total investments in the ASEAN region, with Vietnam ranked third in this category.

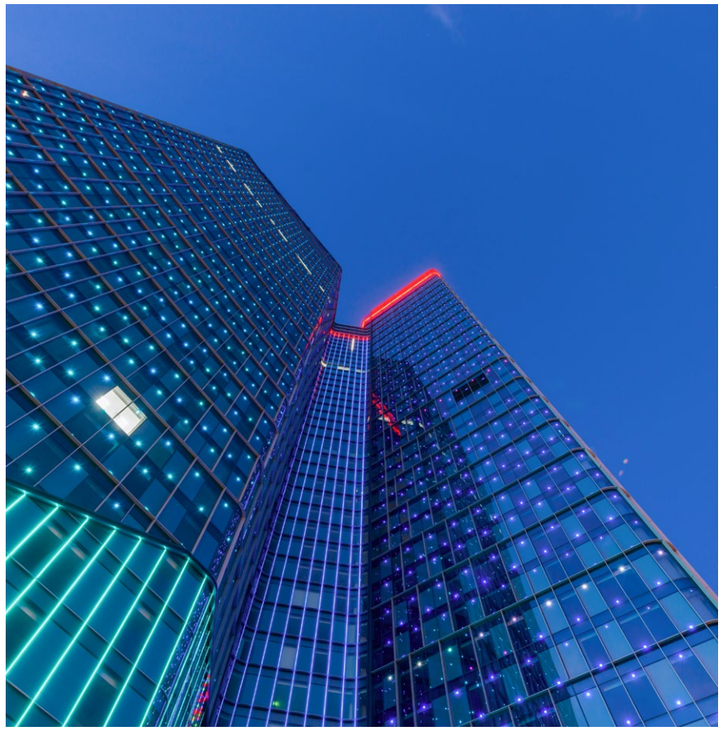


Vinhomes Ocean Park (Hanoi)

Economic Outlook for 2022

Given a solid foundation, Vietnam's economy has shown remarkable resilience during crisis, most recently is the Covid-19 pandemic. Leading national and international economic experts and organizations forecast Vietnam's economic growth prospects will be even brighter in 2022.

2022 is a pivotal year that will lay the foundation for the five-year development plans of 2021 to 2025. The Government has issued guidelines and plans on safe and flexible adaptation and effective control of the pandemic, while staying ready for every opportunity to boost socio-economic recovery and development in order to maintain long term growth momentum. Consequently, Vietnam's economy is expected to thrive in 2022.



With its resolution on fiscal and monetary policies and a support package worth nearly VND 350 trillion for socio-economic recovery and development, the National Assembly targets a GDP growth rate of 6 to 6.5% in 2022, GDP per capita of USD 3,900 and CPI of under 4%.

Growth will be backed by more robust domestic consumption, disbursement of public investments, and tourism-industry recovery, thanks to the full re-opening of international tourism in mid-March 2022. As a highly open economy, Vietnam can embrace this opportunity to keep pace with the global economic recovery, backed by a series of new-generation free trade agreements with economic blocs such as the Comprehensive and Progressive Agreement for Trans – Pacific Partnership (CPTPP), the EU – Vietnam Free Trade Agreement (EVFTA), the Vietnam – US Bilateral Agreement, and the Regional Comprehensive Economic Partnership (RCEP). Vietnam has a great opportunity to boost its trade surplus in 2022.



Residential property market to grow sustainably

In 2021, despite the pandemic and prolonged social distancing, Vietnam's property market across the country continued to grow steadily.

According to CBRE Vietnam, total apartment units launched in Hanoi decreased by 7% compared to 2020. The take-up rate remained high, suggesting that the pandemic did not seriously affect housing demand. Projects in eastern Hanoi contributed the largest number of new apartments launched in 2021, accounting for 44% of new supply. In Ho Chi Minh City, the supply was limited, given the impact of the fourth wave of Covid-19 and licensing issues. The total number of apartment units launched was only 14,300, down 22% compared to 2020, equivalent to the number of sold units in the period. The eastern region, including Thu Duc city, continued to accommodate most housing projects, contributing 52% of the new supply. Following its previous success, the mega project Vinhomes Grand Park launched new high-end apartments, which received a positive market response. In the landed property market, the supply increased in Hanoi compared to 2020, while it dropped to the lowest level since 2015 in Ho Chi Minh City. As a result, the average selling price in the apartment and landed property markets recorded positive growth in the two major cities.

In 2022, CBRE estimates that supply should recover, with more than 25,000 units in Hanoi and 22,000 units in Ho Chi Minh City. Primary pricing is forecast to record a growth rate of 3 to 7% in the two major cities during the period from 2022 to 2024, thanks to resilient demand. Leveraging the strength of our large land bank, Vinhomes will strive to accelerate its construction and sales activities to meet market demand in the short term and contribute to a stable and sustainable development of the property market in the long term.

Vietnam's industrial parks are expected to become a bright spot on Southeast Asia's investment map

Industrial park market to grow rapidly

Vietnam's industrial parks are expected to become a bright spot on Southeast Asia's investment map, engaging many international investors. This trend is backed by political stability, abundant human resources, large potential markets, competitive costs, favorable geographical location, and more integration of the Vietnamese economy into the global economy.

In addition, both central and local authorities have continued to complete and improve the inter-provincial and inter-regional transport infrastructure to promote socio-economic development and help attract both domestic and foreign investors.

Experts believe that Vietnam's industrial park market will boom in 2022 and maintain strong growth momentum in the long term, driven by new investment and tenant expansion.

2021 BUSINESS PERFORMANCE

Handed over
46,732
Units of apartments, villas and shophouses

Sold
39,100
Apartments, villas and shophouses

Vinhomes JSC achieved stable business results in 2021, in spite of the impact of the pandemic, due to its timely, flexible responses to market conditions.

During 2021, the Company's bulk sales strategy achieved excellent results through partnerships with leading domestic and foreign developers. Vinhomes sold approximately 39.1 thousand apartments[1], villas, and shophouses with a pre-sales value of VND 78.9 trillion, including both bulk and retail sales.

The Company continued to maintain both construction quality and delivery speed. During 2021, Vinhomes handed over to customers 46,732 units of apartments, villas and shophouses[1]. These deliveries included units in the following projects Vinhomes Ocean Park, Vinhomes Smart City, Vinhomes Grand Park, Vinhomes Star City Thanh Hoa.

Key Financial Indicators

DISCUSSION AND ANALYSIS OF THE INCOME STATEMENT

Item	2021 (VND billion)	2020 (VND billion)	Increase/ decrease
Revenue from sale of the inventory properties	73,484	67,309	9%
Revenue from rendering general contractor, construction consultancy and pupervision services	6,847	709	866%
Revenue from leasing of properties and rendering related services	1,032	898	15%
Revenue from the provision of other services	3,788	2,630	44%
Total Revenue	**84,986**	**71,547**	**19%**
Profit before tax	48,138	36,517	32%
Where:			
Profit before tax from sale of inventory properties [2]	*47,694*	*36,755*	*30%*
Profit after tax	**38,948**	**28,207**	**38%**
Profit after tax and minority interest	**38,825**	**27,351**	**42%**

[1] Includes retail sales and retail equivalents for bulk sales transactions
[2] Figures include profits from BCC projects and bulk sales transactions

VND **85** TRILLION
Consolidated net revenue
19%

VND **38.8** TRILLION
Profit after tax attributable to the parent Company
42%

VND **131.4** TRILLION
Owner's equity
47%

DISCUSSION AND ANALYSIS OF THE BALANCE SHEET

Vinhomes' consolidated net revenue totaled nearly VND 85 trillion. Revenue from sale of inventory properties reached VND 73.3 trillion, revenue from rendering general contractor, construction consultancy and supervision services was 6.8 trillion and revenue from leasing of properties was VND 1 trillion, up 9%, up 866% and 15%, respectively, compared to 2020. Revenue from the sale of inventory properties in 2021 mostly came from the completion and handover of units in Vinhomes Ocean Park, Vinhomes Smart City, Vinhomes Grand Park, and Vinhomes Star City Thanh Hoa projects. Revenue from leasing of properties stemmed from serviced apartments and office space in Hanoi and Ho Chi Minh City. In addition, Vinhomes also received profit-sharing, recognized as financial income, from business cooperation contracts with Vingroup and its subsidiaries ("BCC projects") such as Vinhomes Riverside, Vinhomes The Harmony and Vinhomes Star City.

Profit after tax attributable to the parent Company in 2021 reached VND 38.8 trillion, up by 42%, in which total profit after tax from the sale of inventory properties, including Vinhomes and BCC projects with Vingroup and the subsidiaries whose capital expenditures and economic benefits belong to Vinhomes, is VND 38.4 trillion.

Item	2021 (VND billion)	2020 (VND billion)	Increase/ decrease
Current assets	94,437	102,312	-8%
Non-current assets	136,079	113,574	20%
Total assets	230,516	215,886	7%
Total liabilities	99,109	126,521	-22%
Where:			
Total borrowing (short and long term)	19,919	24,955	-20%
Owners' equity	131,407	89,365	47%

Current assets decreased from VND 102.3 trillion as of 31 December 2020 to VND 94.4 trillion as of 31 December 2021, largely due to changes in Cash & cash equivalents, inventory and other current assets. Among these, Cash & cash equivalents decreased by VND 9.1 trillion due to the Company's payment down of due debts, and Inventories decreased by VND 14.4 trillion mainly because the Company handed over houses to buyers during the year, and Other current assets increased by VND 9.7 trillion compared to 2020 due to an increase in deposits for investment purposes.

Non-current assets increased from VND 113.6 trillion to VND 136.1 trillion in 2021. In particular, deposits for real estate project investment and transfers in 2021 also increased by VND 3.4 trillion, including deposits for some subsidiaries to receive the transfer of real estate projects, receive shares transferred from companies owning real estate projects to Vinhomes. In addition, Investment properties increased by VND 3.4 trillion mainly due to the completion of real estate items in large projects, Construction in progress balance increased by VND 12.7 trillion, largely due to Vinhomes investment and construction of mega projects.

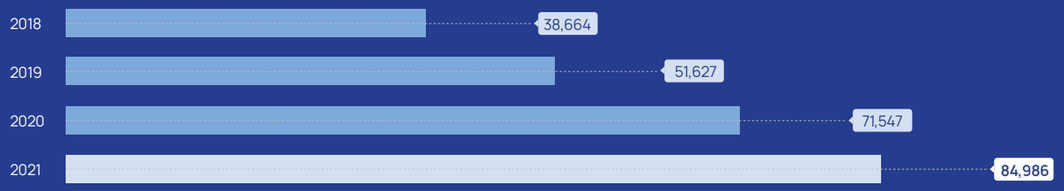
Total liabilities as of 31 December 2021 decreased by VND 27.4 trillion, compared to 31 December 2020, to VND 99.1 trillion, primarily from a decrease in homebuyers' installment payments for apartments, villas and shophouses at real estate projects as the Company handed over properties to homebuyers and reduced debt by using available business cash flow to pay down due debts.

Owner's equity as of 31 December 2021 increased by VND 42 trillion compared to 31 December 2020, reaching VND 131.4 trillion. The increase in Owners' equity was mainly from the Company's profit after tax in 2021.

KEY FINANCIAL INDICATORS FOR THE PERIOD OF 2018 – 2021

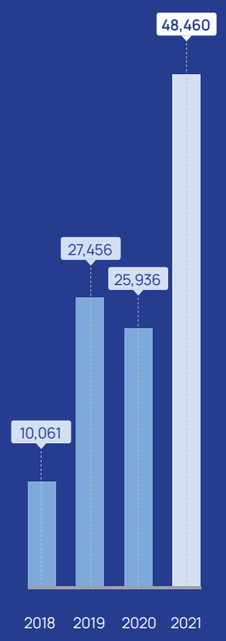
Net Revenue

(VND Billion)



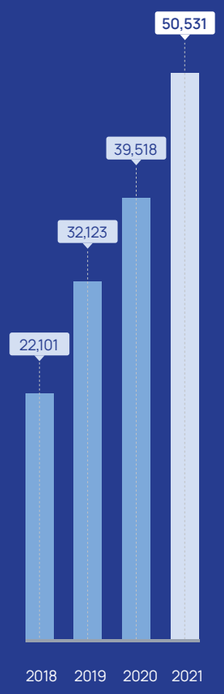
Gross Profit

(VND Billion)



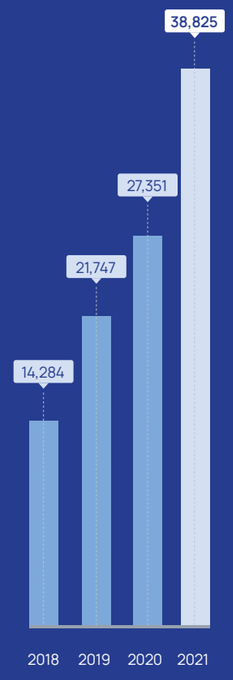
Earnings before Interest and Tax

(VND Billion)



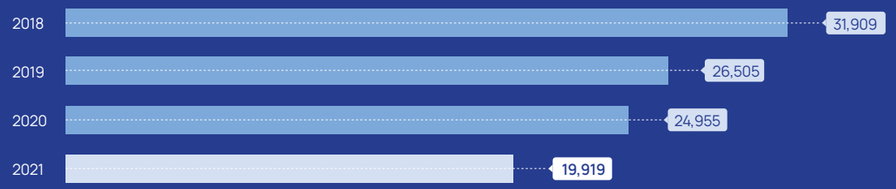
Profit after Tax and Minority Interest

(VND Billion)



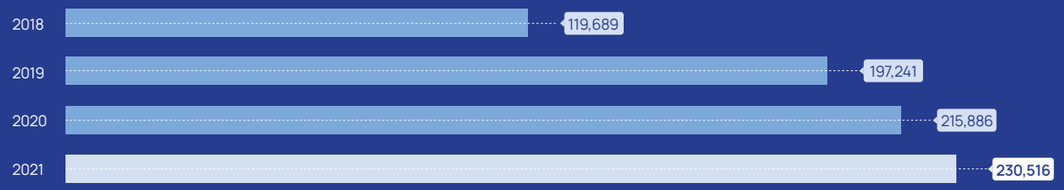
Total Debts

(VND Billion)



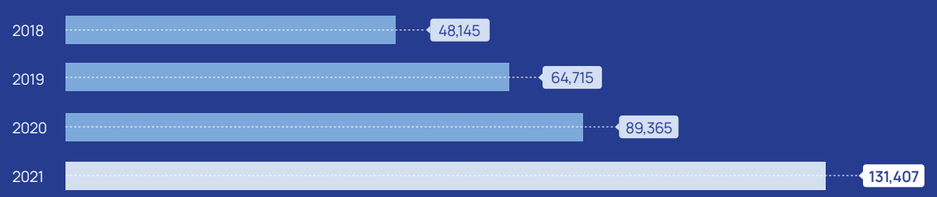
Total Assets

(VND Billion)

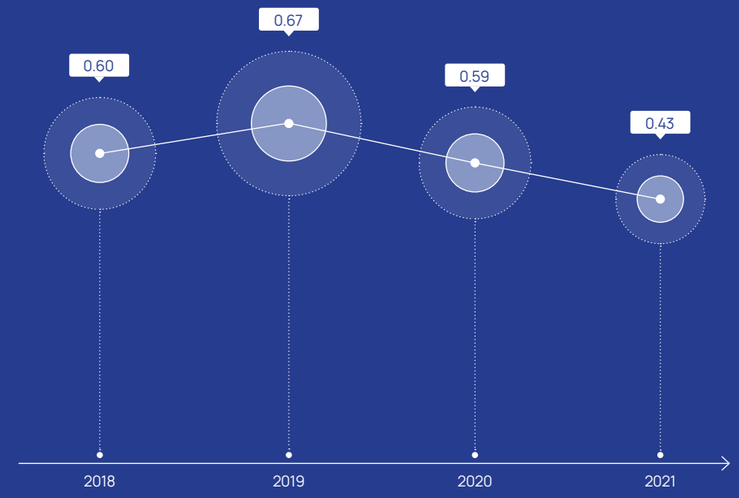


Owners' Equity

(VND Billion)



In 2021, Vinhomes and its subsidiaries entered into sale and purchase agreements and received non-cancellable deposits for 38,243(*) apartments, villas and shophouses, equivalent to a total contracted value of VND 70.1 trillion(*), up by 12% yoy. In addition, its BCC projects with Vingroup and its subsidiaries recorded sales and non-cancellable deposit contracts for 867 villas and shophouses, with a total contracted value of VND 8.8 trillion, up by over 5.6 times yoy.



Total debts/Total assets

(*) Includes retail sales and retail equivalents for bulk sales transactions

BLUEPRINT FOR 2022

01

New mega projects to be launched

Following its success with three megacities (Vinhomes Ocean Park, Vinhomes Smart City and Vinhomes Grand Park), the Company will launch three new mega projects in 2022 in locations with solid infrastructure and development potential in order to respond to the rapid increase in housing demand. The upcoming large-scale Vinhomes-branded mega projects will also provide unique landscapes and high-class amenities, and include smart features in operations management. Pre-sales are expected to do well in 2022, thanks to stable fundamentals in the real estate market.



02

Upgrade and complete the O2O ecosystem

Developed and adopted in 2021, the O2O (Online-to-Offline) business model not only optimizes the customer experience but also facilitates the primary and secondary business activities of home buyers, investors and sales agents, due to the availability of multiple interactive platforms. In 2022, Vinhomes will further promote its online business segment, upgrade and develop new features for highly-connected digital platforms to complete a closed ecosystem in the real estate sector, in line with global trends.

Online to Offline

03

Constantly improve the quality of life for residents through technology

In addition to the O2O digital ecosystem, other technologies will also be a central focus in developing and operating Vinhomes' urban areas. The first three smart cities, including Vinhomes Smart City, Vinhomes Ocean Park, and Vinhomes Grand Park have set new living standards, enabling the Company to apply more advanced technologies in its future projects. The four pillars of Smart Security, Smart Amenities, Smart Home, and Smart Operations Management will continue to be adopted to create for residents a convenient and modern living environment, in line with global standards.

- Smart Security
- Smart Home
- Smart Amenities
- Smart Operations Management

04

Continue investment promotion activities in the Industrial Parks segment

In 2021, Vinhomes' industrial property team received strong interest from potential local and foreign tenants, suggesting strong demand and development potential. In 2022, Vinhomes will strengthen its investment promotion activities as it stands ready to welcome tenants to new industrial park projects. With favorable macroeconomic factors and foreign direct investment (FDI) growth in Vietnam, industrial parks are expected to become one of Vinhomes' key business segments, contributing recurring income to Vinhomes over the long term.



Vinhomes Smart City (Hanoi)

CHAPTER 4

CORPORATE GOVERNANCE

CONTENT

64 Vinhomes Corporate Governance
70 Report of the Board of Directors
74 Report of the Supervisory Board
75 Governance Report
76 Internal Audit Report
77 Risk Management
78 Share Information and Investor Relations

VINHOMES CORPORATE GOVERNANCE

Transparency and efficiency are the most important objectives in Vinhomes corporate governance. The Vinhomes' Board of Directors acknowledges that sustained value and long-term growth can be achieved only by building and operating transparent and efficient corporate governance.

To realize these goals, the Company has been building and operating its corporate governance following the OECD governance principles while fully complying with Vietnamese governance regulations for listed companies.

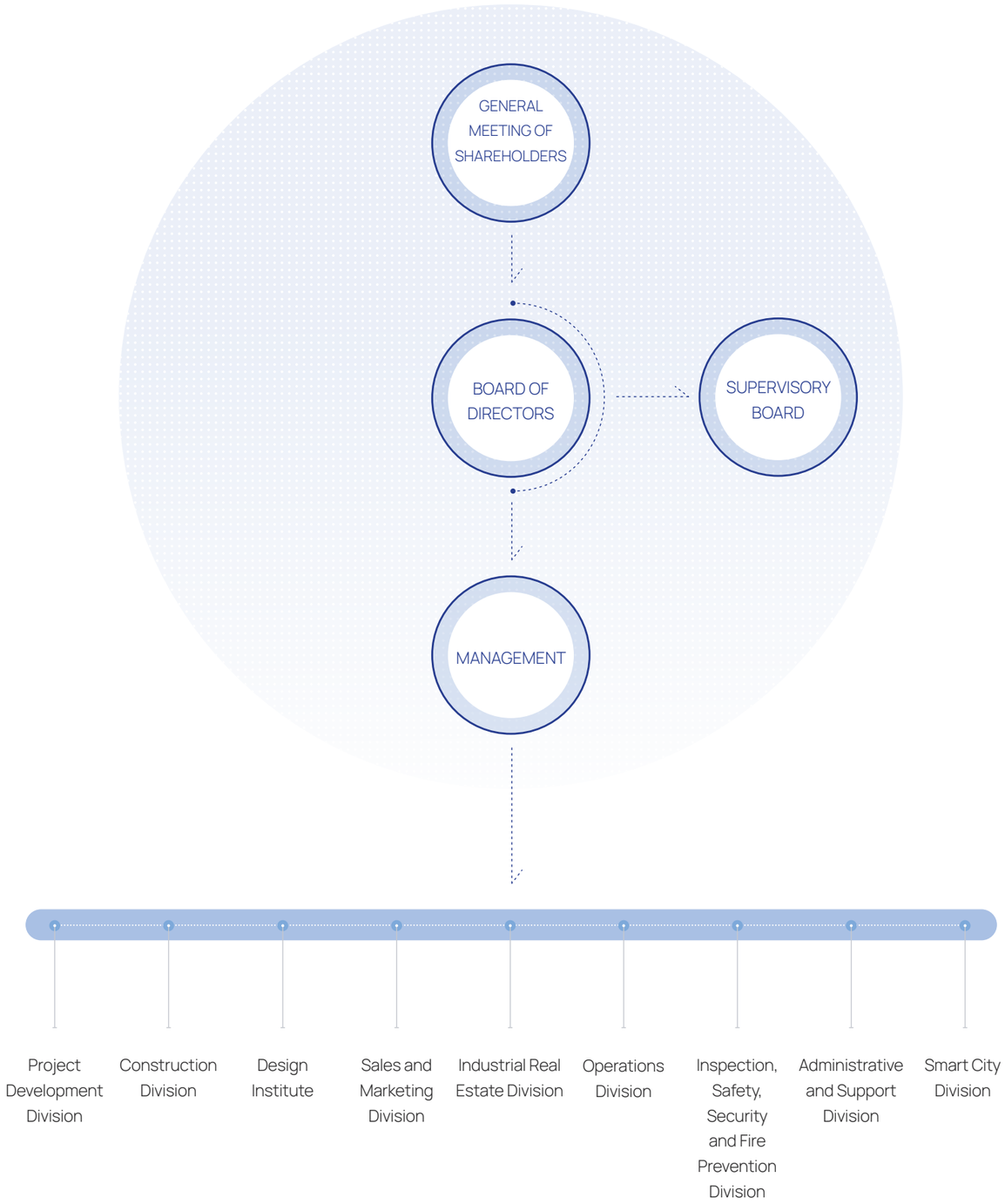
As a key member of Vingroup, Vinhomes follows the governance principles of its parent company. Vinhomes is organized based on international best practices. This model incorporates the separation of ownership, governance and management, while the Company's business operations are organized into divisions based on their functions within the value chain.

