Vinhomes Joint Stock Company

Separate financial statements

Quarter II 2023

CONTENTS

THE COMPANY

Vinhomes Joint Stock Company ("the Company") is a joint stock company incorporated under the Law of Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0103022741 issued by the Hanoi Department of Planning and Investment on 6 March 2008. The Company subsequently received Enterprise Registration Certificate No. 0102671977 dated 5 August 2010 on registration of a shareholding company. The Company subsequently also received amended Enterprise Registration Certificates with the the 35th amendment dated 18 May 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".

BOARD OF DIRECTORS

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

Mr. Pham Thieu Hoa	Chairman	
Ms. Nguyen Dieu Linh	Member	
Mr. Pham Nhat Vuong	Member	
Ms. Cao Thi Ha An	Member	
Ms. Nguyen Thu Hang	Member	Appointed on 27 April 2023
Mr. Tran Kien Cuong	Member	Resigned on 27 April 2023
Mr. Ashish Jaiprakash Shastry	Member	Resigned on 27 April 2023
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 period and at the date of this report are:

Ms. Nguyen Le Van Quynh	Head of the Supervisory Board
Ms. Le Thi Duyen	Member
Ms. Pham Ngoc Lan	Member

MANAGEMENT

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

Ms. Nguyen Thu Hang	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. Mai Thu Thuy	Deputy Chief Executive Officer
Mr. Nguyen Ba Tin	Deputy Chief Executive Officer

LEGAL REPRESENTATIVES

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

Mr. Pham Thieu Hoa	Chairman
Ms. Nguyen Thu Hang	Chief Executive Officer
Mr. Nguyen Ba Tin	Deputy Chief Executive Officer

REPORT OF MANAGEMENT

Management of Vinhomes Joint Stock Company ("the Company") is pleased presents this report and the Separate financial statements of the Company for Quarter II 2023.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed or not, subject to any material departures disclosed and explained in the Separate financial statements; and
- prepare the Separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

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

Management confirmed that they have complied with the above requirements in preparing these Separate financial statements.

STATEMENT BY MANAGEMENT

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

The Company has subsidiaries as disclosed in the Separate financial statements. The Company prepared these Separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries as at 30 June 2023 ("the consolidated financial statements") dated 28 July 2023.

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

For and on behalf of the Management:

Nguyen Thu Hang
Chief Executive Officer

Hanoi, Vietnam

28 July 2023

SEPARATE BALANCE SHEET (continued)
as at 30 June 2023

Currency: million VND

Code	ASSETS	Notes	30 June 2023	31 December 2022
100	**A. CURRENT ASSETS**		**174,347,206**	**171,752,421**
110	***I. Cash and cash equivalents***	***4***	***3,960,431***	***9,462,803***
111	1. Cash		3,458,095	1,264,267
112	2. Cash equivalents		502,336	8,198,536
120	***II. Short-term investments***		***2,874,589***	***4,907,434***
121	1. Held-for-trading securities		-	2,352,947
123	2. Held-to-maturity investments	5	2,874,589	2,554,487
130	***III. Current accounts receivable***		***127,911,718***	***104,602,990***
131	1. Short-term trade receivables	6.1	15,933,935	8,377,945
132	2. Short-term advances to suppliers	6.2	17,792,561	12,328,964
135	3. Short-term loan receivables	7	24,567,144	23,836,545
136	4. Other short-term receivables	8	69,735,141	60,176,599
137	5. Provision for doubtful short-term receivables		(117,063)	(117,063)
140	***IV. Inventories***	***9***	***32,615,688***	***44,647,018***
141	1. Inventories		32,618,203	44,649,533
149	2. Provisions for obsolete inventories		(2,515)	(2,515)
150	***V. Other current assets***		***6,984,780***	***8,132,176***
151	1. Short-term prepaid expenses	10	685,080	1,733,087
155	2. Other current assets	11	6,299,700	6,399,089

Currency: million VND

Code	*ASSETS*	*Notes*	*30 June 2023*	*31 December 2022*
200	**B. NON-CURRENT ASSETS**		**106,280,123**	**86,908,098**
210	***I. Long-term receivables***		***11,944,809***	***838,443***
215	1. Long-term loan receivables	7	10,810,100	-
216	2. Other long-term receivables	8	1,134,709	838,443
220	***II. Fixed assets***		***3,427,099***	***2,696,582***
221	1. Tangible fixed assets	12	3,393,320	2,654,836
222	Cost		3,789,769	2,975,053
223	Accumulated depreciation		(396,449)	(320,217)
227	2. Intangible fixed assets		33,779	41,746
228	Cost		168,590	165,977
229	Accumulated amortisation		(134,811)	(124,231)
230	***III. Investment properties***	***13***	***4,374,847***	***4,443,390***
231	1. Cost		6,046,700	6,046,700
232	2. Accumulated depreciation		(1,671,853)	(1,603,310)
240	***IV. Long-term assets in progress***		***3,787,572***	***3,791,555***
242	1. Construction in progress	14	3,787,572	3,791,555
250	***V. Long-term investments***	***15***	***36,949,439***	***37,539,727***
251	1. Investments in subsidiaries	15.1	34,155,221	34,241,695
252	2. Investments in joint ventures and associates	15.2	87,991	58,477
253	3. Investments in other entities	15.3	2,941,667	3,474,820
254	4. Provision for investments	15	(235,440)	(235,265)
260	***VI. Other long-term assets***		***45,796,357***	***37,598,401***
261	1. Long-term prepaid expenses	10	363,264	368,553
262	2. Deferred tax assets		830,107	995,811
268	3. Other long-term assets	11	44,602,986	36,234,037
270	**TOTAL ASSETS**		**280,627,329**	**258,660,519**

Currency: million VND

Code	*RESOURCES*	*Notes*	*30 June 2023*	*31 December 2022*
300	**C. LIABILITIES**		**177,591,258**	**177,645,849**
310	***I. Current liabilities***		***143,934,023***	***151,845,509***
311	1. Short-term trade payables	16.1	10,135,399	9,228,163
312	2. Short-term advances from customers	16.2	43,622,486	56,906,078
313	3. Statutory obligations	17	17,786,084	15,456,853
315	4. Short-term accrued expenses	18	19,457,356	13,401,016
318	5. Short-term unearned revenues	19	531,659	471,362
319	6. Other short-term payables	20	37,410,658	42,097,940
320	7. Short-term debt and borrowings	21	14,990,381	14,284,097
330	***II. Non-current liabilities***		***33,657,235***	***25,800,340***
333	1. Long-term accrued expenses	18	7,470	253,099
336	2. Long-term unearned revenues	19	710,510	685,589
337	3. Other long-term liabilities	20	9,107,829	6,882,272
338	4. Long-term loans and debts	21	21,901,429	16,350,181
342	5. Long-term provisions	22	1,929,997	1,629,199
400	**D. OWNERS' EQUITY**		**103,036,071**	**81,014,670**
410	***I. Equity***	***23***	***103,036,071***	***81,014,670***
411	1. Share capital		43,543,675	43,543,675
411a	*- Shares with voting rights*		*43,543,675*	*43,543,675*
412	2. Share premium		965,023	965,023
415	3. Treasury shares		-	-
420	4. Equity's other fund		25,000	20,000
421	5. Undistributed earnings		58,502,373	36,485,972
421a	*- Undistributed earnings by the end of prior year*		*36,480,972*	*9,520,233*
421b	*- Undistributed earnings of the period*		*22,021,401*	*26,965,739*
440	**TOTAL LIABILITIES AND OWNERS' EQUITY**		**280,627,329**	**258,660,519**

CÔNG TY CỔ PHẦN VINHOMES

Pham Thi Lan
Preparer

Le Tien Cong
Chief Accountant

Nguyen Thu Hang
Chief Executive Officer

Hanoi, Vietnam
28 July 2023

INTERIM SEPARATE INCOME STATEMENT
Quarter II 2023

Currency: million VND

Code	*ITEMS*	*Notes*	*Quarter II 2023*	*Quarter II 2022*	*For the six-month period ended 30 June 2023*	*For the six-month period ended 30 June 2022*
01	**1. Revenue from sale of goods and rendering of services**	24.1	30,213,086	2,616,473	58,595,781	5,795,114
02	**2. Sales deductions**	24.1	-	-	-	-
10	**3. Net revenue from sale of goods and rendering of services**	24.1	30,213,086	2,616,473	58,595,781	5,795,114
11	**4. Cost of goods sold and services rendered**	25	(18,121,110)	(2,022,049)	(40,227,164)	(4,519,096)
20	**5. Gross profit from sale of goods and rendering of services**		12,091,976	594,424	18,368,617	1,276,018
21	**6. Finance income**	24.2	2,661,448	1,258,014	4,996,043	2,069,957
22	**7. Finance expenses**	26	(636,612)	(546,040)	(1,357,201)	(903,320)
23	*In which: Interest expenses and bond issuance costs*		*(626,116)*	*(384,055)*	*(1,169,018)*	*(741,294)*
25	**8. Selling expenses**	27	(1,071,542)	(147,180)	(1,985,190)	(160,121)
26	**9. General and administrative expenses**	27	(401,458)	(180,429)	(830,765)	(692,272)
30	**10. Operating profit**		12,643,812	978,789	19,191,504	1,590,262