Transparency and efficiency are the most important objectives in Vinhomes corporate governance.



Vinhomes Ocean Park (Hanoi)

Organization Structure



PROJECT DEVELOPMENT DIVISION

The Project Development Division is responsible for sourcing potential land bank properties. It works closely with local government and authorities to obtain development approval as fast as possible, to expand the land bank of the Company.

CONSTRUCTION DIVISION

The Construction Division plans, designs, and manages construction contractors to ensure Vinhomes' commitment to high quality and timely delivery for each project.
The Construction division includes the Economics and Construction department, responsible for controlling and optimizing construction costs, and the Procurement department, responsible for the implementation of bidding packages and the procurement of construction materials.

DESIGN INSTITUTE

The Design Institute is responsible for designing, design control, and design documents management for Vinhomes projects. The Institute designs for the work of other departments such as Sales & Marketing. It also standardizes design and construction materials, and participates in evaluating the technical documents of bidding packages.

SALES AND MARKETING DIVISION

The Sales and Marketing Division is responsible for residential property sales, residential leasing, office leasing and marketing. The Sales Department manages the Company's agent network. All sales and marketing personnel have extensive experience in the real estate industry.

INDUSTRIAL REAL ESTATE DIVISION

The Industrial Real Estate Division was established in 2020. It includes the Sales Department and the R&D Department. The staff of both departments includes veterans with tens of years of experience in industrial park development, construction, and management, as well as salespeople and consultants. The Division is critical to the Company's success in establishing itself as a leader in industrial real estate.

OPERATIONS DIVISION

The Operations Division manages Vinhomes-branded projects, including customer care, reception, security, housekeeping, technical and landscape services. Operations Division employees are professionally trained with competent skills and knowledge to serve Vinhomes residents with a five-star service quality.

INSPECTION, SAFETY, SECURITY AND FIRE PREVENTION DIVISION

The Inspection, Safety, Security and Fire Prevention Division is responsible for supervising the Company's internal operations, maintaining order, security and fire safety at all projects as well as working locations of Vinhomes, providing residents and employees with safe homes and workplace.

ADMINISTRATIVE AND SUPPORT DIVISION

The Administrative and Support Division includes investor relations, finance, accounting, human resources, legal and administrative support. Employees in these units play an essential role in providing support for the Project Development, Construction, Operations, and Sales and Marketing divisions.

SMART CITY DIVISION

The Smart City Division is newly established in 2021 to focus on the development orientation of smart cities of Vinhomes. The Division is responsible for research and development of applications and smart solutions for urban areas, buildings and apartments, bringing efficiency in management, operation and increasing Vinhomes residents' experiences.

KEY PRINCIPLES IN CORPORATE GOVERNANCE OF VINHOMES

Maintaining Proper Governance

- Diversity: The Vinhomes BOD structure clearly shows diversity in expertise and gender. The members of the BOD have diverse profiles of work experience, age, gender and nationality.
- Among nine members of Vinhomes' BOD, Chairwoman Nguyen Dieu Linh has over 25 years of experience in the field of Law and Real Estate Business Management and Ms. Cao Thi Ha An has many years of experience in strategic and financial management. Among the remaining seven male members of the BOD, there are three foreign independent members with extensive managerial experience in finance, real estate, investment and risk management.
- At Vinhomes, the roles of Chairperson of the BOD and CEO are held by two different people.

Maintaining effective performance of the BOD and the Supervisory Board

- Operational regulations of the BOD are constructed and transparently and publicly disclosed on the Company's website.
- The Supervisory Board and its regulations are established by the BOD.
- BOD members are transparently appointed, reviewed and renumerated.
- BOD members are insured for their liabilities.
- The BOD engaged a leading international independent audit firm.

Protecting the rights of the shareholders and the Company

- The right to freely transfer their fully paid-up shares recorded in the Shareholder Register of the Company, except for certain transfer restrictions in accordance with the law, the Company's Charter and resolutions of the General Meeting of Shareholders ("GMS").
- The right to equal treatment: Each share of the same class entitles shareholders to the same rights, responsibilities and interests. The rights and responsibilities of preference shares must be fully disclosed to the shareholders and approved by the GMS.
- The right and responsibility to participate in the GMS and exercise voting rights directly or through their Authorized Representative or electronic voting (if applicable).
- The right to subscription priority in new share offerings by the Company in proportion with their respective ownership.

Ensuring equal treatment among the Shareholders

- Shareholders, including minority shareholders, have the right to receive timely, adequate and correct information. Vinhomes fully complies with the State Securities Commission's regulations on information disclosure obligations, ensuring the principles of transparency and equality among shareholders in accessing information.
- Shareholders, including minority shareholders, have the right to equal treatment. In addition to strictly complying with information disclosure requirements for a listed company, Vinhomes actively organizes quarterly conferences with shareholders, investors and analysts to answer questions and provide information. Information is disclosed in both Vietnamese and English. The Company's web site includes public disclosures of conferences which Vinhomes hosts as well as conferences in which the Company participates in.
- Transactions with related parties are conducted fairly and transparently, where conflicts of interests are mitigated. At Vinhomes, every related company is considered an independent legal entity. Therefore, every transaction with related companies is treated as between Vinhomes and another independent entity and monitored to ensure full compliance with control procedures in accordance with Related Party Transaction Policy to manage conflicts of interest. On a monthly basis, the Company reports all transactions with related companies for independent and non-executive directors to review and approve.

Maintaining transparency in Company operations

- Full disclosure of all material information in accordance with the regulations of the State Securities Commission and the Ho Chi Minh City Stock Exchange (HOSE).
- Information disclosure is conducted in an accurate and timely manner. Besides strictly complying with information disclosure requirements for a listed company, Vinhomes actively organizes quarterly conferences with shareholders, investors and analysts to answer questions and provide information.
- Information is disclosed in both Vietnamese and English.

REPORT OF THE BOARD OF DIRECTORS

About the Board of Directors

The Board of Directors ("BOD") consists of nine members, including a Chairperson and three independent Directors.

Further details can be found in Chapter 2 – About Vinhomes, Board of Directors.

Important Meetings and Resolutions of Vinhomes' BOD in 2021

In 2021, the BOD conducted its duties in compliance with the Company's Charter and Governance Regulations, and the current law and regulations, as follows:

- Successfully directed the organization of the Annual General Meeting of Shareholders ("AGM") on June 25, 2021.
- Supervised the publication of the quarterly, semi-annual and annual financial statements
- Supervised the implementation of the GMS and BOD Resolutions, oversaw and reviewed management operations;
- Supervised and directed information disclosures to ensure transparency and timeliness in compliance with legal requirements applicable to public companies.
- Maintained oversight on activities in order to improve operational performance and meet business targets.

The Board of Directors does not establish subordinate committees. In 2021, the BOD issued 31 Resolutions, including:

Content	Number
Strengthening corporate structure, including restructuring the organization chart, and organizing business activites of the Company	25 Resolutions
Appointing directors and managers of the Company, disclosing transactions with related parties, appointing authorized representatives to manage contributed capital in subsidiaries	6 Resolutions
Total	**31 Resolutions**

Participation of Board Members in Corporate Governance Programs

Members of the Board (except for the three independent members who reside overseas) attended all seminars and training sessions on corporate management and governance.

REPORT OF THE SUPERVISORY BOARD

Assessment of the Company's financial situation

In 2021, the Supervisory Board worked closely with the Board of Directors and the Management to follow through the issuance and implementation of Resolutions by the General Meeting of Shareholders and the Board of Directors. The Supervisory Board monitors internal controls and audits, sharing the results with other functional departments to ensure compliance with applicable laws and regulations and with the Company's Governance Standards.

The Supervisory Board carried out these functions during 2021:

- Supervised the implementation of the AGM resolutions in 2021 relating to organizational and management restructuring.
- Supervised and evaluated the execution of business plans and progress of achieving revenue targets.
- Ensured the accuracy of quarterly and annual financial statements in accordance with Vietnamese Accounting Standards and other accounting policies.
- Ensured compliance with laws and regulations on information disclosure.

In its review, the Supervisory Board concludes that the Company has carried out its business and investment activities in a transparent manner and in full compliance with the laws and regulations, and with the Company's Governance Regulation.

Assessment of compliance with the law and resolutions of the General Meeting of Shareholders and the Board of Directors

The Supervisory Board has determined that the Company's activities in 2021 were carried out in a safe, sustainable, and legal manner. Resolutions of the AGM and BOD are carefully monitored to ensure compliance. The Supervisory Board has determined that the BOD, Management, and relevant departments have performed their duties properly and without shortcomings or major violations affecting the operations of the Company.

Supervision and inspection of the implementation of the Company's Internal Governance Regulations

The Board of Directors has fully implemented the Corporate Governance Regulations, supervised and implemented the Company's business strategy and operational decisions. In 2021, the Supervisory Board has promoted compliance inspection and monitoring to improve the quality and independence of supervisory functions, especially in material transactions and those with related parties.

GOVERNANCE REPORT

Activities of the Supervisory Board during 2021

In 2021, the Company remained in full compliance with regulations on corporate governance for public companies and information disclosure on the stock market. Underpinned by positive achievements in 2020, the Company further streamlined its administrative processes and optimized resource allocation in order to maximize the contribution and enhance the supervisory functions of the BOD, as well as to ensure a system-wide implementation of its principles and to fortify the relationships between the Company and related parties.

The Company's Investor Relations department maintained transparent and timely communication with shareholders and investors.

Compensation for Members of the BOD, the Supervisory Board and the Management

During 2021, there were nine members of the Board of Directors and three members of the Supervisory Board.

- The total compensation of the BOD members in 2021 was VND 10.9 billion, equivalent to 0.04% of profit after tax.
- The total compensation of the Supervisory Board members in 2021 was VND 200 million, equivalent to 0.001% of profit after tax.
- Members of the Management received salaries and incentives based on their employment contracts and did not receive any other form of remuneration.

Other Benefits for Members of the BOD, the Supervisory Board and the Management

- Regular health check-up: Full reimbursement is provided for annual health examinations at any Vinmec International Hospital or other medical facilities selected by the Company.
- Health insurance: In addition to the social and medical insurance required by law, members of the BOD, the Supervisory Board and Management and their immediate family members are provided with private health insurance paid by the Company.
- Discounts when using Group services: Members of the BOD, the Supervisory Board, and Management receive discounts for certain products and services in accordance with Vingroup's regulations. Such discounts are applicable for services at Vinmec International Hospitals, Vinpearl Hotels, VinWonders, Vinpearl Safari, and Vinpearl Golf.



Vinhomes Grand Park (Ho Chi Minh City)

CHANGES IN THE BOARD OF DIRECTORS, SUPERVISORY BOARD AND MANAGEMENT

Changes in the Board of Directors

In 2021, the Company had no changes in the membership of the Board of Directors.

Changes in the Supervisory Board

On August 12, 2021, the General Meeting of Shareholders approved the resignation of Mr. Pham Khoi Nguyen and Ms. Doan Thi Thu Mai from the Supervisory Board, and appointed two new members: Ms. Nguyen Le Van Quynh and Ms. Pham Ngoc Lan for the 2018 – 2023 term, beginning on August 12, 2021. The Supervisory Board is comprised of the following members: Ms. Nguyen Le Van Quynh, Ms. Pham Ngoc Lan, and Ms. Le Thi Duyen.

Changes in the Management

The Board of Directors approved the resignation of Mr. Nguyen Vu Hung as Deputy CEO and appointed Mr. Nguyen Anh Dung as Deputy CEO effective from October 28, 2021.

INTERNAL AUDIT REPORT

In 2021, the Internal Audit Department performed the following main tasks:

- Planned for the internal audit in 2021.
- Directed and coordinated with the Company's functional departments, checked for compliance with the provisions of the Law, the Charter, the resolutions of the General Meeting of Shareholders, the resolutions of the Board of Directors and the internal management regulations of the Company. Regularly discussed and promptly highlighted any risks affecting the shareholders' interests and solutions proposed.
- Internal audit of financial statements and other periodic reports. Analysis and assessment of the financial position, operating efficiency, capital preservation, capital development abilities, and material risks.
- Proposed measures to overcome accounting errors. Propose forms of handling violations. Supervise, evaluate and follow up on activities to overcome detected shortcomings.
- Controlled compliance with regulations on information disclosures of the Company and its listed subsidiaries/members in accordance with the provisions of the law; and.
- Members of the Internal Audit Department perform their duties honestly and carefully and do not interfere with the Company's operation and business activities.

RISK MANAGEMENT

The Vinhomes' Board of Directors and Management work closely with various departments in risk management, which is crucial to the Company's business activities. The Company adopts Vingroup's framework to create its own risk management mechanism, optimally balancing between the incident costs and the risk management expenses. These policies are also regularly revised by the BOD and Management to maintain the appropriate risk balance.

Vinhomes' BOD and Management recognize the arising opportunities among risks. Accordingly, risk management only includes risk mitigation but also optimizing the balance between risks and opportunities within a pre-defined risk appetite. Vinhomes is prepared to take on risks in a prudent and controlled manner on the basis of justifiable business rationales.



Vinhomes Grand Park (Ho Chi Minh City)

SHARE PRICE INFORMATION AND INVESTOR RELATIONS

Vinhomes is the largest listed real estate developer in Vietnam by market capitalization. The Company's stock is in the VN30 Index of Vietnam's leading stocks by market capitalization and liquidity.

Ticker Symbol

VHM

Market capitalization as of 31 December 2021 (VND trillion)

357,058

Outstanding shares as of 31 December 2021 (shares)

4,354,367,488

Repurchased outstanding shares (as of 31 December 2021)

0

Non-restricted shares

4,354,367,488

Restricted shares

0

2021 Share Price Performance



VHM's trading volume

Price (VND)

Adjusted VNIndex

1. April 27, 2021: The fourth wave of the Covid-19 outbreak .
2. July 2021 – September 2021: The pandemic peaked in many major cities, including Hanoi and Ho Chi Minh City, leading to nationwide social distancing orders.
3. July 26, 2021 – August 11, 2021: Vinhomes successfully sold 60 million treasury shares.
4. October 1, 2021: Vinhomes paid dividends at a ratio of 15% on cash and 30% on shares.
5. December 2021: Vaccination rate in Vietnam reached 78%, exceeding the target of 70%, by the end of Quarter I of 2022.

Vinhomes is the largest listed real estate developer in Vietnam by market capitalization. The Company's stock is in the VN30 Index of Vietnam's leading stocks by market capitalization and liquidity.

Despite a recovery in Quarters I and II of 2021, the Vietnamese stock market was volatile as the results of the fourth wave of Covid-19 spread, associated with prolonged social distancing orders across the country in Quarter III. The situation was under control and primary activities were gradually restored by the end of Quarter III, thanks to concerted efforts of the Government in rapidly rolling out a vaccination campaign nationwide. Vietnam is within the top six countries with the highest vaccination rates in the world, contributing to a positive GDP growth in 2021 and facilitating economic recovery in 2022. It was also reflected in the recovery of VHM's share price at the end of Quarter IV of 2021.

As of December 31, 2021, the share price of VHM reached VND 82,000 per share, an increase of 21% versus end of December 31, 2020.

Shareholder structure

(as of 31 December 2021)

No.	Shareholder	Number of shares held	Ownership percentage (%)	Number of shareholders
1	**Founding shareholders**	**2,902,482,480**	**66.66**	**1**
	Domestic	2,902,482,480	66.66	1
	Foreign	0	0	0
2	**Major shareholders (holding above 5%)**	**2,902,482,480**	**66.66**	**1**
	Domestic	2,902,482,480	66.66	1
	Foreign	0	0	0
3	**Other shareholders**	**1,451,885,008**	**33.34**	**43,709**
	Domestic	436,921,833	10.03	42,082
	Foreign	1,014,936,175	23.31	1,627
4	**Total**	**4,354,367,488**	**100.00**	**43,710**
	Domestic	3,339,404,313	76.69	42,083
	Foreign	1,014,936,175	23.31	1,627

Insider holdings

(as of 31 December 2021)

Shareholder	Name – Position	Number of shares held	Ownership percentage (%)
Board of Directors	Nguyen Dieu Linh – Chairwoman	0	0
	Pham Nhat Vuong – Member	0	0
	Pham Thieu Hoa – BOD member cum CEO		
	Cao Thi Ha An – Member	0	0
	Tran Kien Cuong – Member	8,136	0.000186
	Varun Kapur – Independent Member	0	0
	Mueen Uddeen – Independent Member	0	0
	Hoang D. Quan – Independent Member	0	0
	Ashish Jaiprakash Shastry – Member	0	0
Management	Pham Thieu Hoa – CEO	0	0
	Nguyen Thu Hang – Standing Deputy CEO	0	0
	Douglas John Farrell – Deputy CEO	0	0
	Nguyen Duc Quang – Deputy CEO	0	0
	Pham Van Khuong – Deputy CEO	0	0
	Nguyen Anh Dung – Deputy CEO	0	0
	Mai Thu Thuy – Deputy CEO	0	0
Supervisory Board	Nguyen Le Van Quynh – Head	0	0
	Pham Ngoc Lan – Member	0	0
	Le Thi Duyen – Member	0	0

Major shareholders (holding 5% and above)

(as of 31 December 2021)

Name	Number of shares held	Ownership percentage (%)
Vingroup Joint Stock Company	2,902,482,480	66.66

Transactions of treasury stocks

No transactions

History of charter capital changes

No transactions

[1] Foreign strategic shareholders include Government of Singapore and Monetary Authority of Singapore

Investor Relations Activities in 2021

Vinhomes responds to inquiries from shareholders, investors, analysts and other stakeholders in a transparent and consistent manner. The Company is committed to fair treatment of all shareholders, domestic and foreign, institutional or individual. Through its official website, the Company aims to provide timely and accurate information. Vinhomes' quarterly investor presentations, regular financial updates and press releases, available in both Vietnamese and English, can be found on the Company's website at www.vinhomes.vn, under the Shareholder Relations section.

In addition to the AGMs, quarterly conference calls and investor meetings following the release of financial data are just part of the Company's commitment to transparency. Vinhomes' Investor Relations Department also hosts regular briefings, meetings to keep shareholders and investors updated on the Company's projects with financial and operational highlights. Many investor events provide access to members of the Company's senior management, providing insight on Company strategy.

In 2021, due to prolonged social distancing resulting from the Covid-19 pandemic, which led to travel restrictions, the Investor Relations Department continued to organize online meetings to regularly update investors on the Company's performance. During the year, Vinhomes held over 60 such meetings and conference calls for investors and attended 15 investor conferences hosted by reputable investment banks and securities companies. In additon, the Company also cooperated with Ho Chi Minh Securities Company (HSC) to organize a seminar on the real estate industry and Vinhomes' potential at the end of December 2021.

Vinhomes' Investor Relations department is looking to further interact with the investment community as we continue to strive to respond promptly to all investors and analysts' inquiries. The Investor Relations department can be contacted at: **ir@vinhomes.vn.**



Event Calendar 2021 – Investor Relations

Quarter I	Conference call updating business results in Quarter IV of 2020
	JPM Vietnam Tour – Asia's Newest Tiger's Roar to get Louder
	Credit Suisse – Credit Suisse 24th Asian Investment Conference
Quarter II	Conference call updating business results in Quarter I of 2021
	Goldman Sachs & HSC – Vietnam Corporate Day 2021
	VCSC – VCSC Vietnam Access Day 2021
	MBKE – MBKE Invest ASEAN 2021
	UBS – OneASEAN Conference 2021
	Morgan Stanley – Virtual Flagship ASEAN Conference
Quarter III	Conference call updating business results in Quarter II of 2021
	HOSE & Daiwa – Vietnam Corporate Day 2021
	Jefferies – Asia Forum
	EFG – Online Investor Conference
	Bank of America – Global Real Estate Conference
Quarter IV	Conference call updating business results in Quarter III of 2021
	HSBC – Global Emerging Markets Forum 2021
	JP Morgan – Asia Rising Dragons 1x1 Forum
	HSC – Vietnam Bouncing Back From Covid 2021
	HSC – Seminar on the Real Estate Industry and Vinhomes' potential

*All above conferences are in virtual conference format

Financial Calendar

For the financial year ended on 31 December 2021	
28 April 2021	Release of Quarter I, 2021 Financial Statements
28 July 2021	Release of Quarter II, 2021 Financial Statements
29 October 2021	Release of Quarter III, 2021 Financial Statements
28 January 2022	Release of Quarter IV, 2021 Financial Statements
Financial year ending 31 December 2022 (tentative)	
April 2022	Tentative release of Quarter I, 2022 Financial Statements
July 2022	Tentative release of Quarter II, 2022 Financial Statements
October 2022	Tentative release of Quarter III, 2022 Financial Statements
January 2023	Tentative release of Quarter IV, 2022 Financial Statements

CHAPTER 5

SUSTAINABLE DEVELOPMENT

CONTENT

86 Vision for Sustainability
88 2021 Sustainability Report

Vinhomes Smart City (Hanoi)



VISION FOR SUSTAINABILITY

Vinhomes inherits a vision of sustainability from its parent company, Vingroup, based on the belief that a viable business is one that delivers sustainable, long-term value for its shareholders, customers, employees, partners, and society. We aim to be the market leader in our business segments and a positive entity in the community. We follow Vingroup's golden principles to guide the actions of each member of the Vinhomes team.

Responsibilities to Society

- Strive to deliver outstanding results, in order to build the national economy and uplift the image of the country in the international arena
- Participate in social and charitable activities that help disadvantaged members of society
- Maintain an educated and active mind, in order to participate in the development of a civilized society, and
- Preserve natural resources and protect the natural environment by developing ecological, green and smart cities and committing to support the Government to achieve the "net-zero" carbon emissions target by 2050



Responsibilities to Employees

- Treat employees as our most valuable asset
- Establish a work environment that is professional, dynamic, creative, and compassionate, and
- Adopt superior welfare policies, competitive remuneration and growth opportunities for employees at all levels

Responsibilities to Customers

- Understand that the Company needs the support of its customers and that customer satisfaction is a measure of the Company's success
- Value INTEGRITY as the foundation of our business and put customers first. Maintain a friendly, respectful, and supportive attitude toward customers
- Demonstrate CREDIBILITY in all our interactions with our customers. Make every effort to deliver on commitments to customers
- Listen to customers in order to clearly understand their needs and balance customers' needs with those of the Company
- Anticipate market trends to enhance quality of service and to offer superior products and service with outstanding value

Responsibilities to Shareholders and Partners

- Embrace the spirit of cooperation for mutual benefit, and
- Uphold CREDIBILITY and commitment for sustainable partnerships

2021 SUSTAINABILITY REPORT


TechnoPark Tower - Vinhomes Ocean Park (Hanoi)

Energy savings, environmental protection, building a nature-friendly lifestyle



In all of the Company's real estate projects, protecting the environment is achieved by applying low construction density. Landscape and other components are designed to achieve a smart urban lifestyle in harmony with nature.

Each Vinhomes urban area includes greenery, parks, squares and water features harmoniously arranged. Not only is the construction density low, but the project also includes landscape features to add a natural look and feel, such as the 24.5 ha central lake at Vinhomes Ocean Park project in Hanoi, the Japanese gardens and fish pools at Vinhomes Smart City project, Hanoi, a riverside grand park of 36 ha at Vinhomes Grand Park project in Ho Chi Minh City. These landscapes have brought a "green" natural environment to residents, improved climate, and established an ideal community. The new mega projects are enhanced with useful facilities such as fitness centers, outdoor sports courts and BBQ parks to promote outdoor activities, improve community health and strengthen the bond among the residents.

Materials and technologies are chosen to facilitate convenience and energy savings. High-rise buildings in Vinhomes projects offer home-buyers superb views and maximum use of natural light. To emphasize environmental protection, projects include central air-conditioning, Low-E glass with enhanced protection from UV radiation, and superior energy efficiency. Vinhomes mega projects have low construction densities of 15% to 19%, with large areas reserved for plantings, water features, and public facilities.

In 2021, the TechnoPark Tower at Vinhomes Ocean Park in Hanoi won the "Most Intelligent District" award at the prestigious international IBcon Digie Awards 2021 in Scottsdale (Arizona, USA), making it one of the top 10 smartest buildings in the world.

Smart buildings are operated around the key pillars of Smart Security, Smart Operations Management and Smart Amenities. These key pillars are targets of systematic and large-scale investments for energy-saving, facility optimization and a green working environment. The Smart Security system applies AI-powered cameras with facial recognition to detect blacklisted people, unauthorized access to restricted areas, and search for employees or lost objects. Besides, the system also supports access control in basement parking lots and lobbies through face, fingerprint and card recognition. Smart parking makes locating parked vehicles easier and enables paying for parking fees before reaching the entrance. It also allows access control by license plate and face recognition to enhance security. The Smart Operations process is designed based on the building management system (BMS), enabling remote monitoring and control of facilities, and data analysis of utilities such as electricity and water to provide the most optimal operations plan. At TechnoPark Tower, tenants will be given access to Smart Amenities that allow pre-registration of personal details and faces of visitors, help search for parking spaces, schedule meetings, book carpool rides, and call elevators. The Smart Applications also facilitates the search for utility services in the urban complex or bus schedules inside and outside the area. The smart elevator system allows for floor selection right after one passes through the entrance door. In particular, the entrance door has a built-in thermal scanner, effectively supporting Covid-19 prevention. The smart lighting and air-conditioning system has nearly 8,600 sensors that allow automatic switch-on, switch-off, brightness adjustment, temperature, humidity, and CO/CO_2 concentration control in particular areas, resulting in significant savings in energy costs.

TechnoPark Tower is proud to be among the few office buildings in Asia designed and operated following LEED Platinum standards – the highest standards set by the U.S. Green Building Council. These standards achieve a 17.4% reduction in annual energy consumption compared to baseline projections. The facade is lined with 26mm-thick low-E energy-efficient glass, combined with a fireproof plaster wall, to offer a fantastic panoramic view in every office corner while preventing two-way heat transfer. The tower's power network is equipped with a 3,000m^2 floating solar panel system on the nearby lake, providing green energy output of up to 600 kWp.

Sustainable urban development strategy: Net-Zero cities

Given outstanding achievements in recent years, Vinhomes is confident that we can develop net-zero megacities in the future that meet international green building standards.

Apply the design principles of "Sustainable Architecture – For a Carbon-Free Future", including removal of direct emissions from natural gas systems or diesel engines, and maximizing renewable energy (gas-fired, wind and solar energy) and associated facilities. The principles also adopt eco-friendly materials, thereby reducing energy consumption and carbon emissions.

Convert petrol and diesel vehicles to electric alternatives such as electric cars, buses and scooters to manage urban traffic emissions.

Optimize rainwater and wastewater recycling systems, garbage segregation and recycling systems.

Promote digitization to provide integrated solutions for urban infrastructure systems, thereby accelerating the transition to clean and renewable energy and improving energy efficiency.



One of Vinhomes' most important objectives in our sustainable development strategy is to create and maintain happy and caring communities. Vinhomes accomplishes this goal by organizing meaningful community activities across all Vinhomes projects throughout Vietnam to reinforce Vinhomes-branded developments' reputation as **"The most desirable residences in Vietnam"**

Vinhomes continues to work closely with Building Management and residents to preserve and uphold a civilized, harmonious and livable residential community. Residents can participate in folk games, Tet fairs, cuisine festivals, and experience traditional crafts. Quizzes/contests, life skills training or free swimming programs for all Vinhomes children across the country have brought exciting improvements. Children can unleash their creativity every summer with the drawing contest "My dream house," "Colors of Vinhomes," and other exciting contests, including annual Vinhomes Youth Chess Championship. Signature Christmas festivals are held in Vinhomes urban areas countrywide every year-end.

In addition to annual events on Tet and other special occasions, Vinhomes organizes a series of virtual community activities that provide residents with exciting and valuable experiences to ensure compliance with Covid-19 prevention requirements. Those activities enable them to stay connected, sharing positive humane values in Vinhomes urban areas while ensuring compliance with Covid-19 prevention measures. To deliver "Connectedness – Protection – Development," this series of activities covered various themes such as:

HAPPY LIVING: Leisure, learning and skill development activities

HEALTHY LIVING: Confidence to unleash creativity and challenge oneself

LIVING FROM THE HEART: Love, compassion, foundation for emotion and morality

LIVING A CIVILIZED LIFE: Kind deeds, Acts of goodness around us, connecting global citizens

More activities and programs such as English Camps for children, Magic Kingdom – daily online reading programs, reality TV programs on Vinhomes family cuisine, and daily workout training with Vinhomes. It also includes exciting competitions attracting many residents in Vinhomes urban areas such as Christmas decoration contests, Taichi performance contests, cooking contests namely "Cooking with Vinhomes – Weekly delicious dishes" or the promotion of good people – good deeds program in the Vinhomes' community.

The series of activities organized by Vinhomes has brought residents various "shades" of life, creating a colorful and brilliant picture. Vinhomes urban areas not only provide homes but also shape a new, civilized, modern, and humane lifestyle for residents.

The Kind Heart Foundation and other charities have collaborated with employees to support charitable activities across Vietnam with the total funds raised of VND 213 billion.

One of Vinhomes' most important objectives in our sustainable development strategy is to create and maintain happy and caring communities.

Further details about social responsibility can be found in Chapter 5 – Vingroup Annual Report 2021.

Transparency

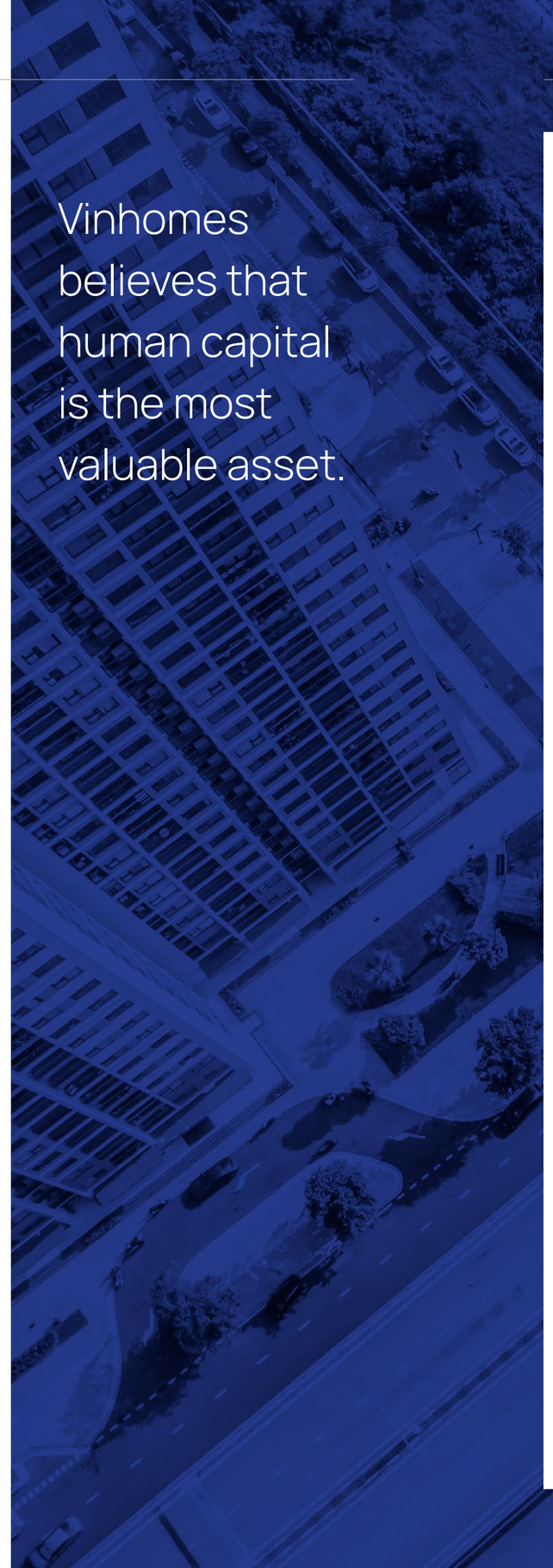
To strengthen transparency in our operating activities and to avoid business disruptions, Vinhomes has established and implemented Transparency Guidelines. This document applies to all Vingroup and subsidiaries staff (including trainees and employees on probation). It regulates transparency, anti-money laundering, anti-bribery and anti-corruption activities; internal transaction control; and sanctions by foreign laws to avoid business disruption.

Detailed Transparency Guideline are presented in Chapter 5 – Vingroup Annual Report 2021.

Sustainable Human Resources Development

Human capital is the critical resource for business development. To attract and retain talent and to build staff loyalty, the Company has developed an attractive compensation and remuneration policy tailored to employees' positions, skills and experience, and reflective of their contribution and performance. Additionally, Vinhomes has developed and provided regular large-scale onsite and online training to its employees to widen their knowledge, enhance their professional skills and develop the next generation of leaders.

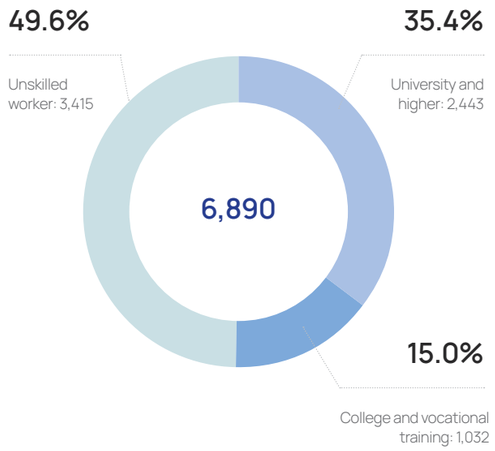
Vinhomes believes that human capital is the most valuable asset. The Company continuously reviews and updates its human capital development policies, ensuring that all staff members have equal opportunity to develop and advance, regardless of gender, age, and educational background. We strive to improve the living standards for both our customers and employees. The average monthly income of Vinhomes employees in 2021 was VND 15 million.



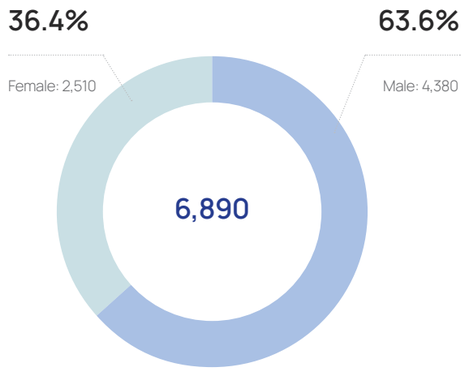
Vinhomes believes that human capital is the most valuable asset.

Human Resource Structure

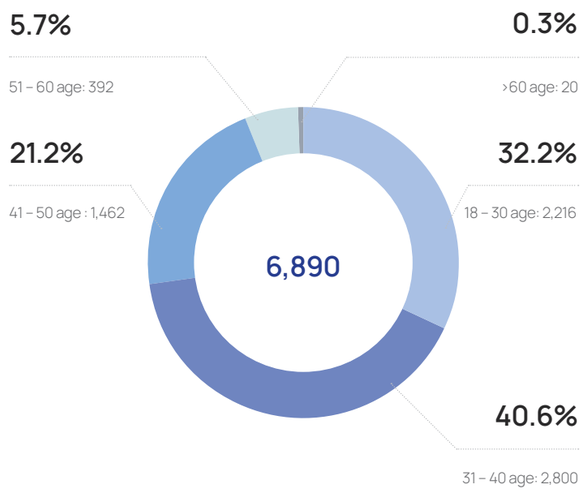
Vinhomes' employee distribution by qualification (*)



Vinhomes' employee distribution by gender (*)



Vinhomes' employee distribution by age, where young and dynamic workforce accounts for nearly 32% (*)



(*) as of December 31, 2021



Vinhomes Grand Park (Ho Chi Minh City)

CHAPTER 6

FINANCIAL REPORT

CONTENTS

64 General information
70 Report of management
74 Independent auditors' report
75 Consolidated balance sheet
76 Consolidated income statement
77 Consolidated cash flow statement
78 Notes to the consolidated financial statements
Ap pendix 1 – The Company's subsidiaries as at 31 December 2021

VINHOMES JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2021

GENERAL INFORMATION

The company

Vinhomes Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0103022741 issued by the Hanoi Department of Planning and Investment on 6 March 2008 and the Enterprise Registration Certificate No. 0102671977 dated 5 August 2010 on registration of a shareholding company. The Company also subsequently received amended Enterprise Registration Certificates with the 34th amendment dated 11 March 2022 as the latest.

The current principal activities of the Company are to develop real estate property for sale, provide leasing of offices, render real estate management and related services, provide general contractor services, consulting and designing construction services, supervision and construction management services.

The Company's head office is located at Symphony Office Tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi, Vietnam.

Vingroup JSC is the Company's parent (also referred to as "the Parent Company"). Vingroup JSC and its subsidiaries are hereby referred as "the Group".

Board of directors

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

Ms. Nguyen Dieu Linh	Chairwoman
Mr. Pham Nhat Vuong	Member
Ms. Cao Thi Ha An	Member
Mr. Pham Thieu Hoa	Member
Mr. Ashish Jaiprakash Shastry	Member
Mr. Tran Kien Cuong	Member
Mr. Varun Kapur	Independent member
Mr. Mueen Uddeen	Independent member
Mr. Hoang D. Quan	Independent member

Supervisory board

Members of the Supervisory Board during the year and at the date of this report are:

Ms. Nguyen Le Van Quynh	Head of the Supervisory Board	Appointed on 12 August 2021
Mr. Pham Khoi Nguyen	Head of the Supervisory Board	Resigned on 12 August 2021
Ms. Le Thi Duyen	Member	
Ms. Pham Ngoc Lan	Member	Appointed on 12 August 2021
Ms. Doan Thi Thu Mai	Member	Resigned on 12 August 2021

Management

Members of the management during the year and at the date of this report are:

Mr. Pham Thieu Hoa	Chief Executive Officer	
Mr. Douglas John Farrell	Deputy Chief Executive Officer	
Mr. Nguyen Duc Quang	Deputy Chief Executive Officer	
Mr. Pham Van Khuong	Deputy Chief Executive Officer	
Ms. Nguyen Thu Hang	Deputy Chief Executive Officer	
Ms. Mai Thu Thuy	Deputy Chief Executive Officer	
Mr. Nguyen Ba Tin	Deputy Chief Executive Officer	Assigned on 8 March 2022
Mr. Nguyen Vu Hung	Deputy Chief Executive Officer	Resigned on 28 October 2021
Mr. Nguyen Anh Dung	Deputy Chief Executive Officer	Assigned on 28 October 2021 Resigned on 8 March 2022

Legal representatives

The legal representatives of the Company during the year and at the date of this report are:

Ms. Nguyen Dieu Linh	Chairwoman	
Mr. Pham Thieu Hoa	Chief Executive Officer	
Mr. Pham Van Khuong	Deputy Chief Executive Officer	
Ms. Nguyen Thu Hang	Deputy Chief Executive Officer	Assigned on 2 July 2021
Mr. Nguyen Ba Tin	Deputy Chief Executive Officer	Assigned on 11 March 2022
Mr. Nguyen Vu Hung	Deputy Chief Executive Officer	Resigned on 1 November 2021
Mr. Nguyen Anh Dung	Deputy Chief Executive Officer	Assigned on 1 November 2021 Resigned on 11 March 2022

Auditors

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

REPORT OF MANAGEMENT

Management of Vinhomes Joint Stock Company ("the Company") is pleased to present this report and the consolidated financial statements of the Company and its subsidiaries for the year ended 31 December 2021.

Management's responsibility in respect of the consolidated financial statements

Management is responsible for the consolidated financial statements of each financial year which give a true and fair view of the consolidated financial position of the Company and its subsidiaries and of the consolidated results of its operations and its consolidated cash flows for the year. In preparing those consolidated 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 consolidated financial statements; and
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company and its subsidiaries will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the consolidated financial position of the Company and its subsidiaries 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 its subsidiaries 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 consolidated financial statements.

Statement by management

Management does hereby state that, in its opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Company and its subsidiaries as at 31 December 2021 and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

For and on behalf of management:

CÔNG TY CỔ PHẦN VINHOMES
MSDN: 0102671977

Phạm Thiều Hoa
Chief Executive Officer

Hanoi, Vietnam
31 March 2022

Reference: 60871645/22574678-HN

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of Vinhomes Joint Stock Company

We have audited the accompanying consolidated financial statements of Vinhomes Joint Stock Company ("the Company") and its subsidiaries (collectively referred to as "the Company and its subsidiaries") as prepared on 31 March 2022 and set out on pages 6 to 86, which comprise the consolidated balance sheet as at 31 December 2021, the consolidated income statement and the consolidated cash flow statement for the year then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Company and its subsidiaries as at 31 December 2021, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

Ernst & Young Vietnam Limited



Hanoi, Vietnam
31 March 2022

Phung Manh Phu
Deputy General Director
Audit Practising Registration
Certificate No. 2598-2018-004-1



Nguyen Hoang Linh
Auditor
Audit Practising Registration
Certificate No. 3835-2021-004-1

CONSOLIDATED BALANCE SHEET

as at 31 December 2021

Currency: million VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	**A. CURRENT ASSETS**		**94,437,005**	**102,312,109**
110	**I. Cash and cash equivalents**	**5**	**4,625,760**	**13,713,651**
111	1. Cash		589,868	4,146,738
112	2. Cash equivalents		4,035,892	9,566,913
120	**II. Short-term investments**		**4,979,444**	**2,054,219**
121	1. Held-for-trading securities	6.1	2,326,552	359,322
123	2. Held-to-maturity investments	6.2	2,652,892	1,694,897
130	**III. Current accounts receivable**		**37,750,127**	**34,592,470**
131	1. Short-term trade receivables	7.1	15,248,468	10,674,408
132	2. Short-term advances to suppliers	7.2	8,580,390	8,504,424
135	3. Short-term loan receivables	8	3,921,463	8,272,493
136	4. Other short-term receivables	9	10,143,797	7,190,939
137	5. Provision for doubtful short-term receivables		(143,991)	(49,794)
140	**IV. Inventories**	**11**	**28,578,815**	**42,983,662**
141	1. Inventories		28,645,955	43,021,241
149	2. Provision for obsolete inventories		(67,140)	(37,579)
150	**V. Other current assets**		**18,502,859**	**8,968,107**
151	1. Short-term prepaid expenses	12	1,550,691	1,784,595
152	2. Value-added tax deductible	22	433,669	309,066
153	3. Tax and other receivables from the State	22	22,330	41,971
155	4. Other current assets	13	16,496,169	6,832,475

CONSOLIDATED BALANCE SHEET (continued)

as at 31 December 2021

Currency: million VND

Code	ASSETS	Notes	Ending balance	Beginning balance (Restated)
200	**B. NON-CURRENT ASSETS**		**136,079,466**	**113,574,265**
210	***I. Long-term receivables***		***14,955,143***	***11,084,368***
215	1. Long-term loan receivables	8	8,937,663	4,130,000
216	2. Other long-term receivables	9	6,017,480	6,954,368
220	***II. Fixed assets***		***7,497,824***	***7,451,232***
221	1. Tangible fixed assets	14	6,271,368	6,062,713
222	Cost		6,856,426	6,252,772
223	Accumulated depreciation		(585,058)	(190,059)
227	2. Intangible fixed assets	15	1,226,456	1,388,519
228	Cost		1,391,675	1,477,841
229	Accumulated amortisation		(165,219)	(89,322)
230	***III. Investment properties***	***16***	***12,078,894***	***8,699,597***
231	1. Cost		13,058,837	9,231,822
232	2. Accumulated depreciation		(979,943)	(532,225)
240	***IV. Long-term assets in progress***		***45,032,886***	***32,361,351***
242	1. Construction in progress	18	45,032,886	32,361,351
250	***V. Long-term investments***	***19***	***10,940,392***	***9,833,775***
252	1. Investments in associates	19.1	3,556,961	5,916,051
253	2. Investments in other entities	19.2	7,263,751	3,969,035
254	3. Provision for long-term investments	19.2	-	(235,991)
255	4. Held-to-maturity investments	19	119,680	184,680
260	***VI. Other long-term assets***		**45,574,327**	**44,143,942**
261	1. Long-term prepaid expenses	12	1,725,206	2,287,994
262	2. Deferred tax assets	35.3	556,352	727,156
268	3. Other long-term assets	13	41,882,440	39,512,106
269	4. Goodwill	20	1,410,329	1,616,686
270	**TOTAL ASSETS**		**230,516,471**	**215,886,374**