INTERIM SEPARATE INCOME STATEMENT
Quarter II 2023

Currency: million VND

Code	*ITEMS*	*Notes*	*Quarter II 2023*	*Quarter II 2022*	*For the six-month period ended 30 June 2023*	*For the six-month period ended 30 June 2022*
31	11. Other income		226,810	69,800	9,047,047	109,452
32	12. Other expenses		(368,739)	(18,082)	(765,417)	(28,486)
40	13. Other profit/(loss)		(141,929)	51,718	8,281,630	80,966
50	14. Accounting profit before tax		12,501,883	1,030,507	27,473,134	1,671,228
51	15. Current corporate income tax expenses	30	(2,453,303)	(581,975)	(5,286,029)	(693,423)
52	16. Deferred tax liability	30	(86,638)	446,976	(165,704)	447,123
60	17. Net profit after tax		9,961,942	895,508	22,021,401	1,424,928

Phạm Thị Lan
Preparer

Le Tien Cong
Chief Accountant

CÔNG TY CỔ PHẦN VINHOMES
MSDN: 0102671977

Nguyễn Thu Hằng
Chief Executive Officer

Hanoi, Vietnam
28 July 2023

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

Currency: million VND

Code	*ITEMS*	*Notes*	*For the six-month period ended 30 June 2023*	*For the six-month period ended 30 June 2022*
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	**Accounting profit before tax**		**27,473,134**	**1,671,228**
	Adjustments for:			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets		157,053	220,646
03	Provisions		300,973	140,212
05	Profits from investing activities		(3,995,280)	(1,969,523)
06	Interest expenses		1,169,018	741,294
08	**Operating profit before changes in working capital**		**25,104,898**	**803,857**
09	Increase in receivables		(23,924,812)	(16,170,882)
10	(Increase)/Decrease in inventories		12,031,379	(29,850,796)
11	Increase/(Decrease) in payables and other liabilities (excluding interest payable, corporate income tax)		(13,434,528)	86,092,240
12	Decrease/(Increase) in prepaid expenses		1,053,296	(1,481,499)
14	Interest paid		(924,588)	(848,515)
15	Corporate income tax paid	17	(303,284)	(537,380)
20	**Net cash flows from/(used in) operating activities**		**(397,639)**	**38,007,025**
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(674,601)	(3,383,656)
22	Proceeds from disposals of fixed assets and other long-term assets		1,052	45,125
23	Loans to other entities and payments for purchase of debt instruments of other entities		(17,436,205)	(29,593,387)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		7,928,352	10,799,137
25	Payments for investments in other entities (net of cash held by entity being acquired)		(13,834,952)	(10,880,479)
26	Proceeds from sale of investments in other entities (net of cash held by entity being disposed)		11,600,231	14,443,466
27	Interest and dividends received		858,419	6,160,470
30	**Net cash flows used in investing activities**		**(11,557,704)**	**(12,409,324)**

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

Currency: million VND

Code	*ITEMS*	*Notes*	*For the six-month period ended 30 June 2023*	*For the six-month period ended 30 June 2022*
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		22,088,198	8,026,826
34	Repayment of borrowings		(15,635,227)	(1,073,439)
35	Dividends paid		-	(8,708,663)
40	**Net cash flows from/(used in) financing activities**		**6,452,971**	**(1,755,276)**
50	**Net (decrease)/ increase in cash for the period**		**(5,502,372)**	**23,842,425**
60	**Cash and cash equivalents at the beginning of the year**		**9,462,803**	**1,039,485**
70	**Cash and cash equivalents at the end of the period**	**4**	**3,960,431**	**24,881,910**

CÔNG TY CỔ PHẦN VINHOMES
MSDN: 0102671977

Phạm Thi Lan	Le Tien Cong	Nguyen Thu Hang
Preparer	Chief Accountant	Chief Executive Officer

Hanoi, Vietnam
28 July 2023

1. CORPORATE INFORMATION

Vinhomes Joint Stock Company ("the Company") is a joint stock company incorporated under the Law of Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0103022741 issued by the Hanoi Department of Planning and Investment on 6 March 2008. The Company subsequently received Enterprise Registration Certificate No. 0102671977 dated 5 August 2010 on registration of a shareholding company. The Company subsequently also received amended Enterprise Registration Certificates with the 35th amendment dated 18 May 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 and its subsidiaries' normal course of business cycle of real estate development activity begins when the Company and its subsidiaries receive 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 and its subsidiaries' normal course of business cycle of other activities is normally within 12 months.