CONSOLIDATED BALANCE SHEET (continued)

as at 31 December 2021

Currency: million VND

Code	RESOURCES	Notes	Ending balance	Beginning balance (Restated)
300	**C. LIABILITIES**		**99,109,060**	**126,520,972**
310	***I. Current liabilities***		***75,400,658***	***103,385,277***
311	1. Short-term trade payables	21.1	12,506,633	11,401,484
312	2. Short-term advances from customers	21.2	8,865,372	26,968,735
313	3. Statutory obligations	22	3,794,450	5,035,067
315	4. Short-term accrued expenses	23	16,360,513	13,912,784
318	5. Short-term unearned revenues	24	516,444	531,699
319	6. Other short-term payables	25	31,905,317	34,032,822
320	7. Short-term loans	26	250,820	10,997,726
321	8. Short-term provisions	27.1	1,201,109	504,960
330	***II. Non-current liabilities***		***23,708,402***	***23,135,695***
333	1. Long-term accrued expenses	23	1,638,709	1,409,698
336	2. Long-term unearned revenues	24	1,251,448	3,325,997
337	3. Other long-term liabilities	25	222,517	3,537,548
338	4. Long-term loans	26	19,667,987	13,957,735
341	5. Deferred tax liabilities	35.3	608,707	523,383
342	6. Long-term provisions	27.2	319,034	381,334

CONSOLIDATED BALANCE SHEET (continued)

as at 31 December 2021

Currency: million VND

Code	RESOURCES	Notes	Ending balance	Beginning balance (Restated)
400	**D. OWNERS' EQUITY**		**131,407,411**	**89,365,402**
410	***I. Capital***	***28***	***131,407,411***	***89,365,402***
411	1. Issued share capital		43,543,675	33,495,139
411a	*- Ordinary shares with voting rights*		*43,543,675*	*33,495,139*
412	2. Share premium		1,260,023	295,000
415	3. Treasury shares		-	(5,549,929)
420	4. Other funds belonging to owners' equity		524,355	1,200,896
421	5. Undistributed earnings		79,413,446	56,259,405
421a	*- Undistributed earnings by the end of prior year*		*41,181,599*	*27,964,411*
421b	*- Undistributed earnings of current year*		*38,231,847*	*28,294,994*
429	6. Non-controlling interests		6,665,912	3,664,891
440	**TOTAL LIABILITIES AND OWNERS' EQUITY**		**230,516,471**	**215,886,374**

Hanoi, Vietnam
31 March 2022

Nguyen Ha Yen	Le Tien Cong	Pham Thieu Hoa
Preparer	Chief Accountant	Chief Executive Officer

CONSOLIDATED INCOME STATEMENT

for the year ended 31 December 2021

Currency: million VND

Code	ITEMS	Notes	Current year	Previous year
1	**1. Revenue from sale of goods and rendering of services**	**29.1**	**84,985,606**	**71,546,737**
2	**2. Deductions**	**29.1**	**-**	**-**
10	**3. Net revenue from sale of goods and rendering of services**	**29.1**	**84,985,606**	**71,546,737**
11	**4. Cost of goods sold and services rendered**	**30**	**(36,526,042)**	**(45,610,660)**
20	**5. Gross profit from sale of goods and rendering of services**		**48,459,564**	**25,936,077**
21	**6. Finance income**	**29.2**	**7,994,896**	**20,244,792**
22	**7. Finance expenses**	**31**	**(2,785,675)**	**(4,019,261)**
23	*In which: Interest expenses and bond issuance cost*		*(2,348,161)*	*(3,001,572)*
24	**8. Shares of profit of associates**	**19.1**	**53,759**	**18,526**
25	**9. Selling expenses**	**32**	**(2,289,008)**	**(2,680,833)**
26	**10. General and administrative expenses**	**32**	**(3,768,594)**	**(2,193,460)**
30	**11. Operating profit**		**47,664,942**	**37,305,841**
31	**12. Other income**		**616,722**	**221,432**
32	**13. Other expenses**	**33**	**(98,687)**	**(1,010,436)**
40	**14. Other profit/(loss)**		**518,035**	**(789,004)**
50	**15. Accounting profit before tax**		**48,182,977**	**36,516,837**
51	**16. Current corporate income tax expense**	**35.1**	**(8,978,371)**	**(8,778,070)**
52	**17. Deferred tax (expense)/income**	**35.3**	**(256,128)**	**467,773**
60	**18. Net profit after tax**		**38,948,478**	**28,206,540**

CONSOLIDATED INCOME STATEMENT (continued)

for the year ended 31 December 2021

Currency: million VND

Code	ITEMS	Notes	Current year	Previous year
61	**19. Net profit after tax attributable to shareholders of the parent**		**38,824,562**	**27,351,280**
62	**20. Net profit after tax attributable to non-controlling interests**		**123,916**	**855,260**

Currency: million VND

Code	ITEMS	Notes	Current year	Previous year (Restated)
70	**21. Basic earnings per share**	**37**	**9,015**	**6,396**

Hanoi, Vietnam
31 March 2022

Nguyen Ha Yen
Preparer

Le Tien Cong
Chief Accountant

Pham Thieu Hoa
Chief Executive Officer

CONSOLIDATED CASH FLOW STATEMENT

for the year ended 31 December 2021

Currency: million VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
1	**Profit before tax**		**48,182,977**	**36,516,837**
	Adjustments for:			
2	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets (including amortisation of goodwill)	34	1,087,692	541,936
3	Provisions		519,326	938,172
4	Foreign exchange (gains)/losses arisen from revaluation of monetary accounts denominated in foreign currency		(5,785)	681
5	Profits from investing activities		(7,761,492)	(20,212,609)
6	Interest expenses and bond issuance cost	31	2,348,161	3,001,572
8	**Operating profit before changes in working capital**		**44,370,879**	**20,786,589**
9	(Increase)/decrease in receivables		(7,504,351)	5,598,479
10	Decrease in inventories		15,113,996	13,823,705
11	Decrease in payables (other than interest, corporate income tax)		(21,599,280)	(7,057,322)
12	Decrease in prepaid expenses		796,778	410,876
13	Increase in held-for-trading securities		(1,967,230)	-
14	Interest paid		(2,386,255)	(2,423,545)
15	Corporate income tax paid	22	(9,751,018)	(6,256,733)
20	**Net cash flows from operating activities**		**17,073,519**	**24,882,049**

CONSOLIDATED CASH FLOW STATEMENT (continued)

for the year ended 31 December 2021

Currency: million VND

Code	ITEMS	Notes	Current year	Previous year
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(17,897,772)	(3,499,515)
22	Proceeds from disposals of fixed assets and other long-term assets		46,313	430,202
23	Loans to other entities and payments for purchase of debt instruments of other entities		(16,805,425)	(4,826,147)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		12,837,606	16,411,373
25	Payments for investments in other entities (net of cash hold by entity being acquired)		(11,582,408)	(53,487,656)
26	Proceeds from sale of investments in other entities (net of cash hold by entity being disposed)		7,582,472	21,317,425
27	Interest and dividends received		3,822,950	1,234,721
30	**Net cash flows used in investing activities**		**(21,996,264)**	**(22,419,597)**
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Reissuance of treasury shares and capital contribution	28.1	6,514,952	62,000
32	Capital redemption, reacquisition of treasury shares	28.1	-	(848,308)
33	Drawdown of borrowings		13,819,877	19,662,865
34	Repayment of borrowings		(19,301,251)	(20,739,963)
36	Dividends paid and profit distributed		(5,198,724)	(217,694)
40	**Net cash flows used in financing activities**		**(4,165,146)**	**(2,081,100)**

CONSOLIDATED CASH FLOW STATEMENT (continued)

for the year ended 31 December 2021

Currency: million VND

Code	ITEMS	Notes	Current year	Previous year
50	**Net (decrease)/increase in cash for the year**		**(9,087,891)**	**381,352**
60	**Cash and cash equivalents at the beginning of the year**		**13,713,651**	**13,332,299**
61	Impact of exchange rate fluctuation		-	-
70	**Cash and cash equivalents at the end of the year**	**5**	**4,625,760**	**13,713,651**

Hanoi, Vietnam
31 March 2022

Nguyen Ha Yen	Le Tien Cong	Pham Thieu Hoa
Preparer	Chief Accountant	Chief Executive Officer

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

B09-DN/HN

as at 31 December 2021 and for the year then ended

1. Corporate information

Vinhomes Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0103022741 issued by the Hanoi Department of Planning and Investment on 6 March 2008 and the Enterprise Registration Certificate No. 0102671977 dated 5 August 2010 on registration of a shareholding company. The Company also subsequently received amended Enterprise Registration Certificates, with the 34th amendment dated 11 March 2022 as the latest.

The current principal activities of the Company are to develop real estate property for sale, provide leasing of offices, render real estate management and related services, provide general contractor services, consulting and designing construction services, supervision and construction management services.

The Company's head office is located at Symphony Office Tower, Chu Huy Man Street, Vinhomes Riverside Eco-urban Area, Phuc Loi Ward, Long Bien District, Hanoi, Vietnam.

Vingroup JSC is the Company's parent. Vingroup JSC and its subsidiaries are hereby referred as "the Group".

The Company's normal course of business cycle of real estate development activity begins when the Company receives investment certificate, carries out land clearance and construction works until the project is completed. Accordingly, the normal course of business cycle of real estate development activity ranges from 12 months to 36 months.

The Company's normal course of business cycle of other activities is normally within 12 months.

The number of the Company's employees as at 31 December 2021: 7,676 (31 December 2020: 7,688).

Corporate structure

As at 31 December 2021, the Company has 32 subsidiaries (as at 31 December 2020: 33 subsidiaries). The information on these subsidiaries and their short names, along with the Company's direct and indirect voting rights and direct and indirect equity interest in each subsidiary are detailed in the Appendix 1.

Important event in the year

Covid-19 pandemic

The Covid-19 pandemic is adversely impacting the whole economy and most businesses and industries. This situation may bring uncertainties and have an impact on the environment in which the Company and its subsidiaries operate. The Company's management has continuously monitored ongoing developments and assessed the financial impact in respects of the valuation of assets, provisions and contingent liabilities, and has used estimates and judgement in respect of various issues as the situation has evolved, using the best information obtained up to the date of these consolidated financial statements.

Due to the unprecedented circumstance of the Covid-19 pandemic, the assumptions made for the preparation of the prospective financial information are less certain and require a higher degree of caution of management/independent valuers in preparing those information than under normal market conditions. Management/independent valuers make assumptions based on the best information available at the consolidated balance sheet date. Changes to those assumptions may affect the consolidated financial position, consolidated results of operations and consolidated cash flows of the Company and its subsidiaries.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

B09-DN/HN

as at 31 December 2021 and for the year then ended

2. Basis of preparation

2.1. Accounting standards and system

The consolidated financial statements of the Company and its subsidiaries expressed in Vietnam dong ("VND"), are prepared in accordance with 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 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)

Accordingly, the consolidated financial statements are included and 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.

2.2. Applied accounting documentation system

The Company and its subsidiaries' applied accounting documentation system is the General Journal.

2.3. Fiscal year

The Company and its subsidiaries' fiscal year applicable for the preparation of its consolidated financial statements starts on 1 January and ends on 31 December.

2.4. Accounting currency

The consolidated financial statements are prepared in VND which is also the Company's accounting currency. For the purpose of presenting the consolidated financial statements as at 31 December 2021, the figures are rounded to the nearest millions and presented in millions of Vietnam dong ("million VND").

2. Basis of preparation (continued)

2.5. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the year ended 31 December 2021.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Company obtains control, and continued to be consolidated until such control ceases, except when the Company only obtains temporary control and the subsidiary is acquired with a view of resale within 12 months from acquisition.

The financial statements of subsidiaries are prepared for the same reporting year as the parent company, using consistent accounting policies .

All intra-company balances, income and expenses and unrealised gains or losses result from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets of subsidiaries not held by the Company and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

In case the Company disposes a partial interest in a subsidiary and loses control but retains an interest as an associate, the Company's investment is accounted for using the equity method of accounting. Profit/loss from this transaction is recognised in the consolidated income statement.

Gains resulting from contribution of non-monetary asset or sales of asset to associate or joint-ventures are recognized in the consolidated income statement only to the extent of unrelated interest in the associate or joint-venture. Unrealised profits related to interest by the Company and its subsidiaries are realised to the consolidated income statement according to the progress of asset recovery in the financial statements of these associates or joint-ventures.

In case the Company disposes a partial interest in a subsidiary and loses control but retains an interest as an investment in other entities, the Company's investment is accounted for using the cost method. Profit/loss from this transaction is recognised in the consolidated income statement.

3. Summary of significant accounting policies

3.1. Changes in accounting policies and disclosures

The accounting policies adopted by the Company and its subsidiaries in preparation of the consolidated financial statements are consistent with those followed in the preparation of the Company and its subsidiaries' consolidated financial statements for the year ended 31 December 2020 except for the change in the accounting policy in relation to appropriation of net profits (Note 3.19).

3.2. 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 not more than three months and investments with maturity of not more than three months since investment date that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.3. 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 ("NRV") 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.

Inventory property

Property acquired or being constructed for sale, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and NRV.

Cost of inventory property includes:

- Freehold, leasehold and development rights for land
- Amounts payable/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, less costs to completion and the estimated costs to sell.

The cost of inventory property recognised in the consolidated income statement 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 reasonable allocation criteria.

Construction inventory

The Company and its subsidiaries use perpetual method to record raw materials and merchandise which are valued at cost of purchase on a weighted average basis.

Work in progress of construction contracts comprises costs of materials, labour costs, construction costs payable to sub-contractors and other related costs which have not been accepted by the investors at the date of the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended B09-DN/HN

3. Summary of significant accounting policies (continued)

3.3. Inventories (continued)

Other inventories

In respect of inventory of stone mining and production activities, the Company and its subsidiaries use perpetual method to record other inventories which are valued as follows:

Raw materials and consumables	• cost of purchase on a weighted average basis.
Finished goods	• costs of materials and direct labour cost plus related general production cost which are allocated based on the ordinary course of business on a weighted average basis.

The value of inventories which are materials supplied to the investor of the projects is measured on the specific identification basis; while the value of other inventories is measured 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 finished goods, and other inventories owned by the Company and its subsidiaries, based on appropriate evidence of impairment available at the consolidated balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement.

3.4. Receivables

Receivables are presented in the consolidated 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 consolidated balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expenses in the consolidated income statement.

3.5. 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 consolidated 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 consolidated income statement.

3. Summary of significant accounting policies (continued)

3.6. Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Company and its subsidiaries are the lessors

The net investment under finance lease contracts is included as a receivable in the consolidated balance sheet. The interest amounts of the leased payments are recognised in the consolidated income statement over the period of the lease contracts to achieve a constant rate of interest on the net investment outstanding.

Assets subject to operating leases are presented as investment properties in the consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the consolidated income statement as incurred.

Lease income is recognised in the consolidated income statement on a straight-line basis over the lease term.

Where the Company and its subsidiaries are the lessees

Rentals under operating leases are charged to the consolidated income statement on a straight-line basis over the lease term.

3.7. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed 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 consolidated 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 consolidated income statement.

3.8. 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	15 - 48 years
Mining exploration rights	15 - 30 years
Machinery and equipment	5 - 15 years
Means of transportation	6 - 10 years
Office equipment	3 - 5 years
Computer software	3 - 5 years
Others	3 - 5 years

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended B09-DN/HN

3. Summary of significant accounting policies (continued)

3.9. Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation.

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 and its subsidiaries.

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

Definite land use rights, buildings and structures	27 - 50 years
Machinery and equipment	7 - 10 years

No amortisation is charged on the land use rights presented as investment properties with indefinite terms.

For long-term lease of investment properties which the Company and its subsidiaries receive rental fee in advance for many periods and rental income is recognised one at the entire rental amount received in advance as presented in Note 3.21, depreciation and amortisation of these investment properties are recognised with entire amount at the point of revenue recognition.

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 consolidated income statement in the year 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.

3.10. Borrowing costs

Borrowing costs consist of interest and other costs that the Company and its subsidiaries incur in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that 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.

3. Summary of significant accounting policies (continued)

3.11. Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the period in which economic benefits are generated in relation to these expenses.

Short-term prepaid expenses include selling expenses related to inventory properties not yet handed over and other prepaid expenses that are expected to generate future economic benefit within one ordinary course of business cycle.

Long-term prepaid expenses include tools and supplies, long-term prepaid rental fee and other prepaid expenses that generate future economic benefits for more than one year.

Prepaid land rental

The prepaid land rental represents the remaining unamortised balance of advance payment made in accordance with the lease contract signed with the authorities. Such prepaid rental is recognised as a long-term prepaid expense and is amortised to the consolidated income statement over the remaining lease period according to Circular 45/2013/TT-BTC. Besides, prepaid land rental also comprises land lease incurred from business combination, in which, the acquiree is a lessee under operating leases with favourable lease terms compared with the fair value at the date of business combination.

3.12. Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued, and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Where equity instruments are issued by the acquirer as consideration, fair value of the consideration shall be measured at fair value of these instruments at the exchange date. In case the published price at the date of exchange is an unreliable indicator of fair value, the fair value of those instruments could, for example, be estimated by reference to their proportional interest in the fair value of the acquirer or by reference to the proportional interest in the fair value of the acquiree obtained, whichever is the more clearly evidence.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Company and its subsidiaries' interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over 10-year period on a straight-line basis. The Company and its subsidiaries conduct the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

Business combinations involving entities or businesses under common control

A business combination involving entities under common control is a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory. An entity can be under common control of an individual or a group of individuals following a contractual agreement.

3. Summary of significant accounting policies (continued)

3.12. Business combinations and goodwill (continued)

Business combinations involving entities or businesses under common control are accounted for as follows:

- The assets and liabilities of the combined entities are reflected at their carrying amounts on the date of business combination;
- No good will is recognised from the business combination;
- The consolidated income statement reflects the results of the combined entities from the date of the business combination; and
- Any difference between the consideration paid and the net assets of the acquiree is recorded in equity.

After the date of business combination, if the Company and its subsidiaries transfer and lose control of investment in these entities, the difference between the cost of a business combination and net assets, which was previously recognised in owners' equity, is recognised in the consolidated income statement.

3.13. Assets acquisitions and business combinations

The Company and its subsidiaries acquire subsidiaries that own assets and production activities. At the date of acquisition, the Company and its subsidiaries consider whether the acquisition represents the acquisition of a business. The Company and its subsidiaries account for an acquisition as a business combination where an integrated set of activities is acquired in addition to the assets.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

In case prior to the date that control is obtained, the investment is an investment in associate or a long-term investment and the acquisition of the subsidiary is not a business combination, when preparing the consolidated financial statements, the parent company shall not remeasure the previously held equity interests. Instead, previously held equity interests at carrying value and the consideration are allocated to the assets and liabilities acquired based on their relative fair values as at acquisition date.

3.14. Investments

Investments in associates

The Company and its subsidiaries' investment in their associate is accounted for using the equity method of accounting. An associate is an entity in which the Company and its subsidiaries have significant influence that is neither subsidiaries nor joint ventures. The Company and its subsidiaries generally deem they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post acquisition changes in the Company and its subsidiaries' share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment. The consolidated income statement reflects the share of the post-acquisition results of operation of the associate.

3. Summary of significant accounting policies (continued)

3.14. Investments (continued)

Investments in associates (continued)

The share of post-acquisition profit/(loss) of the associates is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing received or receivable from associates reduces the carrying amount of the investment.

Gains resulting from contribution of non-monetary assets or sales of asset to associate or joint-ventures are recognised in the consolidated income statement only to the extent of unrelated interest in the associate or joint-venture. Unrealised profits related to interest by the Company and its subsidiaries are realised to the consolidated income statement according to the progress of asset recovery in the financial statements of these associates or joint-ventures.

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Company and its subsidiaries. Where necessary, adjustments are made to bring the accounting policies in line with those of the Company and its subsidiaries.

The Company and its subsidiaries cease to use the equity method of accounting from the date that the investee is no longer an associate of the Company and its subsidiaries. Upon cessation of the equity method, the Company and its subsidiaries reclassify all amounts previously recognised directly in equity to the consolidated income statement in the same manner as when the investee liquidates the related assets and liabilities. The remaining balance of unrealised gains resulting from contribution of non-monetary assets or sale of assets to associates or joint ventures at the time of ceasing application of the equity method is also recognised in the consolidated income statement.

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 investments

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

Increases or decreases to the provision balance are recorded as finance expense in the consolidated 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 consolidated income statements and deducted against the value of such investments.

3. Summary of significant accounting policies (continued)

3.15. 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 and its subsidiaries. Payables to construction contractors are recognised for amounts certified by the construction work certificate signed with contractors, whether or not billed to the Company and its subsidiaries.

3.16. Provisions

General provisions

Provisions are recognised when the Company and its subsidiaries have a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

When the Company and its subsidiaries expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the consolidated income statement net of any reimbursement.

The Company and its subsidiaries assess onerous contracts are those contracts in which, the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfil it. The Company and its subsidiaries recognise and assess obligations under onerous contracts as provisions and these provisions are made for each onerous contract.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance expense.

Warranty provision for inventory properties

The Company and its subsidiaries estimate provision for warranty expenses based on revenues and available information about the repair of inventory properties sold in the past.

3. Summary of significant accounting policies (continued)

3.17. Foreign currency transactions

Transactions in currencies other than the Company and its subsidiaries' reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transactions 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;
- Capital contributions are recorded at the buying exchange rates of the commercial banks designated for capital contribution; 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 year, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the consolidated balance sheet dates which are determined as follows:

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

All foreign exchange differences incurred are taken to the consolidated income statement.

3.18. 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.

3.19. Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from bargain purchases) is available for appropriation to shareholders after approval by shareholders at the General Shareholders' Meeting and after making appropriation to reserve funds in accordance with the Company's Charter, each subsidiary's Charter and Vietnam's regulatory requirements.

The Company and its subsidiaries recognise the distribution of cash dividends when such appropriation is approved by the shareholders at the General Shareholders' Meeting; and recognise the distribution of stock dividends when such appropriation is approved by the shareholders at the General Shareholders' Meeting and authorised State bodies.

The Company and its subsidiaries maintain the reserve funds which are appropriated from the Company and its subsidiaries' net profit after approval by shareholders at the General Shareholders' Meeting.