The number of the Company's employees as at 30 June 2023 : 8,907 (as at 31 December 2022: 9,689).

1. **CORPORATE INFORMATION** (continued)

Corporate structure

As at 30 June 2023, the Company has 36 subsidiaries (as at 31 December 2022: 34 subsidiaries). The information on these subsidiaries, along with the Company's direct and indirect voting rights and direct and indirect equity interest in each subsidiary is as follows:

No.	*Company*	*Voting rights (%)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
1	Gia Lam Urban Development and Investment Limited Liability Company ("Gia Lam LLC") (i)	99.39	99.18	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 ("Ecology JSC") (i)	100.00	99.79	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 ("Vietnam Investment JSC") (i)	70.00	69.85	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 ("Can Gio JSC") (i)	99.89	99.74	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")	90.00	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 ("Berjaya VIUT LLC") (i)	97.90	97.65	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	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
9	Berjaya Vietnam Financial Center Limited Liability Company ("Berjaya VFC LLC") (i)	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

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

No	*Company*	*Voting rights (%)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
10	Thai Son Investment and Construction Joint Stock Company ("Thai Son JSC") (i)	100.00	99.74	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
11	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
12	GS Cu Chi Development Joint Stock Company ("GS Cu Chi JSC") (i)	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
13	Green City Development Joint Stock Company ("Green City JSC") (i)	80.50	99.89	No. 72 Le Thanh Ton, Ben Nghe Ward, District 1, Ho Chi Minh City	Investing, developing and trading real estate properties
14	Delta Joint Stock Company ("Delta JSC") (i)	100.00	99.99	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
15	Vinhomes Industrial Zone Investment Joint Stock Company ("VHIZ JSC")	100.00	100.00	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
16	Dai An Investment Construction Joint Stock Company ("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
17	Ecology Development and Trading Joint Stock Company ("Ecology Trading JSC") (i) (ii)	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

1. **CORPORATE INFORMATION** (continued)

Corporate structure (continued)

No	*Company*	*Voting rights (%)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
18	VinITIS Information Technology and Transmission Infrastructure Solutions Joint Stock Company ("VinITIS JSC")	79.00	79.00	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.
19	Sai Dong Urban Development and Investment Joint Stock Company ("Sai Dong JSC") (i)	100.00	99.95	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
20	Central Park Development Limited Liability Company ("Central Park LLC") (i)	100.00	99.95	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
21	Bao Lai Investment Joint Stock Company ("Bao Lai JSC") (i)	96.48	96.23	No. 166, Pham Van Dong Street, Xuan Dinh Ward, Bac Tu Liem District, Hanoi	Exploiting, manufacturing and trading white marble
22	Bao Lai Marble One Member Company Limited (i)	100.00	96.23	Hop Nhat Village, Thinh Hung Commune, Yen Binh District, Yen Bai Province	Exploiting, manufacturing and trading white marble
23	An Phu White Marble Company Limited (i)	100.00	96.23	Khau Ca Village, An Phu Commune, Luc Yen District, Yen Bai Province	Exploiting, manufacturing and trading white marble
24	Doc Thang Marble Joint Stock Company (i)	100.00	97.26	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province	Exploiting, manufacturing and trading white marble
25	Phan Thanh Mineral Joint Stock Company (i)	100.00	96.54	Ban Ro Village, Phan Thanh Commune, Luc Yen District, Yen Bai Province	Exploiting, manufacturing and trading white marble
26	Bao Lai Luc Yen Mineral Exploitation One Member Company Limited (i)	100.00	96.23	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province	Exploiting, manufacturing and trading white marble
27	Van Khoa Investment Joint Stock Company (i)	100.00	97.49	No. 166, Pham Van Dong Street, Xuan Dinh Ward, Bac Tu Liem, District, Hanoi	Exploiting, manufacturing and trading white marble