3.20. Advances from customers purchasing inventory properties

Payments received from customers as deposits for purchasing inventory properties in the future, that do not meet the conditions for revenue recognition, are recognised and presented as "Advances from customers" in the liability section in the consolidated balance sheet. Incentives under promotion programs which are, in substance, revenue deductions are offset against account "Advances from customers" which are not qualified to be recognised as revenue for the year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended B09-DN/HN

3. Summary of significant accounting policies (continued)

3.21. Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and its subsidiaries 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:

Revenue from sale of inventory properties

Revenue from sale of inventory properties is recognised when the significant risks and rewards incident to ownership of the properties have been passed to the buyer.

Rental income

Periodic rental income

Rental income arising from leased properties is recognised in the consolidated income statement on a straight-line basis over the lease terms of ongoing leases.

Rental income recognised one time

For lease of assets which the Group receives rental fee in advance for many periods and the lease periods cover more than 90% of the useful life of the assets, rental income is recognised one time at the entire rental amount received in advance when all these conditions are met:

- The lessee is not entitled to cancel the lease contract and the Company and its subsidiaries has no obligation to repay the amount received in advance in all cases and in all forms;
- The amount received in advance from the lease is not less than 90% of the total rental amount expected to be fulfilled under the contract during the lease term and the lessee must pay the entire amount of lease within 12 months from the beginning of the lease;
- Almost all the risks and benefits associated with ownership of the leased asset are transferred to the lessee; and
- The Company and its subsidiaries must estimate relatively the full cost of the lease.

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Rendering of services

Revenue from rendering of services is recognised when the services are rendered for customers.

3. Summary of significant accounting policies (continued)

3.21. Revenue recognition (continued)

Income from Business and Investment Co-operation contracts in which the Company and its subsidiaries are entitled to revenue, profit before tax or profit after tax.

Under Business and Investment Co-operation contracts not in the form of jointly controlled asset or jointly controlled operations in which the Company and its subsidiaries contribute capital in cash, distributed income is recognised as finance income in the consolidated income statement.

Under Business and Investment Co-operation contracts not in the form of jointly controlled asset or jointly controlled operations in which the Company and its subsidiaries contribute assets, distributed income is recognised as revenue in the consolidated income statement.

Interest

Income 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 and its subsidiaries' entitlement as an investor to receive the dividend is established

Income from capital transfer

Income from capital transfer is identified as difference between transfer consideration and cost of capital transfer. This income is recognised on date when the transaction arises being the date when the transfer contract is exercised.

Revenue from goods and services and/or attached goods in multiple elements package

In the transaction in which the Company and its subsidiaries provide multiple products and services to the customer in the same arrangement, the Company and its subsidiaries determine the obligation to sell the product and the obligation to render the services separately and only recognises the revenue when each individual obligation is completed by the Company and its subsidiaries. The contract value is allocated to individual product by taking the total contract value minus the estimated fair value of the service. Payments from customers under contracts corresponding to the unfulfilled obligations are presented as "Advances from customers" or "Unearned revenues" in the consolidated balance sheet.

3.22. Construction contract

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date, as measured by reference to the work performed that has been agreed by customers. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred.

3. Summary of significant accounting policies (continued)

3.23 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior years 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 consolidated balance sheet date.

Current income tax is charged or credited to the consolidated 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 and its subsidiaries to offset current tax assets against current tax liabilities and when the Company and its subsidiaries intend to settle their current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the consolidated 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, 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 temporary differences associated with investments in subsidiaries, 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.

3. Summary of significant accounting policies (continued)

3.23 Taxation (continued)

Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at each consolidated 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 consolidated 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 consolidated balance sheet date.

Deferred tax is charged or credited to the consolidated 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 and its subsidiaries 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 and its subsidiaries intend 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 period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.24. Earnings per share

Basic earnings per share amounts are calculated by dividing net profit/(loss) after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Company (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3. Summary of significant accounting policies (continued)

3.25. Segment information

A segment is a component determined separately by the Company and its subsidiaries which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

Real estate trading and related services are principal sources of revenue and profit of the Company and its subsidiaries, while revenue from other activities accounts for a minimal portion in the Company and its subsidiaries' total revenue. Therefore, management is of the view that there is only one segment for business. In addition, management defines the Company and subsidiaries' geographical segments to be based on the location of the assets which is in Vietnam.

3.26. Related parties

Parties are considered to be related parties of the Company and its subsidiaries 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 its subsidiaries 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.

3.27. Demerger

Demerger transactions where the Company is the demerged company are carried out as follows:

- Assets, liabilities transferred to the new company is deducted from the respective items in the consolidated balance sheet by the carrying value at the date of demerger;
- Difference between assets and liabilities transferred to the new company is deducted from equity in the consolidated balance sheet; and
- No gain or loss is recognised for the demerger transaction.

3.28. Bond issuance transaction cost

Transaction costs relating to bond issuance are charged to the consolidated income statement on a straight-line basis over the term of the bond. At initial recognition, these transaction costs are deducted from liability component of the bond.

4. Significant acquisitions and disposals during the year

4.1. Acquisition of group of assets

Acquisition of Son Thai JSC, new subsidiary

In September 2021, the Company and its subsidiaries completed the acquisition of a 99.99% stake in Son Thai JSC from counterparty for a total consideration of VND522.4 billion. Accordingly, Son Thai JSC became a subsidiary of the Company. The main activities of Son Thai JSC are real estate investment and office leasing.

4. Significant acquisitions and disposals during the year (continued)

4.2. Business combination transactions under common control

In June 2021, the Company and its subsidiaries acquired 100% capital contribution in Times Trading LLC from Vingroup JSC, the parent company, for a total consideration of VND561 billion. Thereby, Times Trading LLC became a subsidiary of the Company. At the date of acquisition, Times Trading LLC is the owner of investment properties for lease.

The Company's management assesses this transaction as a business combination involving two entities under common control. Thereby, the net assets acquired of Times Trading LLC is measured at their carrying value in the consolidated financial statements of Vingroup JSC, the parent company. The difference between the consideration transferred and net assets of Times Trading LLC is recognised in other funds belonging to owners' equity in the consolidated financial statements.

According to Decision No. 02/2021/QD-CSH-VHM dated 27 September 2021 and the Merger Contract dated 19 October 2021, Times Trading LLC was merged into Millennium JSC; accordingly, Millennium JSC has inherited all assets, rights, obligations and legitimate interests of Times Trading LLC. On 23 November 2021, the transaction was completed, and Times Trading LLC has ceased to exist since this date.

The carrying value of identifiable assets and liabilities of Times Trading LLC at acquisition date carried from the consolidated financial statements of Vingroup JSC are presented below:

Currency: million VND

	Carrying value at acquisition date
Assets	
Cash and cash equivalents	26,822
Investment properties (Note 16)	172,389
Investments in other entities (Note 19.2)	8,366
Other assets	2,840
	210,417
Liabilities	
Long-term loans and financial leases	(318,000)
Other payables	(12,958)
	(330,958)
Total net assets	**(120,541)**
Difference between consideration and net assets acquired recognised in other funds belonging to owners' equity (Note 28.1)	681,541
Total purchase consideration	**561,000**
Cash flow on acquisition	
Cash acquired with the subsidiary	26,822
Cash paid for acquiring the subsidiary up to 31 December 2021	(561,000)
Net cash flow on acquisition	**(534,178)**

Revenue and net loss before tax of Times Trading LLC from 1 January 2021 to the date being acquired are VND15 billion and VND4 billion respectively; and from the date of acquisition to 23 November 2021 are not significant.

4. Significant acquisitions and disposals during the year (continued)

4.3. Significant disposals with loss of control

Transfer of shares in Hon Mot Tourism Joint Stock Company ("Hon Mot JSC"):

During the year, according to the share transfer contracts signed between some subsidiaries and some counterparties, the Company and the aforementioned subsidiaries have transferred all shares in Hon Mot JSC to the counterparties for total consideration of VND3,700 billion. Accordingly, the Company has recorded the gain from this transaction in the consolidated income statement (Note 29.2).

4.4. Completion of the provisional accounting for business combinations

Acquisition of Bao Lai Investment Joint Stock Company ("Bao Lai JSC")

In December 2020, the Company and its subsidiaries completed the acquisition of 96.48% shares of Bao Lai JSC from individuals for total consideration of VND2,780 billion and applied provisional accounting to consolidate Bao Lai JSC and its subsidiaries in the consolidated financial statements for the year ended 31 December 2020.

In 2021, the Company and its subsidiaries have completed the determination of the fair value of net assets acquired with changes compared to provisional fair value determined previously, and made retrospective adjustments as follows:

Currency: million VND

	Provisional fair value at acquisition date	Adjustment	Fair value after adjustment
Assets			
Cash and cash equivalents	44,594	-	44,594
Short-term trade receivable	65,421	-	65,421
Prepaid expense	113,679	-	113,679
Construction in progress	120,116	-	120,116
Inventory	178,318	-	178,318
Tangible fixed assets	1,532,157	379,508	1,911,665
Intangible assets	4,087	1,165,109	1,169,196
Other current assets	96,240	77,933	174,173
	2,154,612	**1,622,550**	**3,777,162**
Liabilities			
Trade payables	(37,598)	-	(37,598)
Other payables	(48,043)	-	(48,043)
Short term loans and borrowings	(504,793)	-	(504,793)
Deferred tax liabilities	-	(324,510)	(324,510)
	(590,434)	**(324,510)**	**(914,944)**
Total net assets	**1,564,178**	**1,298,040**	**2,862,218**
Non-controlling interest	(47,501)	(235,487)	(282,988)
Goodwill (Note 19)	1,263,323	(1,062,553)	200,770

5. Cash and cash equivalents

Currency: million VND

	Ending balance	Beginning balance
Cash on hand	702	2,315
Cash at banks	589,166	4,144,423
Cash equivalents	4,035,892	9,566,913
TOTAL	**4,625,760**	**13,713,651**

Cash equivalents as at 31 December 2021 comprise bank deposits in VND with original terms ranging from 1 month to 3 months, earning interests at rates ranging from 3% to 4% per annum (as at 31 December 2020: original terms ranging from 1 month to 3 months, earning interests at rates ranging from 2.2% to 4% per annum) and short-term investments in corporate bonds in VND with a maturity of not more than 3 months, earning interest rates ranging from 6% per annum (as at 31 December 2020: cash equivalents excluding short-term investments in corporate bonds in VND with a maturity of no more than 3 months).

Details of each type of foreign currency in original currency:

Currency: million VND

	Ending balance	Beginning balance
Foreign currency: United States dollar (USD)	125,222	99,046

6. Short-term investments

6.1. Held-for-trading securities

Currency: million VND

	Ending balance			Beginning balance		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Corporate bonds	2,326,552	(*)	-	359,322	359,322	-
TOTAL	**2,326,552**	**(*)**	**-**	**359,322**	**359,322**	**-**

Details of held-for-trading securities which are more than 10% of total balance

Currency: million VND

	Ending balance			Beginning balance		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Corporate counterparty No.1	2,147,535	(*)	-	-	-	-
Corporate counterparty No.2	-	-	-	359,322	359,322	-

(*) Balance as at 31 December 2021 includes unlisted corporate bonds of companies which are held for trading with maturity of more than 3 months and earning interests at rates ranging from 6.3% to 8.7% per annum (as at 31 December 2020: listed corporate bonds earnings interest at 7.3% per annum). As at 31 December 2021, the fair value of these investments has not been determined because of insufficient market information for fair value determination purpose.

6. Short-term investments (continued)

6.2. Held-to-maturity investments

Currency: million VND

	Ending balance		Beginning balance	
	Cost	*Carrying value*	*Cost*	*Carrying value*
Short-term bank deposits	2,652,892	2,652,892	1,694,897	1,694,897
TOTAL	**2,652,892**	**2,652,892**	**1,694,897**	**1,694,897**

Short-term bank deposits in VND as at 31 December 2021 have original terms ranging from more than 3 months to 12 months, earning interests at rates ranging from 3.3% to 6.5% per annum (as at 31 December 2020: original terms ranging from more than 3 months to 12 months, earning interests at rates ranging from 2% to 7.1% per annum).

7. Short-term trade receivables and advances to suppliers

7.1. Short-term trade receivables

Currency: million VND

	Ending balance	Beginning balance
Sale of inventory properties	12,043,334	7,142,800
Disposal of investments	1,700,000	2,906,619
Rendering construction services and related services	944,864	92,875
Rendering real estate management services and related services	245,681	195,782
Leasing activities and rendering related services	93,897	146,691
Others	220,692	189,641
TOTAL	**15,248,468**	**10,674,408**
In which:		
Trade receivables from others	*11,258,778*	*10,359,176*
"Trade receivables from related parties (Note 36)"	*3,989,690*	*315,232*
In which, details of receivables which are more than 10% of total balance		
A corporate counterparty	-	*2,906,619*
Another corporate counterparty (Note 36)	*3,601,722*	-
Provision for doubtful short-term trade receivables	(24,584)	(9,215)

7.2. Short-term advances to suppliers

Currency: million VND

	Ending balance	Beginning balance
Advances to other suppliers	8,114,305	8,058,810
Advances to related parties (Note 36)	**466,085**	**445,614**
TOTAL	8,580,390	8,504,424
Provision for doubtful advances to suppliers	(45,308)	(24,079)

8. Loan receivables

Currency: million VND

	Ending balance	Beginning balance
Short-term		
Loans to corporate counterparties and individuals (i)	3,921,463	8,261,293
In which:		
Current portion of long-term loan receivables	*3,921,463*	*8,187,493*
Loans to related parties (Note 36)	-	11,200
TOTAL	**3,921,463**	**8,272,493**
Provisions for doubtful loan receivables	(33,895)	(16,000)
Long-term		
Loans to corporate counterparties	-	3,770,000
Loans to related parties (Note 36)	8,937,663	360,000
TOTAL	**8,937,663**	**4,130,000**

(i) Balances as at 31 December 2021 mainly includes loans to corporate counterparties amounting to VND3,770 billion, due in April 2022 and earning interests at rate 9% per annum. These loans are secured by a number of listed shares, a number of shares and a portion of capital contribution in the borrowers.

9. Other receivables

Currency: million VND

	Ending balance	Beginning balance
Short-term		
Receivables from liquidation of deposit contracts (i)	3,685,123	-
Interest income on loans, deposits and bank deposits	1,513,726	2,878,953
Advances for land clearance	611,671	1,871,338
Receivables from collection and payment on behalf (ii)	1,945,677	330,335
Deposits and capital contribution for Business and Investment Co-operation Contracts (iii)	751,705	751,705
Short-term deposits, mortgage	640,755	612,730
Receivables from advance sponsorship and charity activities	104,580	499,300
Others	890,560	246,578
TOTAL	**10,143,797**	**7,190,939**
Provision for doubtful other short-term receivables	(40,204)	(500)
In which:		
Receivables from others	*8,279,660*	*6,051,346*
Receivables from related parties (Note 36)	*1,864,137*	*1,139,593*
Long-term		
Deposits and capital contribution for Business and Investment Co-operation Contract (iv)	5,790,000	5,790,000
Receivables from long-term lease	129,318	129,019
Deposits for rental purpose	73,357	73,357
Interest income on long-term loans and bank deposits	10,287	946,204
Others	14,518	15,788
TOTAL	**6,017,480**	**6,954,368**
In which:		
Receivables from others	*87,022*	*1,022,258*
Receivables from related parties (Note 36)	*5,930,458*	*5,932,110*

9. Other receivables (continued)

(i) The balance comprises:

- Receivables of VND2,716.4 billion incurred from the liquidation of deposit contracts acquiring shares with counterparties; and
- Receivables of VND968 billion from a company within the Group after finalisation of the contract transferring of a portion of a real estate project.

(ii) Mainly includes receivables from the payment of construction costs under the compensation agreements with the counterparties acquiring part of the project.

(iii) The balance comprises:

- Deposits and capital contribution of VND410.2 billion to a company within the Group for the purpose of investing in several real estate projects under Business and Investment Co-operation Contracts; and
- A deposit of VND341.5 billion to a counterparty to guarantee the signing of a share transfer agreement to purchase additional capital contribution in a subsidiary.

(iv) Mainly includes deposits and capital contribution to some companies within the Group for the purpose of investing in several real estate projects under Construction, Business and Investment Co-operation Contracts.

10. Bad debts

The Company and its subsidiaries' bad debts mainly include overdue receivables, advances, loan principals and interest receivable from corporate counterparties:

Currency: million VND

	Ending balance		Beginning balance	
Debtor	*Cost*	*Recoverable amount*	*Cost*	*Recoverable amount*
Corporate counterparties	209,074	65,083	49,794	-
TOTAL	**209,074**	**65,083**	**49,794**	**-**

Details of overdue receivables more than 10% of ending balance:

An individual	*75,000*	*37,500*	-	-
A corporate counterparty	*21,215*	-	-	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended B09-DN/HN

11. Inventories

Currency: million VND

	Ending balance		Beginning balance	
	Cost	*Provision*	*Cost*	*Provision*
Inventory properties under construction (i)	24,830,175	-	39,606,536	-
Completed inventory properties	802,740	(7,073)	1,440,753	(9,706)
Inventories acquired for sales (ii)	256,336	(4,820)	334,462	(1,190)
Work in progress (iii)	2,129,398	-	978,351	-
Others (iv)	627,306	(55,247)	661,139	(26,683)
TOTAL	**28,645,955**	**(67,140)**	**43,021,241**	**(37,579)**

(i) Mainly includes land use fee, land clearance costs, consideration for acquisition of subsidiaries allocated as a part of project acquisition costs, construction and development costs of Vinhomes Grand Park, Vinhomes Smart City, Vinhomes Ocean Park, Vinhomes Dream City, Dai An Urban Area and other projects.

(ii) Includes villas, apartments and shophouses acquired for sales of some real estate projects in Northern Vietnam.

(iii) Mainly includes the costs incurred related to the rendering of general constructor services, consultancy services to investors of real estate projects.

(iv) Mainly includes inventories, material to provide to the developers of projects, products from white marble and other products.

As at 31 December 2021:

- Inventories with carrying value of VND1,780 billion are pledged with banks to secure the loans of the Company and its subsidiaries; and
- Inventories with carrying value of VND2,000 billion are pledged with banks to secure for the deposit from a counterparty for the purpose of real estate project transfer.

Detail movements of provision for obsolete inventories:

Currency: million VND

	Current year	Previous year
Beginning balance	37,579	9,768
Add: Provision made during the year	29,561	27,811
Less: Utilisation of provision during the year	-	-
Ending balance	67,140	37,579

12. Prepaid expenses

Currency: million VND

	Ending balance	Beginning balance
Short-term		
Selling expenses related to inventory properties not yet handed over	1,253,498	1,378,412
Bond management service fees	119,065	58,513
Others	178,128	347,670
TOTAL	**1,550,691**	**1,784,595**
Long-term		
Prepaid land rental (i)	1,567,150	2,202,159
Tools and supplies	37,998	37,271
Others	**120,058**	**48,564**
TOTAL	**1,725,206**	**2,287,994**

(i) These are mainly prepaid land rental fee of Vinhomes Ocean Park Project and Vinhomes Smart City Project, and land rental rights for Ecology JSC's shopping malls operating under Business Co-operation Contracts.

13. Other assets

Currency: million VND

	Ending balance	Beginning balance
Short-term		
Deposits for investment purpose (i)	15,463,833	6,832,475
Deposits for commercial purpose (ii)	1,032,336	-
TOTAL	**16,496,169**	**6,832,475**
In which:		
Deposits to others	*2,029,649*	*2,682,775*
Deposits to related parties (Note 36)	*14,466,520*	*4,149,700*
Long-term		
Deposits for investment purpose (iii)	41,882,440	38,479,770
Deposits for commercial purpose (ii)	-	1,032,336
TOTAL	**41,882,440**	**39,512,106**
In which:		
Deposits to others	*299,088*	*1,032,336*
Deposits to related parties (Note 36)	*41,583,352*	*38,479,770*

13. Other assets (continued)

(i) Mainly comprises

- Deposits of VND4,524 billion to some companies within the Group for the purpose of acquiring shares of several companies that own real estate projects of the Group;
- Deposits of VND7,187 billion to some companies within the Group for the purpose of cooperation in the development and transfer of potential real estate projects;
- Deposit of VND729 billion to counterparties for the purpose of real estate projects transfer; and
- A deposit of VND737.5 billion to a company within the Group for the purpose of real estate projects transfer. In 2022, the Company and its subsidiaries have liquidated this deposit contract.

(ii) An unsecured deposit to a counterparty earning interest rate which is determined by 12-month interest paid-in-arrear VND saving rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam, adjusted every 3 months. The deposit and interest will be used as settlement for 10% of contract value under separate contracts between the Company and its subsidiaries and this counterparty.

(iii) Comprises:

- Deposits of VND16,474 billion to a company within the Group for the purpose of acquiring shares of several companies that own real estate projects of the Group;
- Deposits of VND24,108 billion to some companies within the Group for the purpose of potential real estate projects transfer;
- Capital contribution of VND1,002 billion to a company within the Group for the purpose of cooperation in the development of a potential real estate project; and
- Deposits of VND299 billion to an auction company for the auction of land use rights to develop a potential real estate project.

14. Tangible fixed assets

Currency: million VND

	Buildings and structures (Restated)	Machinery and equipment	Means of transportation	Office equipment	Others	Total
Cost:						
Beginning balance (Restated)	4,461,661	1,648,906	97,915	23,546	20,744	6,252,772
Newly purchased	-	187,982	7,421	-	10,432	205,835
Newly constructed	293,800	167,245	-	-	-	461,045
Reclassification	(241,361)	241,361	-	-	-	-
Sold, disposed	(5,894)	(17,243)	(2,174)	-	(419)	(25,730)
Other increase, decrease	16,637	(54,180)	152	-	(105)	(37,496)
Ending balance	4,524,843	2,174,071	103,314	23,546	30,652	6,856,426
In which:						
Fully depreciated	-	*27,747*	*3,262*	*15,807*	*10,634*	*57,450*
Accumulated depreciation:						
Beginning balance	89,547	72,070	10,929	9,155	8,358	190,059
Depreciation for the year	90,781	221,528	18,928	7,268	3,053	341,558
Reclassification	(29,306)	29,306	-	-	-	-
Sold, disposed	(222)	(9,521)	(333)	-	(412)	(10,488)
Other increase, decrease	55,695	8,234	-	-	-	63,929
Ending balance	206,495	321,617	29,524	16,423	10,999	585,058
Net carrying amount:						
Beginning balance (Restated)	4,372,114	1,576,836	86,986	14,391	12,386	6,062,713
Ending balance	4,318,348	1,852,454	73,790	7,123	19,653	6,271,368

As at 31 December 2021, tangible fixed assets with net carrying value of VND1,361 billion are pledged with banks to secure loans of the Company and its subsidiaries.

15. Intangible fixed assets

Currency: million VND

	Land use rights	Mining exploration rights (Restated)	Software	Licenses, patents	Others	Total
Cost:						
Beginning balance (Restated)	100,434	1,165,109	157,841	4,138	50,319	1,477,841
Newly purchase	-	-	24,817	-	1,970	26,787
Disposal of subsidiaries	(96,347)	-	-	-	-	(96,347)
Sold, disposed	-	-	(16,606)	-	-	(16,606)
Ending balance	4,087	1,165,109	166,052	4,138	52,289	1,391,675
In which:						
Fully depreciated	-	-	*20,761*	*523*	*55*	*21,339*
Accumulated amortisation:						
Beginning balance	532	-	80,009	2,311	6,470	89,322
Depreciation for the year	-	48,868	41,754	1,069	-	91,691
Disposal of subsidiaries	(532)	-	-	-	-	(532)
Sold, disposed	-	-	(8,984)	-	-	(8,984)
Other decreases	-	-	-	-	(6,278)	(6,278)
Ending balance	-	48,868	112,779	3,380	192	165,219
Net carrying amount:						
Beginning balance (Restated)	99,902	1,165,109	77,832	1,827	43,849	1,388,519
Ending balance	4,087	1,116,241	53,273	758	52,097	1,226,456

As at 31 December 2021, intangible fixed assets with net carrying value of VND731 billion are pledged with banks to secure loans of the Company and its subsidiaries.

16. Investment properties

Currency: million VND

	Land use rights, Buildings and structures	Machinery and equipment	Total
Cost:			
Beginning balance	8,118,713	1,113,109	9,231,822
Newly purchased	1,176	-	1,176
Newly constructed	2,460,368	623,968	3,084,336
Acquisition of subsidiaries	689,796	157	689,953
Sold, disposed	(4,271)	-	(4,271)
Other increase	85,238	11,847	97,085
Other decrease	(40,913)	(351)	(41,264)
Ending balance	11,310,107	1,748,730	13,058,837
In which:			
Fully depreciated	*40,540*	-	*40,540*
Accumulated depreciation:			
Beginning balance	370,814	161,411	532,225
Depreciation for the year	243,746	204,340	448,086
Sold, disposed	(368)	-	(368)
Ending balance	614,192	365,751	979,943
Net carrying amount:			
Beginning balance	7,747,899	951,698	8,699,597
Ending balance	10,695,915	1,382,979	12,078,894

As at 31 December 2021, investment properties mainly include parking components, offices for lease, observation deck, cuisine and convention centre and apartments, villas, shophouses for lease.

The Company and its subsidiaries have not determined fair value of investment properties as at 31 December 2021 because of insufficient market information for fair value determination purpose.

17. Capitalised borrowing costs

During the year, the Company and its subsidiaries capitalised borrowing costs with an amount of approximately VND260 billion (for the year ended 31 December 2020: VND370.1 billion). These borrowing costs mainly related to specific borrowings taken to finance the construction of Vinhomes Ocean Park, Vinhomes Smart City, Vinhomes Grand Park and Vinhomes Long Beach Can Gio projects. The capitalised borrowing costs are determined by applying a capitalisation rate from 7.6% per annum to 10% per annum (for the year ended 31 December 2020: 7.78% per annum to 10.35% per annum).

18. Construction in progress

Construction in progress comprises construction costs, land clearance costs, land use fee, other costs and consideration for acquisition of subsidiaries allocated as a part of project acquisition costs.

Details of construction in progress which are higher than 10% of total balance are as follows:

Currency: million VND

	Ending balance	Beginning balance
Vinhomes Long Beach Can Gio Project	12,707,507	12,534,630
Project Urban area No. 1 in Ho Chi Minh City	12,353,019	82,748
Project Urban area No. 2 in Ho Chi Minh City	4,123,130	4,109,548
Vinhomes Grand Park Project	3,641,603	3,378,915

19. Long-term investments

Currency: million VND

	Ending balance		Beginning balance (Restated)	
	Cost	*Provision*	*Cost*	*Provision*
Investments in associates (Note 19.1)	3,556,961	-	5,916,051	-
Investments in other entities (Note 19.2)	7,263,751	-	3,969,035	(235,991)
Held-to-maturity investments (i)	119,680	-	184,680	-
TOTAL	**10,940,392**	**-**	**10,069,766**	**(235,991)**

(i) Balance at 31 December 2021 includes investments in bank bonds in VND having terms ranging from 8 years to 10 years and earning interest at a reference rate plus (+) 0.9% to 1.2% per annum (as at 31 December 2020: terms ranging from 7 years to 10 years and earning interest at a reference rate plus (+) 0.9% to 1.2% per annum).

19.1. Investments in associates

Details of associates, voting rights and equity interest of the Company and its subsidiaries in associates as at 31 December 2021 are as follows:

No.	Company name	No of shares	Voting right (%)	Equity interest (%)	Head office	Principal activities
1	**Cam Ranh Investment Joint Stock Company ("Cam Ranh JSC")**	164,028,749	43.74%	43.74%	Hon Tre Islands, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa Province, Viet Nam	Trading real estate properties, land use rights belonging to owners, users or renters
2	Tuong Phu Natural Stone Exploiting and Processing LLC ("Tuong Phu LLC")	(*)	40.00%	31.44%	Sub-quarter 13, Yen The Townlet, Luc Yen District, Yen Bai Province, Viet Nam	Exploiting, processing and trading stones, sand, gravel and clay

(*) These are limited liability companies.

19. Long-term investments (continued)

19.1. Investments in associates (continued)

Details of investments in associates are as follows:

Currency: million VND

	Investments in			Total
	Cam Ranh JSC	*MV1 Real Estate LLC*	*Tuong Phu LLC (Restated)*	
Cost of investment:				
Beginning balance (Restated)	3,395,395	2,412,849	89,281	5,897,525
Decrease (*)	-	(2,412,849)	-	(2,412,849)
Ending balance	3,395,395	-	89,281	3,484,676
Accumulated share in post-acquisition profit of the associates:				
Beginning balance	18,526	-	-	18,526
Share in post-acquisition profit of the associates for the year	53,478	-	281	53,759
Ending balance	72,004	-	281	72,285
Net carrying amount:				
Beginning balance (Restated)	3,413,921	2,412,849	89,281	5,916,051
Ending balance	3,467,399	-	89,562	3,556,961

(*) During the year, the Company and its subsidiaries disposed part of the investment in MV1 Vietnam Real Estate Trading LLC ("MV1 Real Estate LLC") to a counterparty. Thereby, the Company and its subsidiaries no longer held significant influence in this investee and reclassified the remaining investment in this entity to investment in other entities (Note 19.2). Accordingly, deferred gain incurred from a transfer transaction with the associate in 2020 of VND1,735 billion was recognised into the consolidated income statement (Note 29.2).

19. LONG-TERM INVESTMENTS (continued)

19.2. Investments in other entities

	Ending balance					Beginning balance				
	Voting right (%)	*Ownership (%)*	*Cost (million VND)*	*Provision (million VND)*	*Fair value (million VND)*	*Voting right (%)*	*Ownership (%)*	*Cost (million VND)*	*Provision (million VND)*	*Fair value (million VND)*
MV Vietnam Real Estate Trading JSC	19.82	19.82	2,179,637	-	(*)	19.82	19.82	2,179,638	-	(*)
MV1 Real Estate LLC	19.83	19.83	2,392,849	-	(*)	-	-	-	-	(*)
MV2 Vietnam Real Estate Trading JSC ("MV2 JSC") (i)	10.00	10.00	950,395	-	(*)	-	-	-	-	(*)
Vietnam Exhibition Fair Centre JSC ("VEFAC JSC")	4.66	4.66	900,144	-	1,835,111	4.66	4.66	900,144	(235,991)	664,153
S-Vin Viet Nam Real Estate Trading JSC	10.00	10.00	363,621	-	(*)	10.00	10.00	363,621	-	(*)
Phat Loc Commercial Investment Trading LLC ("Phat Loc LLC") (ii)	-	51.00	342,909	-	(*)	-	51.00	342,909	-	(*)
SV Real Estate Investment Development Business JSC ("SV Real Estate JSC") (i)	-	-	-	-	-	4.00	4.00	77,000	-	(*)
SV West Hanoi Real Estate Business Development JSC ("SV West Hanoi JSC")	4.00	4.00	70,000	-	(*)	4.00	4.00	70,000	-	(*)
Xavinco Land JSC ("Xavinco JSC")	1.00	1.00	22,223	-	(*)	1.00	1.00	22,223	-	(*)
AIC Real Estate JSC	1.00	1.00	28,473	-	(*)	-	-	-	-	(*)
Thang Long Real Estate Trading Investment JSC ("Thang Long Real Estate JSC")	10.00	10.00	13,500	-	(*)	10.00	10.00	13,500	-	(*)
TOTAL			7,263,751	-				3,969,035	(235,991)	

19. LONG-TERM INVESTMENTS (continued)

19.2 Investments in other entities (continued)

(*) As at 31 December 2021, the fair value of these investments has not been determined because of insufficient market information for fair value determination purpose.

(i) In April 2021, the General Meeting of Shareholders of SV Real Estate JSC issued Resolution No. 02/2021/NQ-ĐHĐCĐ-SV dated 15 April 2021 approving its charter capital increase. Accordingly, the Company has completed an additional capital contribution of VND20 billion into SV Real Estate JSC.

In October 2021, the Company contributed capital to MV2 JSC using the Company's shares in SV Real Estate JSC with the value of VND97 billion. On the same day, the Company also contributed capital of VND658 billion to MV2 JSC. In October 2021, the Company also completed the acquisition of 2.4% shares in MV2 JSC from individual shareholders for a total consideration of VND195 billion. Accordingly, as at 31 December 2021, the Company owns 10% of shares in MV2 JSC.

(ii) As at 31 December 2021, the Company no longer has control or significant influence over Phat Loc LLC. Thereby, the Company presented this investment as an other long-term investment.

20. Goodwill

Currency: million VND

	Goodwill arising from business combination transactions								
	Ecology JSC	*Vietnam Investment JSC*	*Gia Lam LLC*	*Vinhomes Management JSC (*)*	*Tan Lien Phat JSC (*)*	*Millenium LLC*	*VinITIS JSC*	*Sai Dong JSC*	*Bao Lai JSC (Restated)*	*Total*
Cost:										
Beginning balance (Restated)	369,867	288,149	1,235	115,728	337,767	153,044	76,637	520,364	200,770	2,063,561
Increase from acquisition of subsidiaries	-	-	-	-	-	-	-	-	-	-
Ending balance	369,867	288,149	1,235	115,728	337,767	153,044	76,637	520,364	200,770	2,063,561
Accumulated amortisation:										
Beginning balance	149,568	116,523	499	33,767	98,554	39,624	5,774	2,566	-	446,875
Amortisation for the year	36,987	28,815	124	11,573	33,777	15,304	7,664	52,036	20,077	206,357
Ending balance	186,555	145,338	623	45,340	132,331	54,928	13,438	54,602	20,077	653,232
Net carrying amount:										
Beginning balance (Restated)	220,299	171,626	736	81,961	239,213	113,420	70,863	517,798	200,770	1,616,686
Ending balance	183,312	142,811	612	70,388	205,436	98,116	63,199	465,762	180,693	1,410,329

(*) These companies were merged into the Company in 2018.

21. Short-term trade payables and advances from customers

21.1. Short-term trade payables

Currency: million VND

	Balance (Payable amount)	
	Ending balance	*Beginning balance*
Short-term trade payables	11,610,375	10,235,689
In which:		
- A corporate counterparty rendering construction services	*889,487*	*737,367*
- Others	*10,720,888*	*9,498,322*
Trade payables to related parties (Note 36)	896,258	1,165,795
TOTAL	**12,506,633**	**11,401,484**

21.2. Advances from customers

Currency: million VND

	Ending balance	Beginning balance
Down payments from customers under sales and purchase agreements (i)	7,461,131	25,677,901
Advances from customers for construction services	1,361,772	1,267,859
Others	42,469	22,975
TOTAL	**8,865,372**	**26,968,735**
In which:		
Advances from others	*8,865,372*	*26,968,735*
Advances from related parties	-	-

(i) These mainly represent down payments from customers who signed sales and purchase agreements to purchase inventory properties at real estate projects of the Company and its subsidiaries.

22. Statutory obligations

Currency: million VND

	Beginning balance	Payable for the year	Payment made in the year	Ending balance
Payables				
Corporate income tax	4,207,140	8,734,008	(9,751,018)	3,190,130
Value added tax	375,268	1,903,582	(2,134,052)	144,798
Other taxes	452,659	690,720	(683,857)	459,522
TOTAL	**5,035,067**	**11,328,310**	**(12,568,927)**	**3,794,450**

	Beginning balance	Receivable for the year	Offset during the year	Ending balance
Receivables				
Value added tax	309,066	1,700,223	(1,575,620)	433,669
Corporate income tax	41,680	-	(19,779)	21,901
Other taxes	291	138	-	429
TOTAL	**351,037**	**1,700,361**	**-1,595,399**	**455,999**

23. Accrued expenses

Currency: million VND

	Ending balance	Beginning balance
Short-term		
Accrued costs for operating tangible fixed assets, investment properties and handed over inventory properties	10,852,708	9,238,457
Accrued construction costs	1,943,790	2,087,810
Accrued commission fees and other expenses related to inventory properties	2,848,320	1,952,247
Accrued bond and loan interest expenses	124,800	306,178
Others	590,895	328,092
TOTAL	**16,360,513**	**13,912,784**
In which:		
Short-term accrual to others	*16,316,333*	*13,675,857*
Short-term accrual to related parties	*44,180*	*236,927*

23. Accrued expenses (continued)

	Ending balance	Beginning balance
Long-term		
Accrued loan interest expenses	1,616,848	1,368,029
Others	21,861	41,669
TOTAL	**1,638,709**	**1,409,698**
In which:		
Long-term accrued expenses for others	*1,626,353*	*1,119,163*
Long-term accrued expenses for related parties	*12,356*	*290,535*

24. Unearned revenue

Đơn vị tính: triệu VND

	Ending balance	Beginning balance
Short-term		
Unearned revenue from real estate management service	485,077	507,131
Unearned revenue from leasing service	31,367	24,568
TOTAL	**516,444**	**531,699**
Long-term		
Unearned revenue from real estate management service	1,006,346	1,334,326
Unearned revenue from leasing service	245,102	256,266
Unrealised profit from transactions with associates *(Note 36)*	-	1,735,405
TOTAL	**1,251,448**	**3,325,997**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

B09-DN/HN

25. Other payables

Currency: million VND

	Ending balance	Beginning balance
Short-term		
Deposits and other agreements related to real estate projects (i)	25,896,201	28,590,821
Apartment maintenance funds held on behalf of customers (ii)	2,253,471	2,106,981
Deposits under business and investment co-operation contracts (iii)	2,060,820	1,868,702
Deposits for transfer of investments	561,000	-
Deposits from brokerage agents and tenants	395,578	190,782
Payables for receipt on behalf	65,163	156,599
Others	673,084	1,118,937
TOTAL	**31,905,317**	**34,032,822**
In which:		
Other short-term payables to others	*29,715,441*	*31,379,064*
Other short-term payables to related parties (Note 36)	*2,189,876*	*2,653,758*
Long-term		
Deposits under business and investment co-operation contracts (iii)	163,000	163,000
Long-term deposits for real estate leasing purposes	53,451	85,410
Deposits and other agreements related to real estate projects (i)	-	2,728,138
Deposits for transfer of investments	-	561,000
Others	6,066	-
TOTAL	**222,517**	**3,537,548**
In which:		
Other long-term payables to others	*59,517*	*3,374,548*
Other long-term payables to related parties (Note 36)	*163,000*	*163,000*

(i) Balance as at 31 December 2021 includes cash receipts under deposits and other agreements from customers and corporate counterparties related to real estate properties of the Company and its subsidiaries.

(ii) These pertain to maintenance funds held on behalf of customers of real estate projects of the Company and its subsidiaries for area that has been handed over to customers and area that has been kept, not yet sold or leased, which will be handed over to Building Management Boards. The Company and its subsidiaries are maintaining these funds in cash equivalents and held-to-maturity investments.

(iii) These pertain to deposits from a number of affiliates to the Company and its subsidiaries pursuant to business and investment co-operation contracts for purpose of operating and transferring co-operation of shopping mall, hotel and other components of the Company and its subsidiaries' projects.

B09-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

26. Loans

Currency: million VND

	Beginning balance		Movement during the year		Ending balance	
	Balance	*Payable amount*	*Increase*	*Decrease*	*Balance*	*Payable amount*
Short-term						
Short-term loans from banks (Note 26.1)	590,000	590,000	669,927	(1,154,757)	105,170	105,170
Current portion of long-term loan from banks (Note 26.1)	1,380,950	1,380,950	587,840	(1,823,140)	145,650	145,650
Loans from counterparties (Note 26.2)	-	-	1,750,000	(1,750,000)	-	-
Current portion of long-term corporate bonds (Note 26.3)	8,442,360	8,442,360	87,640	(8,530,000)	-	-
Loans from related parties (Note 36)	584,416	584,416	12,345,000	(12,929,416)	-	-
	10,997,726	**10,997,726**	**15,440,407**	**(26,187,313)**	**250,820**	**250,820**
Long-term						
Long-term loans from banks (Note 26.1)	510,814	510,814	891,900	(760,934)	641,780	641,780
Loans from counterparties (Note 26.2)	5,320,000	5,320,000	4,796,000	(2,400,000)	7,716,000	7,716,000
Corporate bonds (Note 26.3)	7,389,921	7,389,921	6,509,286	(3,609,000)	10,290,207	10,290,207
Loans from related parties (Note 36)	737,000	737,000	1,338,000	(1,055,000)	1,020,000	1,020,000
	13,957,735	**13,957,735**	**13,535,186**	**(7,824,934)**	**19,667,987**	**19,667,987**
TOTAL	**24,955,461**	**24,955,461**	**28,975,593**	**(34,012,247)**	**19,918,807**	**19,918,807**

26. Loans (continued)

26.1. Loans from banks

Details of short-term loans from banks are presented below:

Lender	Ending balance		Maturity date	Collateral
	Currency	Million VND		
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	105,170	January 2022	(i)
TOTAL		**105,170**		

Details of interests on short-term loans from banks as at 31 December 2021 are as follows:

Loans	Currency	Interest
Secured loans	VND	5.5% per annum

(i) As at 31 December 2021, these short-term loans are secured by a number of listed shares of a company within the Group owned by Vingroup JSC.

26. Loans (continued)

26.1. Loans from banks (continued)

Details of long-term loans and current portion of long-term loans from banks are presented below:

Lender	Ending balance		Maturity date	Collateral
	Currency	*Million VND*		
Bank for Investment and Development of Vietnam	VND	681,780	January 2022 to October 2024	(ii)
In which: Current portion of long-term loans		*40,000*		
Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	65,409	March 2022 to June 2022	(ii)
In which: Current portion of long-term loans		65,409		
Vietnam Technological and Commercial Joint Stock Bank	USD	40,241	March 2022 to June 2022	(ii)
In which: Current portion of long-term loans		40,241		
TOTAL		**787,430**		
In which:				
Long-term loans		*641,780*		
Current portion of long-term loans		*145,650*		

Details of interests on long-term loans and current portion of long-term loans from banks as at 31 December 2021 are as follows:

Loans	Currency	Interest
Secured loans	VND	Floating interest, interest rate during the year ranges from 7.6% to 10% per annum
Secured loans	USD	Floating interest, interest rate during the year ranges from 5% to 5.5% per annum

(ii) As at 31 December 2021, these long-term loans are secured by the following collaterals:

- Tangible fixed assets (Note 14), intangible fixed assets (Note 15), inventories (Note 11) and other benefits related to these assets.

26.2. Loans from counterparties

Long-term loans from six (06) corporate counterparties with total principal of VND7,716 billion, bearing the interest rate at 9% per annum with maturity date from February 2023 to June 2023.

26.3. Corporate bonds

Currency: million VND

	Ending balance	Beginning balance
Long-term corporate bonds	10,290,207	15,832,281
In which: Current portion of long-term corporate bonds	-	(8,442,360)
TOTAL	**10,290,207**	**7,389,921**

26. Loans (continued)

26.3. Corporate bonds (continued)

Currency: million VND

Underwriter	Ending balance	Maturity date	Interest	Collateral
Techcom Securities Joint Stock Company	3,331,657	May 2023	Interest rate for the first four periods is 9% to 10% per annum. Interest rate for the following periods is calculated as 12-month interest paid-in-arrear VND saving rate plus 3.25% per annum. Interest is payable every 3 months.	(i)
Techcom Securities Joint Stock Company	2,258,875	October 2024	Interest rate for the first four periods is 8.8% per annum. Interest rate for the following periods is calculated as 12-month interest paid-in-arrear VND saving rate plus 2.8% per annum. If the law applies a ceiling rate with an interest rate lower than the rate specified in the contract, this interest rate will apply. Interest is payable every 3 months.	(ii)
Techcom Securities Joint Stock Company	2,130,300	September 2024	Interest rate for the first four periods is 8.8% per annum. Interest rate for the following periods is calculated as 12-month interest paid-in-arrear VND saving rate plus 2.8% per annum. If the law applies a ceiling rate with an interest rate lower than the rate specified in the contract, this interest rate will apply. Interest is payable every 3 months.	(ii)
Techcom Securities Joint Stock Company	2,069,797	November 2026	Interest rate for the first four periods is 9.2% per annum. Interest rate for the following periods is calculated as 12-month interest paid-in-arrear VND saving rate plus 3.0% per annum. If the law applies a ceiling rate with an interest rate lower than the rate specified in the contract, this interest rate will apply. Interest is payable every 3 months.	(ii)
KB Securities Vietnam Joint Stock Company	499,578	May 2023	Interest rate from issuance date to 31 December 2021 is 9.5% per annum. Interest rate for the following periods is calculated as regular saving rate and 12-month VND individual saving rate plus 2.3% per annum. Interest is payable every 3 months.	(i)
TOTAL	**10,290,207**			
In which:				
Long-term bonds	10,290,207			
Current portion of long-term bonds	-			

26. Loans (continued)

26.3. Corporate bonds (continued)

(i) As at 31 December 2021, these corporate bonds are secured by the following collaterals:
- Asset rights, project development rights and bank balance related to a functional urban area project in Northern Vietnam; all legal rights and benefits related to the aforementioned project as stipulated in the Build-Transfer contract for the construction of Ring Road 2 project; and
- A part of a commercial project.