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

No.	*Company*	*Voting rights (%)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
28	Son Thai Trading and Investment Joint Stock Company (i)	99.99	99.74	No.65 Hai Phong Street, Thang Thang Ward, Hai Chau District, Da Nang City	Investing, developing and trading real estate properties
29	SV West Hanoi Real Estate Business Development JSC (i)	100.00	99.87	2nd Floor, Almaz Market Area, Hoa Lan street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi, Vietnam	Investing, developing and trading real estate properties
30	Muoi Cam Ranh JSC	100.00	100.00	Km 15, Km 1497, Cam Nghia Ward, Cam Ranh city, Khanh Hoa province, Vietnam	Manufacturing salt, selling products from salt and lauching projects.
31	VinCons Construction Development and Investment JSC	100.00	100.00	10th Floor, TechnoPark Tower, Gia Lam Urban Area, Da Ton Commune, Gia Lam District, Hanoi, Vietnam	Consulting, brokering and auctioning real estate and right of use.
32	VinCons 2 Construction Development JSC	99.00	99.00	Km 15, Hung Vuong Avenue, Cam Nghia Ward, Cam Ranh City, Khanh Hoa Province, Vietnam	Consulting, brokering and auctioning real estate and right of use.
33	S-Vin Viet Nam Real Estate Trading Joint Stock Company (i)	99.74	99.56	4th Floor Vincom Mega Mall Thao Dien, 161 Hanoi Highway, Thao Dien Ward, Thu Duc City, Ho Chi Minh City, Vietnam	Trading in real estate, land use rights belonging to owners, users or renters
34	Truong Thinh Real Estate Development Investment Joint Stock Company	99.00	99.00	8th floor, TechnoPark Building, Vinhomes Ocean Park Urban Area, Da Ton Commune, Gia Lam District, Hanoi	Investing, developing and trading real estate properties
35	Ca Tam Tourism Joint Stock Company (i)	100.00	99.91	Hon Tre Island, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa Province, Vietnam	Investing, developing and trading real estate properties
36	Hiep Thanh Cong Investment Joint Stock Company (i)	100.00	99.91	Hon Tre Island, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa Province, Vietnam	Investing, developing and trading real estate properties

(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

2. BASIS OF PRESENTATION

2.1 Accounting standards and system

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

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

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

2.2 Applied accounting documentation system

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

2.3 Fiscal year

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

2.4 Accounting currency

The Separate financial statements are prepared in VND which is also the Company's accounting currency, For the purpose of presenting the Separate financial statements as at 30 June 2023 , the figures are rounded to the nearest millions and presented in millions of Vietnam dong ("million VND").

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of no longer than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 *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 or to be held for long-term lease that meets the requirements of outright revenue recognition in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realisable value.

Cost 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, and less costs to completion and the estimated costs to sell.

The cost of inventory property recognised in the separate 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 relative cost basis.

Inventory construction

The Company uses 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 financial statements.

Provision for obsolete inventories

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

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

3.3 *Receivables*

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Receivables* (continued)

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

3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

3.5 *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 is the lessor

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

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

Where the Company is the lessee

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

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

3.6 *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 separate income statement as incurred.

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

3.7 *Depreciation and amortisation*

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

Buildings and structures	15 - 48 years
Machinery and equipment	5 - 10 years
Means of transportation	6 - 10 years
Office equipment	3 - 5 years
Computer software	3 - 5 years
Others	2 - 5 years

3.8 *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.

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

Definite land use right, buildings and structures	27 - 50 years
Machinery and equipment	9 - 10 years

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

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 separate income statement in the period of retirement or disposal.

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

3.8 *Investment properties* (continued)

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

3.9 *Borrowing costs*

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

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

3.10 *Prepaid expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses on the separate balance sheet and amortised over the period for which the amount are paid or the period in which economic benefit are generated in relation to these expenses.

Short-term prepaid expenses include commission fees for selling inventory properties, provisional corporate income tax for down payments from customers for the purchases of inventory properties at the Company's real estate projects and other short-term prepaid expenses which are expected to bring future economic benefits within one ordinary course of business cycle.

Long-term prepaid expenses include long-term prepaid land rental, pre-operation expenditure, tools and supplies, and other prepaid expenses that bring future economic benefits for more than one year.

3.11 *Investments*

Investments in subsidiaries

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

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the separate income statement, In case the accumulated net profits for distributions are not specified, the Company priotises the accumulated net profits arising subsequent to the date of acquisition of the subsidiaries for distributions, Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in associates

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

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

3.11 ***Investments*** (continued)

Investments in associates (continued)

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

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 investments

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

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

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 separate income statement and deducted against the value of such investments.

3.12 ***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, Payables to construction contractors are recognised for amounts certified by the construction work certificate signed with contractors, whether or not billed to the Company.

3.13 ***Provisions***

General provisions

Provisions are recognised when the Company has 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 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 separate income statement net of any reimbursement.

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.