(ii) These bonds are secured by land use rights and attached assets related to a hospitality real estate project.

27. Provisions

27.1. Short-term provisions

The short-term provisions balance at 31 December 2021 includes the provision related to a deposit for payments under commercial purchase contracts.

27.2. Long-term provisions

The long-term provisions balance at 31 December 2021 mainly includes provisions for warranty costs for inventory properties at the Company and its subsidiaries' projects in accordance with the warranty clause in sales and purchase agreements.

28. Owners' equity

28.1. Increase and decrease in owners' equity

Currency: million VND

	Attributable to shareholders of the parent						
	Issued share capital	Share premium	Treasury shares	Other funds belonging to owners' equity	Undistributed earnings	Non-controlling interests	Total
Previous year							
Beginning balance	33,495,139	295,000	(5,549,929)	1,816,269	26,039,678	8,618,886	64,715,043
- Acquisition of new subsidiaries (Restated)	-	-	-	(625,373)	2,878,447	(4,899,232)	(2,646,158)
- Net profit for the year	-	-	-	-	27,351,280	855,260	28,206,540
- Cash dividends declared	-	-	-	-	-	(63,715)	(63,715)
- Capital contribution from non-controlling interest	-	-	-	-	-	62,000	62,000
- Disposal of subsidiaries	-	-	-	-	-	(60,000)	(60,000)
- Appropriation to other reserved	-	-	-	10,000	(10,000)	-	-
- Refund of capital contribution to non-controlling interests	-	-	-	-	-	(848,308)	(848,308)
Ending balance (Restated)	33,495,139	295,000	(5,549,929)	1,200,896	56,259,405	3,664,891	89,365,402

28. Owners' equity (continued)

28.1. Increase and decrease in owners' equity (continued)

Currency: million VND

	Attributable to shareholders of the parent						
	Issued share capital	Share premium	Treasury shares	Other funds belonging to owners' equity	Undistributed earnings	Non-controlling interests	Total
Current year							
Beginning balance (Restated)	33,495,139	295,000	(5,549,929)	1,200,896	56,259,405	3,664,891	89,365,402
- Acquisition of new subsidiaries (Note 4)	-	-	-	(681,541)	-	60	(681,481)
- Net profit for the year	-	-	-	-	38,824,562	123,916	38,948,478
- Change in equity interest in existing subsidiaries with no loss of control (i)	-	-	-	-	(592,715)	3,054,542	2,461,827
- Cash dividends declared	-	-	-	-	(5,024,270)	-	(5,024,270)
- Profit and share dividends by non-controlling interest	-	-	-	-	-	(174,497)	(174,497)
- Share dividends declared	10,048,536	-	-	-	(10,048,536)	-	-
- Reissuance of treasury shares	-	965,023	5,549,929	-	-	-	6,514,952
- Appropriation to other reserved	-	-	-	5,000	(5,000)	-	-
- Other decrease	-	-	-	-	-	(3,000)	(3,000)
Ending balance	43,543,675	1,260,023	-	524,355	79,413,446	6,665,912	131,407,411

28. Owners' equity (continued)

28.1. Increase and decrease in owners' equity (continued)

(ii) Transactions resulting in change of equity interest in existing subsidiaries without loss of control mainly include:

- Transfer of 19.5% contributed capital in Green City JSC between Metropolis Hanoi LLC and Cam Ranh JSC.

28.2. Capital transactions with owners

Currency: million VND

	Current year	Previous year
Contributed share capital from owners		
Beginning balance	33,495,139	33,495,139
Share dividends declared	10,048,536	-
Ending balance	43,543,675	33,495,139

28.3. Ordinary shares and preference shares

Unit: Shares

	Ending balance	Beginning balance
Authorised shares	4,354,367,488	3,349,513,918
Issued shares	4,354,367,488	3,349,513,918
Ordinary shares	*4,354,367,488*	*3,349,513,918*
Preference shares	-	-
Treasury shares	-	60,000,000
Ordinary shares	-	60,000,000
Preference shares	-	-
Shares in circulation	4,354,367,488	3,289,513,918
Ordinary shares	*4,354,367,488*	*3,289,513,918*
Preference shares	-	-

The par value of outstanding shares: VND10,000 per share (as at 31 December 2020: VND10,000 per share).

28. Owners' equity (continued)

28.4. Dividends

Currency: million VND

	Current year	Previous year
Dividends declared and paid during the year	**15,072,806**	**-**
Dividends on ordinary shares		
Cash dividends for 2021: VND1,500 per share (2020: VND0 per share) (i)	5,024,270	-
Stock dividends for 2021: 300 shares/1000 shares (2020: 0 share) (ii)	10,048,536	-
Dividends declared after the date of reporting period and not yet recognised as liability as at 31 December	**-**	**-**

(i) According to Resolution No. 01/2021/NQ-ĐHĐCĐ-VHM dated 25 June 2021, the Company's General Meeting of Shareholders has approved the plan to use the undistributed earnings as of 31 December 2020. Accordingly, the Company would pay cash dividends at rate of 15%/share (1 share is entitled to VND1,500). Then, according to Resolution No. 03/2021/NQ-ĐHĐCĐ-VH dated 12 August 2021 and Resolution No. 22/2021/NQ-HĐQT-VH dated 16 August 2021, the General Meeting of Shareholders and the Board of Directors of the Company have approved the cash dividend payment plan with a total amount of VND5,024 billion.

(ii) According to Resolutions No. 01/2021/NQ-ĐHĐCĐ-VHM dated 25 June 2021 and No. 03/2021/NQ-ĐHĐCĐ-VH dated 12 August 2021 issued by the General Meeting of Shareholders, and Resolution No. 12/2021/NQ-HDQT-VH dated 28 June 2021 and Resolution No. 22/2021/NQ-HĐQT-VH dated 16 August 2021 issued by the Board of Directors, the General Meeting of Shareholders and the Board of Directors of the Company have approved the plan to pay 1,004,854,175 share dividends from undistributed earnings as of 31 December 2020, equivalent to a total par value of VND10,048 billion.

On 1 October 2021, the Board of Directors of the Company issued Resolution No. 25/2021/NQ-HĐQT-VH approving the increase of the Company's charter capital after the issuance of shares to pay dividends and approving amendments to the Company's current charter to accommodate the increase in charter capital; accordingly, the Company's charter capital increased to VND 43,543,674,880,000. The aforementioned charter capital increase of the Company has also been approved pursuant to the 32nd amendment to the Enterprise Registration Certificate No. 010267977 issued by the Hanoi Department of Planning and Investment on 8 October 2021.

29. Revenues

29.1. Revenue from sale of goods and rendering of services

Currency: million VND

	Current year	Previous year
Gross revenue	**84,985,606**	**71,546,737**
In which:		
Revenue from sales of inventory properties	*73,318,810*	*67,309,531*
Revenue from rendering general contractor, construction consultancy and supervision services	*6,847,160*	*708,643*
Revenue from rendering real estate management and related services	*2,216,789*	*1,678,240*
Revenue from leasing activities and rendering related services	*1,031,904*	*898,466*
Others	*1,570,943*	*951,857*
Deductions	**-**	**-**
Net revenue	**84,985,606**	**71,546,737**
In which:		
Revenue from others	*83,624,507*	*70,766,593*
Revenue from related parties	*1,361,099*	*780,144*

29.2. Finance income

Currency: million VND

	Current year	Previous year
Gain from sales of investment (i)	4,656,724	16,886,238
Interest income from deposits and lending	1,477,255	2,430,615
"Income from Business and Investment Co-operation Contracts (ii)"	1,743,767	751,151
Other finance income	117,150	176,788
TOTAL	**7,994,896**	**20,244,792**

(i) Pertains to gain from the sales of investment in subsidiaries owning real estate project (Note 4.3) and gain from transfer capital contribution in an associate (Note 19.1).

(ii) Income from Business and Investment Co-operation Contracts with Vingroup JSC and some affiliates for the development purpose of Vinhomes Riverside The Harmony, Vinhomes Imperia Hai Phong, Vinhomes Dragon Bay, Vinhomes Star City Thanh Hoa and other projects.

29. Revenues (continued)

29.3. Revenues and expenses relating to investment properties

Currency: million VND

	Current year	Previous year
Rental income from investment properties	1,140,920	932,760
Direct operating expenses of investment properties that generated rental income during the year	(577,351)	(360,573)

30. Cost of goods sold and services rendered

Currency: million VND

	Current year	Previous year
Cost of inventory properties sold	26,252,150	42,214,202
Cost of rendering general contractor, construction consultancy and supervision services	6,515,770	653,657
Cost of rendering real estate management and other related services	1,693,006	1,574,858
Cost of leasing activities and other related costs	544,886	429,330
Others	1,520,230	738,613
TOTAL	**36,526,042**	**45,610,660**

31. Finance expenses

Currency: million VND

	Current year	Previous year
Loans interest and bond issuance costs	2,348,161	3,001,572
(Reversal of provision)/provision for investment	(235,991)	235,991
Other finance expenses	673,505	781,698
TOTAL	**2,785,675**	**4,019,261**

32. Selling expenses and general and administrative expenses

Currency: million VND

	Current year	Previous year
Selling expenses		
Consultancy, guarantee and commission fees	1,334,660	1,834,879
Advertising, marketing expenses	580,257	366,474
Labour costs	173,787	293,853
Rental expenses of retail outlets	107,445	147,194
Others	92,859	38,433
	2,289,008	**2,680,833**
General and administrative expenses		
Donation fee	2,135,812	888,435
Expenses for external services	777,579	801,758
Labour costs	238,844	229,184
Depreciation and amortisation (including amortisation of goodwill)	253,045	175,256
Others	363,314	98,827
	3,768,594	**2,193,460**
TOTAL	**6,057,602**	**4,874,293**

33. Other expenses

Currency: million VND

	Current year	Previous year
Penalty expenses	39,288	936,541
Others	59,399	73,895
TOTAL	**98,687**	**1,010,436**

34. Production and operating costs

Currency: million VND

	Current year	Previous year
Cost of developing inventory properties	9,712,959	29,813,130
Expenses for external service	11,642,793	5,781,411
Labour costs	1,415,510	1,418,624
Depreciation and amortisation (including amortisation of goodwill)	1,087,692	541,936
Others	3,274,150	1,111,803
TOTAL	**27,133,104**	**38,666,904**

35. Corporate income tax

The current corporate income tax ("CIT") rate applicable to the Company and its subsidiaries is 20% of taxable profits (previous year: 20%).

The tax returns filed by the Company and its subsidiaries 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 consolidated financial statements could be changed at a later date upon final determination by the tax authorities.

35.1. CIT expenses

Currency: million VND

	Current year	Previous year
Current tax expenses	8,978,371	8,778,070
Deferred tax expense/(income)	256,128	(467,773)
TOTAL	**9,234,499**	**8,310,297**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

B09-DN/HN

35. Corporate income tax (continued)

35.1. CIT expenses (continued)

Reconciliation between CIT expenses and the accounting profit multiplied by applicable CIT rate is presented below:

Currency: million VND

	Current year	Previous year
Accounting profit before tax	**48,182,977**	**36,516,837**
At CIT rate of 20% applicable to the Company and its subsidiaries	9,636,595	7,303,367
Adjustment for:		
Impacts from acquisition, disposal and legal merge transactions in the consolidated financial statements	(531,090)	627,814
Unrecognised deferred tax assets related to tax loss	117,990	25,204
Differences of cost of goods sold between the individual financial statements and the consolidated financial statements arising from merger and acquisition transactions	538,221	367,781
Tax losses carried forward	(14,449)	(7,240)
Shared profit from associates	(10,752)	(3,705)
Goodwill amortisation in the consolidated financial statements	41,271	27,053
Dividend income and shared profit	(261,937)	(87,942)
Non-deductible expenses	44,465	419,766
Non-deductible expense according to Decree No. 132/2020/ND-CP	105,443	-
Adjustment of CIT according to Decree No. 132/2020/ND-CP	(313,849)	(208,815)
CIT exempted according to Decree No. 92/2021/ND-CP	(55,673)	(166,243)
Others	(61,736)	13,257
CIT expenses	**9,234,499**	**8,310,297**

35.2. Current CIT expense

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

B09-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

35. Corporate income tax (continued)

35.3. Deferred tax

The following are the deferred tax assets and deferred tax liabilities recognised by the Company and its subsidiaries, and the movement thereon, during the current and previous years:

Currency: million VND

	Consolidated balance sheet		Consolidated income statement	
	Ending balance	*Beginning balance (Restated)*	*Current year*	*Previous year*
Deferred tax assets	-	-	-	(1,622)
Provision for obsolete inventories	392,130	196,568	195,562	161,234
Accrued expenses and unearned revenue	13,631	52,014	(38,383)	(117,713)
Differences arising from selling expenses for real estate projects	72,167	72,393	(226)	1,743
Differences arising from revaluation of net assets of subsidiaries at acquisition date	-	-	-	(77)
Differences arising from revaluation of net assets of subsidiaries under legal merge transaction	69,946	397,703	(327,757)	353,070
Differences arising from unrealised profit	8,478	8,478	-	(292)
Differences from temporarily non-deductible expenses	**556,352**	**727,156**		
Deferred tax liabilities	(120,481)	-	(120,481)	-
Differences arising from unrealised loss	(488,226)	(523,383)	35,157	71,430
Differences arising from revaluation of net assets of subsidiaries at acquisition date	**(608,707)**	**(523,383)**		
Net deferred tax (liabilities)/assets	***(52,355)***	***203,773***		
Net deferred tax (charge)/credit to consolidated income statement			***(256,128)***	***467,773***

35. Corporate income tax (continued)

35.4. Unrecognised deferred tax assets

Tax losses carried forward

The Company and its subsidiaries are entitled to carry tax loss forward to offset against taxable income arising within five years subsequent to the year in which the loss was incurred. At the consolidated balance sheet date, the Company and its subsidiaries have aggregated accumulated tax losses of VND1,976 billion (31 December 2020: VND1,058.7 billion) available for offset against future taxable income.

No deferred tax assets have been recognised in respect of these accumulated tax losses because future taxable income cannot be ascertained at this stage.

Non-deductible interest expense under Decree 132/2020/ND-CP

Non-deductible interest expense under Decree 132/2020/ND-CP shall be carried forward to the next tax period when determining total deductible interest expense in case the total interest expense deducted for the next tax period is lower than the level prescribed in this Decree. The Company and its subsidiaries are allowed to transfer the non-deductible interest expenses exceeding the cap within the following 5 years since the year when such expense has been incurred.

The deferred tax assets have not been recognised in respect of this non-deductible interest expense because future taxable profits and the conditions to deduct in subsequent tax periods cannot be ascertained at this stage.

36. Transactions with related parties

36.1. Significant transactions with related parties

Significant transactions with related parties during this year and previous year were as follows:

Currency: million VND

Related parties	Relationship	Transactions	Current year	Previous year
Vingroup JSC	Parent company	Lending	20,899,800	23,143,253
		Collection of lending	13,837,195	22,783,253
		Deposit under project development agreements, project transfer agreements and share transfer agreements	14,389,175	13,592,179
		Borrowings	11,608,000	10,108,500
		Repayment of borrowings	11,608,000	10,108,500
		Offset receivables/payables	762,867	-
		Offset lending receivables	620,000	
		Dividends paid in shares	6,698,036	-
		Dividends paid in cash	3,349,018	-
		Receivables from shared profit from Business and Investment Co-operation Contracts	1,389,781	624,909
		Receipt from shared profit from Business and Investment Co-operation Contracts	1,260,188	1,727,545
		Management service payables	633,338	657,993
		Payables from acquisition of an investment	561,000	-
		Receivables on behalf	126,086	-
		Receivables from construction consulting and management service fee	265,855	39,419
Vinpearl JSC	Affiliate	Lending	-	12,399,000
		Collection of lending	-	16,356,900
		Deposit under project development agreements and share transfer agreements	-	3,950,000
		Transfer of lending	9,701,843	-

36. Transactions with related parties (continued)

36.1. Significant transactions with related parties (continued)

Significant transactions with related parties during this year and previous year were as follows: continued)

Currency: million VND

Related parties	Relationship	Transactions	Current year	Previous year
Vincom Retail JSC	Affiliate	Deposit received for Investment Co-operation Contract	192,118	1,775,996
		Repayment of deposit for Investment Co-operation Contract	242,172	122,728
Vinwonders JSC	Affiliate	Deposit received for Business Co-operation Contract	-	200,000
VinFast Trading and Production JSC ("VinFast JSC") (formerly VinFast Trading and Production LLC)	Affiliate	Repayment of borrowings	575,000	-
		Deposit for investment and project transfer purpose	-	17,005,000
		Lending	6,170,000	2,110,000
		Collection of lending	1,900,000	3,760,000
		Offset lending and receivables/payables	1,921,337	-
		Receivables from shared profit from Business Co-operation Contracts	336,000	-
		Profit sharing from Business Co-operation Contracts	383,034	-
VinFast Commercial and Services Trading LLC ("VinFast Trading LLC")	Affiliate	Payables for goods purchased	3,547,980	2,357,140

36. Transactions with related parties (continued)

36.1. Significant transactions with related parties (continued)

Significant transactions with related parties during this year and previous year were as follows: continued)

Currency: million VND

Related parties	Relationship	Transactions	Current year	Previous year
		Payment for goods purchased	2,808,670	-
		Offset lending and other receivables/payables	1,158,470	-
"Vinsmart Research and Manufacture JSC ("Vinsmart JSC")"	Affiliate	Collection of lending	-	3,355,000
		Lending	-	1,100,000
		Payables for goods purchased	453,099	-
		Payments for goods purchased	348,175	-
		Payables for transferred assets and provided services	341,762	-
Kind Heart Foundation	Under common owner	Charity expenses	83,963	817,000
		Advance for charity expenses	1,155,000	-
		Refund of charity expenses	1,465,757	-
Xavinco JSC	Affiliate	Borrowings	932,000	-
		Repayment of borrowings	336,000	-
Xalivico Limited Liability Company ("Xalivico LLC")	Affiliate	Borrowings	825,000	-
		Repayment of borrowings	401,000	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

36. Transactions with related parties (continued)

36.1. Significant transactions with related parties (continued)

Significant transactions with related parties during this year and previous year were as follows: (continued)

Currency: million VND

Related parties	Relationship	Transactions	Current year	Previous year
Vinschool One Member LLC ("Vinschool LLC")	Affiliate	Receivables from shared profit from Business Co-operation Contracts	161,098	-
		Refund deposit of Business Co-operation Contracts	200,000	-
Vincom Retail Operation LLC ("Vincom Retail Operation Company") (formerly Northern Vincom Retail LLC)	Affiliate	Sales of inventory properties received	131,396	-
Vinmec International Hospital JSC ("Vinmec JSC")	Affiliate	Donation expenses	117,029	-
Thang Long Real Estate JSC	Affiliate	Lending	139,000	-
SV Real Estate JSC	Under common owner since 20 October 2021	Collection of receivables from transfer of inventory properties	2,775,431	-

Terms and conditions of transactions with related parties

The Company and its subsidiaries have sold/purchased goods and rendering/purchased services to/from related parties based on negotiated market prices and contract terms.

Payables and receivables (except for some receivables, lending, borrowings and deposits for share transfer) as at 31 December 2021 are unsecured, free of interest and will be settled in cash. During the year ended 31 December 2021, the Company and its subsidiaries have not made provision for doubtful debts relating to amounts due from related parties (31 December 2020: nil). This assessment is undertaken each financial year through the examination of the financial position of the related parties and the market in which the related parties operate.

36. Transactions with related parties (continued)

36.2. Amounts due to and due from related parties (continued)

Amounts due to and due from related parties as at 31 December 2021 and 31 December 2020 were as follows:

Currency: million VND

Related parties	Relationship	Transactions	Ending balance	Beginning balance
Short-term trade receivables *(Note 7.1)*				
SV Real Estate JSC	Under common owner since 20 October 2021	Receivables from sales of inventory properties	3,601,722	-
Vincom Retail JSC	Affiliate	Receivables from sales of inventory properties	10,826	122,728
		Other receivables	18,681	5,533
Vingroup JSC	Parent company	Receivables from management consultancy and construction contractor services	235,206	594
Other affiliates		Other receivables (i)	123,255	186,377
			3,989,690	**315,232**
(i) Other short-term receivables mainly comprise receivables from shared profit, general contractor and technological services.				
Short-term advances to supplier *(Note 7.2)*				
Short-term advances to suppliers mainly include advances for goods and services purchases.				
Other short-term receivables *(Note 9)*				
Vingroup JSC	Parent company	Capital contribution and deposits for Business and Investment Co-operation Contract (ii)	410.230	410.230
		Receivables from shared profit from Business Co-operation Contracts	129.592	-
Kind Heart Foundation	Under common owner	Advance for charity expenses	104.580	499.300
VinFast JSC	Affiliate	Other receivables	968.773	-
Other affiliates		Other receivables	250.962	230.063
			1.864.137	**1.139.593**

36. Transactions with related parties (continued)

36.2. Amounts due to and due from related parties (continued)

Amounts due to and due from related parties as at 31 December 2021 and 31 December 2020 were as follows:

Currency: million VND

Related parties	Relationship	Transactions	Ending balance	Beginning balance
Other long-term receivables *(Note 9) (ii)*				
Vingroup JSC	Parent company	Deposit for Business and Investment Co-operation Contract	3,000,000	3,000,000
VinAcademy Education and Training LLC	Affiliate	Capital contribution for Business and Investment Co-operation Contract	2,790,000	2,790,000
Other affiliates		Other receivables	140,458	142,110
			5,930,458	**5,932,110**
Other current assets *(Note 13) (ii)*				
Vingroup JSC	Parent company	Deposit for project development, share transfer and investment purpose	8,599,366	199,700
Vinpearl JSC	Affiliate	Deposit for share transfer and investment purpose	3,950,000	3,950,000
VinFast JSC	Affiliate	Deposit for project transfer purpose	1,917,154	-
			14,466,520	**4,149,700**
Vingroup JSC	Parent company	Deposit for project transfer purpose, investment and share transfer purpose	27,464,279	21,474,770
VinFast JSC	Affiliate	Deposit for project transfer purpose	14,119,073	17,005,000
			41,583,352	**38,479,770**

(ii) The deposits to Vingroup JSC amounting to VND3,062.8 billion for share transfer of some companies within the Group which are the owners of potential real estate projects are secured by shares of these companies with all rights and interests attached thereto. The remaining deposits are unsecured.