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

3.13 ***Provisions*** (continued)

Warranty provision for inventory properties

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

3.14 ***Foreign currency transactions***

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

- Transaction resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- Transactions resulting in liabilities are recorded at the selling exchange rates of the transaction of 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 separate balance sheet dates which are determined as follows:

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

All foreign exchange differences incurred during the period and arisen from the translation of monetary accounts denominated in foreign currency at period-end are taken to the separate income statement.

3.15 ***Treasury shares***

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

3.16 ***Appropriation of net profits***

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders pursuant to decision of the Board of Directors (approved by the General Meeting of Shareholders), and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

3.17 ***Advances from customers buying inventory properties***

Payments received from customers as deposits for the purchase of 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 separate 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.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Revenue recognition

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

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.

Revenue from leasing of properties

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

Rendering of services

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

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's 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 recorded on date when transaction arises being the date when the transfer contract is exercised,

Income from Business and Investment Co-operation Contracts in which the Company is entitled to profit before tax or profit after tax

Income from the profit before tax or profit after tax of real estate business under Business and Investment Co-operation Contracts is recognised as finance income in the separate income statement.

3.19 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 separate 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 year in which they are incurred.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 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 separate balance sheet date.

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

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

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the separate 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 transaction affects neither the accounting profit nor taxable profit or loss;
- in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

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

- where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss;
- 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 profits will be available against which the temporary differences can be utilized.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 Taxation (continued)

Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at each separate balance sheet date and reduced to the extent that it is probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised, Previously unrecognised deferred income tax assets are re-assessed at each separate balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

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

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

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

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

3.21 Segment information

A segment is a component determined separately by the Company 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.

Company's business segment is derived from sales of inventory properties and render of services, Management defines the Company's geographical segments to be based on the location of the Company's assets.

3.22 Related parties

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

3.23 Bond issuance transaction cost

Transaction costs relating to bond issuance are charged to the separate 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. CASH AND CASH EQUIVALENTS

Currency: million VND

	30 June 2023	*31 December 2022*
Cash on hand	787	202
Cash at banks	3,457,308	1,264,065
Cash equivalents	502,336	8,198,536
TOTAL	**3,960,431**	**9,462,803**

Cash equivalents as at 30 June 2023 comprise bank deposits in VND with terms from 1 month to 3 months, earning interests at rates 3.8%-5.5% per annum, (as at 31 December 2022: from 4% to 8.5% per annum).

5. HELD-FOR-TRADING SECURITIES

Currency: million VND

	30 June 2023	*31 December 2022*
Short-term bank deposits (i)	506,321	186,219
Other investments (ii)	2,368,268	2,368,268
TOTAL	**2,874,589**	**2,554,487**

(i) Short-term bank deposits in VND as at 30 June 2023 have terms ranging from 6 months to 12 months and earning interests at rates ranging from 5.7% to 9.5% per annum (as at 31 December 2022: from 5.9% to % 9.5% per annum).

(ii) These are receivables from loans to counterparty under the Debt Trading Contract of the Company with Saigon - Hanoi Commercial Joint Stock Bank.

6. SHORT-TERM TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

6.1 Short-term trade receivables

Currency: million VND

	30 June 2023	*31 December 2022*
Disposal of investments	7,541,869	3,525,182
Sale of inventory properties	5,852,311	2,997,660
Rendering management services and sales consulting services	527,939	507,601
Rendering construction services and related services	964,701	461,587
Rendering real estate management services	576,354	439,315
Leasing activities and rendering related services	144,823	115,739
Others	325,938	330,861
TOTAL	**15,933,935**	**8,377,945**
In which:		
Trade receivables from others	*11,934,072*	*4,918,720*
Trade receivables from related parties (Note 29)	*3,999,863*	*3,459,225*
Provision for doubtful short-term trade receivables	(22,285)	(22,285)

6.2 Short-term advances to suppliers

Currency: million VND

	30 June 2023	*31 December 2022*
Short-term advances to other suppliers	11,167,291	8,863,153
Short-term advances to related parties	6,625,270	3,465,811
TOTAL	**17,792,561**	**12,328,964**
Provision for doubtful advances to suppliers	(26,278)	(26,278)

7. LOAN RECEIVABLES

Currency: million VND

	30 June 2023	*31 December 2022*
Short-term Loan receivables		
Short-term loan to related parties (Note 29)	24,551,144	23,820,545
Current portion of long-term loan receivables	16,000	16,000
TOTAL	**24,567,144**	**23,836,545**
Provisions for doubtful loan receivables	(16,000)	(16,000)
Long-term Loan receivables		
Short-term loan to related parties (Note 29)	10,810,100	-
TOTAL	**10,810,100**	**-**

8. OTHER RECEIVABLES

Currency: million VND

	30 June 2023	*31 December 2022*
Short-term		
Advance for for Business and Investment Co-operation contracts (i)	35,590,871	34,332,810
Deposit,capital contribution for Business and Investment Co-operation contracts (ii)	26,106,898	22,094,718
Declared profit receivables, dividends	3,195,844	1,492,042
Receivables from payment on behalf	446,651	425,655
Loan interest, deposit interest, bank interst	2,343,902	1,206,500
Short-term deposits, mortgage	80,781	156,023
Others	1,970,194	468,851
TOTAL	**69,735,141**	**60,176,599**
Provision for doubtful other short-term receivables	(52,500)	(52,500)
In which:		
Receivables from other parties	*36,589,712*	*35,614,644*
Receivables from related parties (Note 29)	*33,145,429*	*24,561,955*
Long-term		
Receivables from transfer agreements	821,600	821,600
Loan interest	298,857	-
Deposit for rental purpose	12,812	15,070
Others	1,440	1,773
TOTAL	**1,134,709**	**838,443**

(i) There are the advances to counterparties pursuant for Business and Investment Co-operation contracts.
(ii) Mainly include capital contributions under Business and Investment cooperation contracts in order to invest and develop a number of real estate projects and other assets.

9. INVENTORIES

Currency: million VND

	30 June 2023		*31 December 2022*	
	Cost	*Provision*	*Cost*	*Provision*
Inventory properties under construction (i)	28,506,165	-	39,485,320	-
Work in progress (ii)	2,068,535	-	1,368,599	-
Completed inventory properties	249,354	(1,243)	255,167	(1,243)
Inventories acquired for sales	125,984	(1,272)	109,785	(1,272)
Others	1,668,165	-	3,430,662	-
TOTAL	**32,618,203**	**(2,515)**	**44,649,533**	**(2,515)**

(i) Mainly includes land use fee, construction and development costs for apartments, villas for sale.

(ii) Includes the costs incurred related to the rendering of general constructor services, consultancy services to investors of projects.

10. PREPAID EXPENSES

Currency: million VND

	30 June 2023	*31 December 2022*
Short-term		
Selling expenses related to inventory properties not yet handed over	596,732	1,566,247
Bond management service fees	35,395	126,509
Others Short-term prepaid expenses	52,953	40,331
TOTAL	**685,080**	**1,733,087**
Long-term		
Land rental fee	320,979	320,979
Tools and supplies	29,736	23,988
Others	12,549	23,586
TOTAL	**363,264**	**368,553**

11. OTHER ASSETS

Currency: million VND

	30 June 2023	*31 December 2022*
Short-term		
Deposits for investment purpose (i)	6,299,700	6,399,089
TOTAL	**6,299,700**	**6,399,089**
In which:		
Deposits to other parties	*6,000,000*	*6,299,089*
Deposits to related parties (Note 29)	*299,700*	*100,000*
Long-term		
Deposits for investment purpose (i)	43,570,649	35,201,700
Deposits for commercial purpose (ii)	1,032,337	1,032,337
TOTAL	**44,602,986**	**36,234,037**
In which:		
Deposits to others	*1,032,337*	*1,032,337*
Deposits to related parties (Note 29)	*43,570,649*	*35,201,700*

(i) Deposits to a number of counterparties and affiliates to acquire shares/capital contributions and for project transfer/project development of some real-estate projects.

(ii) An unsecured deposit to a counterparty earning interest rate which is determined by interest paid-in-arrear VND saving rate, The deposit and interest will be used as settlement for 10% of contract value under separate contracts between the Company and this counterparty.

12. TANGIBLE FIXED ASSETS

Currency: million VND

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Office equipment*	*Others*	*Total*
Cost:						
As at 31 December 2022	2,260,110	654,614	22,854	21,355	16,120	2,975,053
Construction completed	810,277	708	-	-	-	810,985
Newly purchased	376	705	4,441	552	-	6,074
Liquidation	-	(56)	(2,287)	-	-	(2,343)
As at 30 June 2023	**3,070,763**	**655,971**	**25,008**	**21,907**	**16,120**	**3,789,769**
Accumulated depreciation:						
As at 31 December 2022	127,434	151,983	9,325	18,398	13,077	320,217
Depreciation for the year	29,741	43,789	2,154	1,414	831	77,929
Liquidation	-	(6)	(1,691)	-	-	(1,697)
As at 30 June 2023	**157,175**	**195,766**	**9,788**	**19,812**	**13,908**	**396,449**
Net carrying amount:						
As at 31 December 2022	2,132,676	502,631	13,529	2,957	3,043	2,654,836
As at 30 June 2023	**2,913,588**	**460,205**	**15,220**	**2,095**	**2,212**	**3,393,320**