Short-term trade payables *(Note 21.1)*				
Vingroup JSC	Parent company	Management service fee payables	167,329	368,319
		Other service fee payables	75,597	99,170
VinFast Trading LLC	Affiliate	Payables for goods purchased	-	210,000
Vinmec JSC	Affiliate	Donation fee	117,029	-
Vinsmart JSC	Affiliate	Payables for goods purchased	355,803	407,628
Other affiliates		Others	180,500	80,678
			896,258	**1,165,795**

36. Transactions with related parties (continued)

36.2. Amounts due to and due from related parties (continued)

Amounts due to and due from related parties as at 31 December 2021 and 31 December 2020 were as follows:

Currency: million VND

Related parties	Relationship	Transactions	Ending balance	Beginning balance
Unearned revenue *(Note 24)*				
MV1 Real Estate LLC	Associate until 31 March 2021	Unearned revenue from transaction with associates	-	1,735,405
			-	**1,735,405**
Other short-term payables *(Note 25)*				
Vincom Retail JSC (*)	Affiliate	Deposit received for Investment Co-operation Contract	1,860,820	1,668,702
		Other payables	48,235	269,833
Vinschool LLC	Affiliate	Other payables	63,198	271,338
Vinwonders JSC	Affiliate	Deposit received for Investment Co-operation Contract	200,000	200,000
Other affiliates		Other payables (**)	17,623	243,885
			2,189,876	**2,653,758**

(*) Deposits for shopping mall components bear the interest at 10% per annum.

(**) Other payables mainly include deposits received for Investment Co-operation Contract.

Other long-term payables *(Note 25)*

Other long-term payables comprise deposit received from an affiliate for the purpose of co-operation and transfer of shopping mall component of Vinhomes Long Beach Can Gio.

36. Transactions with related parties (continued)

Details of lending to related parties (Note 8)

The Company and its subsidiaries have no short-term lending to related parties at 31 December 2021.

Details of long-term lending as at 31 December 2021:

Related parties	Relationship	Amount (million VND)	Interest rate % per annum	Maturity date	Collateral
Vingroup JSC	Parent company	6,450,000	9%	From February 2023 to June 2023	(i)
VinFast JSC	Affiliate	2,348,663	9%	February 2023	(i)
Thang Long Real Estate JSC	Affiliate	139,000	9%	January 2023	(i)
		8,937,663			

(i) These lending balances are secured by capital contribution/shares of some companies within the Group held by the borrowers or other companies within the Group.

Details of short-term lending as at 31 December 2020:

Related parties	Relationship	Amount (million VND)	Interest rate % per annum	Maturity date	Collateral
Thang Long Real Estate JSC	Affiliate	11,200	9%	December 2021	(i)
		11,200			

(i) This lending is secured by capital contribution of a company within the Group.

Details of long-term lending as at 31 December 2020:

Related parties	Relationship	Amount (million VND)	Interest rate % per annum	Maturity date	Collateral
Vingroup JSC	Parent company	360,000	9%	September 2022	(i)
		360,000			

(i) This lending is secured by capital contribution of a company within the Group.

36. Transactions with related parties (continued)

36.4. Details of borrowings from related partie (Note 26)

The Company and its subsidiaries have no short-term borrowings from related parties at 31 December 2021.

Details of long-term borrowings as at 31 December 2021:

Related parties	Relationship	Amount (million VND)	Interest rate % per annum	Maturity date	Collateral
Xavinco JSC	Affiliate	596,000	9%	From January to February 2023	(i)
Xalivico LLC	Affiliate	424,000	9%	From January to February 2023	(i)
		1,020,000			

(i) These loans are secured by shares of the Company in a subsidiary.

Details of short-term borrowings as at 31 December 2020:

Related parties	Relationship	Amount (million VND)	Interest rate % per annum	Maturity date	Collateral
Vingroup JSC	Parent company	9,416	9%	Aug-21	None
VinFast LLC	Affiliate	575,000	9%	Dec-21	None
		584,416			

Chi tiết các khoản đi vay dài hạn tại ngày 31 tháng 12 năm 2020:

Related parties	Relationship	Amount (million VND)	Interest rate % per annum	Maturity date	Collateral
Xavinco JSC	Affiliate	336,000	9%	Jul-22	(i)
Xalivico LLC	Affiliate	401,000	9%	Jul-22	(i)
		737,000			

(i) These loans are secured by shares of the Company in a subsidiary.

36.5. Other related party transactions

Remuneration to members of management and Board of Directors:

Currency: million VND

	Current year	Previous year
Salaries	65,229	47,956
TOTAL	**65,229**	**47,956**

37. Earnings per share

The following reflects the income and share data used in the basic and diluted earnings per share computations:

Currency: million VND

	Current year	Previous year
Net profit after tax attributable to ordinary shareholders	38,824,562	27,351,280
Adjust for the effect of dilution	-	-
Net profit attributable to ordinary shareholders adjusted for the effect of dilution	**38,824,562**	**27,351,280**

Unit: Share

	Current year	Previous year (Restated)
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per share	4,306,713,063	4,276,368,093
Adjust for the effect of dilution	-	-
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per share	**4,306,713,063**	**4,276,368,093**

Currency: VND

	Current year	Previous year (Restated)
Basic earnings per share	9,015	6,396

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of these consolidated financial statements.

38. Segment information

The Company and its subsidiaries do not present segmental information for the year ended 31 December 2021 because real estate trading and related services are principal sources accounting for a substantial portion in the Company and its subsidiaries' total revenue, profit and assets. Therefore, management is of the view that there is only one segment for business. In addition, management defines the Company and its subsidiaries' geographical segments to be based on the location of the assets which is in Vietnam.

39. Commitments and contingencies

Commitments under operating leases where the Company and its subsidiaries are lessees

The Company and its subsidiaries, as lessees, have signed land rental contract and other operating lease arrangements for apartments, shophouses and villas and other operating lease arrangements. The minimum lease commitments as at the balance sheet dates under these operating lease agreements are as follows:

Currency: million VND

	Ending balance	Beginning balance
Less than 1 year	140,517	111,672
From 1 to 5 years	720,831	505,354
More than 5 years	7,568,554	5,759,524
TOTAL	**8,429,902**	**6,376,550**

Commitments under operating leases where the Company and its subsidiaries are lessors

The Company and its subsidiaries, as lessors, lease office, apartments, shophouses and villas under operating lease agreements. The future minimum rental receivables as at the balance sheet dates under these operating lease agreements are as follows:

Currency: million VND

	Ending balance	Beginning balance
Less than 1 year	653,160	537,615
From 1 to 5 years	928,330	653,775
More than 5 years	2,720,434	2,174,135
TOTAL	**4,301,924**	**3,365,525**

Lease commitment

Ecology JSC, a subsidiary, entered into lease contracts with an affiliate for leasing retail areas at two (02) real estate projects. As at 31 December 2021, the present values of the minimum lease payment receivables under these agreements for period less than 1 year, from 1 to 5 years and more than 5 years respectively are VND18.8 billion, VND48.8 billion and VND58.1 billion. As at 31 December 2021, the total minimum lease payment receivables under these agreements for period less than 1 year, from 1 to 5 years and more than 5 years respectively are VND21.4 billion, VND89.9 billion and VND476.8 billion.

Commitments related to capital expenditure of on-going real estate projects and development of potential real estate projects

The Company and its subsidiaries have entered into a number of contracts relating to the development of certain real estate projects. The outstanding commitment on these contracts as at 31 December 2021 amounts to approximately VND8,137 billion (as at 31 December 2020: VND9,704 billion). In addition, according to a land lease agreement between a subsidiary and a counterparty, the remaining consideration payable under this agreement as at 31 December 2021 is USD110,000,000.

39. Commitments and contingencies (continued)

Commitments related to capital expenditure of on-going real estate projects and development of potential real estate projects (continued)

Under Build – Transfer Contract in 2016 between Hanoi Construction Department and a subsidiary and a counterparty, the outstanding commitment of this contract as at 31 December 2021 is VND362 billion.

Under a Business Co-operation Contract dated November 2017 between a subsidiary and a counterparty, the subsidiary commits to contribute 100% investment capital for a potential real estate project in Hanoi. The project will be implemented within 2 years commencing from the date the subsidiary receives land parcel for construction. In accordance with this agreement, upon the completion of the project, the subsidiary will be entitled to manage and operate a portion of the project's asset. The total estimated capital is VND790 billion, the remaining commitment of this agreement as at 31 December 2021 is VND782.1 billion.

In May 2018, the Company and a subsidiary have entered into a Capital Transfer Agreement with a corporate counterparty to acquire 32.5% of Berjaya VFC LLC's equity interest. As at 31 December 2021, the remaining consideration payable under this agreement is VND503.7 billion.

In June 2019, a subsidiary has entered into an Investment Co-operation Contract with counterparties for the purpose of investing in a real estate project. Accordingly, the subsidiary commits to deposit to secure the call option of capital contribution in this project. As at 31 December 2021, the remaining commitment under this agreement amounts to VND172.5 billion.

As disclosed in Note 13, a subsidiary has entered into Share Transfer Agreement with a company within the Group for the purpose of acquiring shares in a company owning real estate project. As at 31 December 2021, the remaining commitment under this agreement amounts to VND2,263 billion.

As disclosed in Note 13, a subsidiary has entered into Deposit Agreement with a company within the Group for the purpose of developing real estate project. As at 31 December 2021, the remaining commitment under this agreement amounts to VND115 billion.

As disclosed in Note 13, in 2020, the Company has entered into a Joint-name Investors Agreement with Vingroup JSC for the purpose of co-investing developing real estate project, with the Total project investment capital of VND232,369 billion. Accordingly, the Company and Vingroup JSC would share the capital contribution at the rate of 70% and 30% respectively, which is equivalent to 15% of the Total project investment capital.

As disclosed in Note 13, in 2021, the Company has made a deposit to an auction company to implement the Southern area of Bac Luan II Bridge Project, Mong Cai city, Quang Ninh province. At 31 December 2021, the remaining commitment under this agreement amounts to VND275.9 billion.

Commitment under interest support agreements to buyers of inventory properties at real estate projects of the Company and its subsidiaries

According to three-party (3) interest support agreements among the Company and its subsidiaries as investors, buyers of inventory properties of the Company's projects (including Vinhomes West Point, Vinhomes Ocean Park, Vinhomes Grand Park, Vinhomes Smart City, Vinhomes Symphony, Vinhomes New Center and Vinhomes Marina Projects) and certain banks, the Company and its subsidiaries commit to support the buyers in getting loans to finance for a part of the selling price and to settle the interest within a committed period.

39. Commitments and contingencies (continued)

Commitment to securing assets for payment obligation of corporate counterparties

The Company and some subsidiaries have committed to use assets of either the Company and these subsidiaries to secure for loans and debts related to deposits from corporate counterparties to transfer real estate projects.

Commitments under Business Co-operation Contracts

Under the Business Co-operation Contract signed in February 2012 between Royal City JSC and Thien Huong Investment JSC ("Thien Huong JSC") regarding the school operations in Vinhomes Royal City project, Royal City JSC is entitled to the share of Thien Huong JSC's revenue, which is equal to 15% of revenue and can be adjusted according to the agreement. The duration of the Business Co-operation Contract is from February 2012 to the end of 2043.

Under the Business Co-operation Contracts between the Company and its subsidiaries with Vinschool LLC regarding the school components of real estate projects, the Company and its subsidiaries are entitled to the share of Vinschool LLC's revenue, which is equal to 15% of revenue and can be adjusted according to the agreement.

Commitment related to non-controlling owner of a subsidiary

In accordance with the agreement between the two owners of a subsidiary, the non-controlling owner has the right to contribute capital equivalent to 15% equity ownership together with right, obligation in this subsidiary.

40. Additional information regarding the consolidated cash flow statement

Currency: million VND

	Current year	Previous year
Actual cash received from loans during the year:		
Cash received from normal loan agreements	7,365,544	5,996,930
Cash received from issuance of bonds	6,454,333	13,665,935
Actual cash payment of loans during the year:		
Cash payment for normal loan agreements	(7,162,251)	(7,539,963)
Cash payment for principal of bonds	(12,139,000)	(13,200,000)

41. Restatement of corresponding figures

In the consolidated financial statements for the year ended 31 December 2020, the Company applied provisional accounting to account for the business combination transaction with Bao Lai JSC and its subsidiaries in 2020. In 2021, the Company finalised such provisional accounting applied for this transaction (Note 4.4). Thereby, restatement of certain corresponding figures is presented as follows:

Currency: million VND

Code	Items	31 December 2020 (Previously presented)	Adjustment	31 December 2020 (Restated)
	CONSOLIDATED BALANCE SHEET			
221	Tangible fixed assets	5,683,205	379,508	6,062,713
222	Cost - Tangible fixed assets	5,873,264	379,508	6,252,772
227	Intangible fixed assets	223,41	1,165,109	1,388,519
228	Cost - Intangible fixed assets	312,732	1,165,109	1,477,841
252	Investments in associates, jointly controlled entities	5,838,118	77,933	5,916,051
269	Goodwill	2,679,239	(1,062,553)	1,616,686
341	Deferred tax liabilities	198,873	324,51	523,383
429	Non-controlling interests	3,429,404	235,487	3,664,891

42. Events after the balance sheet date (

Except for the events after the consolidated balance sheet date as presented in other notes of the consolidated financial statements, the Company and its subsidiaries have the following events after the consolidated balance sheet date:

In February 2022, the Company has established two new subsidiaries, Vinpearl Landmark 81 Joint Stock Company and Vincom Retail Landmark 81 Joint Stock Company; thereby, the Company holds 99.88% and 99.85% voting rights in these subsidiaries, respectively.

In February 2022, Vinhomes Industrial Zone JSC ("VHIZ JSC") received a part of the project under the VinFast Automobile Production Complex Project under the Project Transfer Agreement signed between VHIZ JSC and VinFast JSC.

42. Events after the balance sheet date (continued)

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

Hanoi, Vietnam
31 March 2022

Nguyen Ha Yen	Le Tien Cong	Pham Thieu Hoa
Preparer	Chief Accountant	Chief Executive Officer

APPENDIX 1 – THE COMPANY'S SUBSIDIARIES AS AT 31 DECEMBER 2021

No.	Full name	Short name	Voting right (%)	Equity interest (%)	Registered office's address	Principal activities
1	Gia Lam Urban Development and Investment Limited Liability Company (i) (iii)	Gia Lam LLC	99.39	99.00	2nd Floor, Vincom Mega Mall Ocean Park Shopping Center in land plot CCTP-10 of Gia Lam Urban Project, Trau Quy Town and Duong Xa, Kieu Ky, Da Ton Communes, Gia Lam District, Hanoi	Investing, developing and trading real estate properties
2	Ecology Development and Investment Joint Stock Company (i)	Ecology JSC	100.00	99.61	No. 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi	Investing, developing and trading real estate properties
3	Vietnam Investment and Consulting Investment Joint Stock Company (i)	Vietnam Investment JSC	70.00	69.73	No. 191 Ba Trieu Street, Le Dai Hanh Ward, Hai Ba Trung District, Hanoi	Investing, developing and trading real estate properties
4	Can Gio Tourist City Corporation (i)	Can Gio JSC	99.89	99.73	No. 72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City	Investing, developing and trading real estate properties
5	Tay Tang Long Real Estate Company Limited Liability Company	Tay Tang Long LLC	100.00	90.00	No. 72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City	Investing, developing and trading real estate properties
6	Berjaya Vietnam International University Township Limited Liability Company (i)	Berjaya VIUT LLC	97.90	97.64	20A Floor, Vincom Center Dong Khoi, No. 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	Investing, developing and trading real estate properties
7	Royal City Real Estate Development and Investment Joint Stock Company	Royal City JSC	97.85	97.85	No. 72A Nguyen Trai Street, Thuong Dinh Ward, Thanh Xuan District, Hanoi	Investing, developing and trading real estate properties
8	Lang Van Development and Investment Joint Stock Company (i)	Lang Van JSC	100.00	99.84	No. 7 Truong Sa Street, Hoa Hai Ward, Ngu Hanh Son District, Da Nang City	Investing, developing and trading real estate properties
9	Metropolis Hanoi Limited Liability Company	Metropolis Hanoi LLC	100.00	100.00	HH land area, Pham Hung Street, Me Tri Ward, Nam Tu Liem District, Hanoi	Investing, developing and trading real estate properties

APPENDIX 1 – THE COMPANY'S SUBSIDIARIES AS AT 31 DECEMBER 2021 (continued)

No.	Full name	Short name	Voting right (%)	Equity interest (%)	Registered office's address	Principal activities
10	Berjaya Vietnam Financial Center Limited Liability Company (i)	Berjaya VFC LLC	67.50	67.32	20A Floor, Vincom Center Dong Khoi, No. 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	Investing, developing and trading real estate properties
11	Thai Son Investment and Construction Corporation (i)	Thai Son JSC	100.00	99.73	No. 7 Bang Lang 1 Street, Vinhomes Riverside Eco-urban Area, Viet Hung Ward, Long Bien District, Hanoi	Investing, developing and trading real estate properties
12	Millennium Trading Investment and Development Limited Liability Company	Millennium LLC	100.00	100.00	20A Floor, Vincom Center Dong Khoi, No. 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	Investing, developing, trading real estate properties and office leasing
13	GS Cu Chi Development Joint Stock Company (i)	GS Cu Chi JSC	100.00	99.90	20A Floor, Vincom Center Dong Khoi, No. 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	Investing, developing and trading real estate properties
14	Phu Gia Property Trading Limited Liability Company (i) (ii)	Phu Gia LLC	98.00	97.62	No. 63 Hang Ga Street, Hang Bo Ward, Hoan Kiem District, Hanoi	Investing, developing and trading real estate properties
15	Green City Development Joint Stock Company (i)	Green City JSC	80.50	80.28	No. 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	Investing, developing and trading real estate properties
16	Delta Joint Stock Company (i)	Delta JSC	100.00	99.92	No. 110, Dang Cong Binh Street, 6th Hamlet, Xuan Thoi Thuong Ward, Hoc Mon District, Ho Chi Minh City	Investing, developing and trading real estate properties
17	Vinhomes Industrial Zone Investment Joint Stock Company (i)	VHIZ JSC	100.00	99.99	No. 7, Bang Lang 1 Street, Vinhomes Riverside Eco-Urban Area, Viet Hung Ward, Long Bien District, Hanoi	Investing, developing and trading real estate properties

APPENDIX 1 – THE COMPANY'S SUBSIDIARIES AS AT 31 DECEMBER 2021 (continued)

No.	Full name	Short name	Voting right (%)	Equity interest (%)	Registered office's address	Principal activities
18	Dai An Investment Construction Joint Stock Company (i)	Dai An JSC	100.00	100.00	Highway 5A, Dinh Du Village, Dinh Du Commune, Van Lam District, Hung Yen Province	Investing, developing and trading real estate properties
19	Ecology Development and Trading Joint Stock Company (i) (ii)	Ecology Trading JSC	100.00	99.98	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi	Investing, developing and trading real estate properties
20	VinITIS Information Technology and Transmission Infrastructure Solutions Joint Stock Company	VinITIS JSC	61.00	61.00	No. 7, Bang Lang 1 Street, Vinhomes Riverside Eco-Urban Area, Viet Hung Ward, Long Bien District, Hanoi	Data processing, leasing of mobile broadcasting infrastructure, voice network, television and related activities
21	Newco Development and Investment Joint Stock Company (i)	Newco JSC	100.00	90.26	No. 72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City	Investing, developing and trading real estate properties
22	Sai Dong Urban Development and Investment Joint Stock Company (i)	Sai Dong JSC	100.00	99.98	No. 7, Bang Lang 1 Street, Vinhomes Riverside Eco-Urban Area, Viet Hung Ward, Long Bien District, Hanoi	Investing, developing and trading real estate properties
23	Central Park Development Limited Liability Company (i)	Central Park LLC	100.00	99.98	Room 900, 9th Floor, IPH Tower, No. 241 Xuan Thuy Street, Dich Vong Hau Ward, Cau Giay District, Hanoi	Investing, developing and trading real estate properties
24	Bao Lai Investment Joint Stock Company (i)	Bao Lai JSC	96.48	77.67	No. 166, Pham Van Dong Street, Xuan Dinh Ward, Bac Tu Liem District, Hanoi	Exploiting, manufacturing and trading white marble

APPENDIX 1 – THE COMPANY'S SUBSIDIARIES AS AT 31 DECEMBER 2021 (continued)

No.	Full name	Short name	Voting right (%)	Equity interest (%)	Registered office's address	Principal activities
25	Bao Lai Marble One Member Company Limited (i)	Bao Lai Marble LLC	100.00	77.67	Hop Nhat Village, Thinh Hung Commune, Yen Binh District, Yen Bai Province	Exploiting, manufacturing and trading white marble
26	An Phu White Marble Company Limited (i)	An Phu White Marble LLC	100.00	77.67	Khau Ca Village, An Phu Commune, Luc Yen District, Yen Bai Province	Exploiting, manufacturing and trading white marble
27	Doc Thang Marble Joint Stock Company (i)	Doc Thang JSC	100.00	81.61	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province	Exploiting, manufacturing and trading white marble
28	Phan Thanh Mineral Joint Stock Company (i)	Phan Thanh JSC	100.00	77.96	Ban Ro Village, Phan Thanh Commune, Luc Yen District, Yen Bai Province	Exploiting, manufacturing and trading white marble
29	Bao Lai Luc Yen Mineral Exploitation One Member Company Limited (i)	Bao Lai Luc Yen LLC	100.00	77.67	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province	Exploiting, manufacturing and trading white marble
30	Van Khoa Investment Joint Stock Company (i)	Van Khoa Investment JSC	100.00	78.60	No. 166, Pham Van Dong Street, Xuan Dinh Ward, Bac Tu Liem, District, Hanoi	Exploiting, manufacturing and trading white marble
31	Van Khoa Luc Yen One Member Company Limited (i)	Van Khoa Luc Yen LLC	100.00	78.60	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province	Exploiting, manufacturing and trading white marble
32	Son Thai Investment and Trading Joint Stock Company (i)	Son Thai JSC	99.99	80.27	No. 65, Hai Phong Street, Thach Thang Ward, Hai Chau District, Da Nang City	Investing real estate properties and leasing offices

(i) The equity interest in these subsidiaries differs from voting right since the Company controls over these subsidiaries indirectly through other subsidiaries.

(ii) These companies are in the process of completing dissolution procedures.

(iii) Non-controlling owner in this subsidiary has the right to contribute capital as disclosed in Note 39.