13. INVESTMENT PROPERTIES

Currency: million VND

	Land use rights, buildings and structures	*Machinery and equipment*	*Total*
Cost:			
As at 31 December 2022	5,345,789	700,911	6,046,700
Newly purchase	-	-	-
As at 30 June 2023	**5,345,789**	**700,911**	**6,046,700**
Accumulated depreciation:			
As at 31 December 2022	1,273,105	330,205	1,603,310
Depreciation for the year	47,186	21,357	68,543
As at 30 June 2023	**1,320,291**	**351,562**	**1,671,853**
Net carrying amount:			
As at 31 December 2022	4,072,684	370,706	4,443,390
As at 30 June 2023	**4,025,498**	**349,349**	**4,374,847**

14. CONSTRUCTION IN PROGRESS

Currency: million VND

	30 June 2023	*31 December 2022*
Dream City Project	1,774,403	1,820,583
Dai An Project	393,745	1,234,252
Others	1,619,424	736,720
TOTAL	**3,787,572**	**3,791,555**

15. LONG-TERM FINANCIAL INVESTMENTS

Currency: million VND

	30 June 2023		*31 December 2022*	
	Cost	*Provision*	*Cost*	*Provision*
Investments in subsidiaries (Note 15.1)	34,155,221	(235,440)	34,241,695	(235,265)
Investments in joint ventures and associates	87,991	-	58,477	-
Investments in other entities (Note 15.2)	2,941,667	-	3,474,820	-
TOTAL	**37,184,879**	**(235,440)**	**37,774,992**	**(235,265)**

15. LONG-TERM FINANCIAL INVESTMENTS (continued)

15.1 *Investment in subsidiaries*

Details of the Company's subsidiaries, the direct and indirect voting rights and the direct and indirect equity interest of the Company in those subsidiaries are represented in Note 1.

	30 June 2023			*31 December 2022*		
	Number of shares	*Amount (*) (million VND)*	*Direct ownership*	*Number of shares*	*Amount (*) (million VND)*	*Direct ownership*
VHIZ JSC	943,500,000	9,435,000	51.00%	943,500,000	9,435,000	51.00%
Ecology JSC	230,437,848	5,129,226	98.18%	230,437,848	5,129,226	98.18%
Dai An LLC	98,000,000	4,508,000	98.00%	98,000,000	4,508,000	98.00%
Can Gio JSC	257,055,891	3,508,341	7.89%	257,055,891	3,508,341	7.89%
Metropolis Hanoi LLC	(**)	2,000,000	100.00%	(**)	2,000,000	100.00%
Royal City JSC	42,905,000	1,454,627	96.85%	42,905,000	1,454,627	96.85%
GS Cu Chi JSC	32,217,671	1,180,897	98.00%	32,217,671	1,180,897	98.00%
Millenium LLC	(**)	855,960	100.00%	(**)	855,960	100.00%
Lang Van JSC	-	-	-	9,146,571	301,921	91.47%
Tay Tang Long LLC	(**)	270,000	90.00%	(**)	270,000	90.00%
VinItis JSC	395,000	111,591	79.00%	305,000	86,165	61.00%
Delta JSC	1,000,000	49,200	1.00%	1,000,000	49,200	1.00%
Sai Dong JSC	700,000	7,000	1.00%	700,000	7,000	1.00%
Muoi Cam Ranh JSC	5,940,000	3,435,600	99%	5,940,000	3,435,600	99%
SV West Ha Noi	134,750,000	1,347,500	49%	134,750,000	1,347,500	49%
Green City JSC	30,105,000	605,758	4.5%	30,105,000	605,758	4.5%
Vincons JSC	9,900,000	99,000	99%	4,950,000	49,500	99%
Vincons 2 JSC	9,900,000	99,000	99%	9,900,000	17,000	99%
Hiep Thanh Cong JSC	2,651,390	14,700	49.00%	-	-	-
Ca Tam JSC	3,102,948	43,821	48.67%	-	-	-
TOTAL		**34,155,221**			**34,241,695**	

(*) The fair value of these investments was not determined as at 30 June 2023 because shares of these companies were not listed on the stock market.

(**) These are limited liability companies.

15. LONG-TERM FINANCIAL INVESTMENTS (continued)

15.2 *Investments in joint ventures and associates*

	30 June 2023				*31 December 2022*			
	Number of shares	*Voting right (%)*	*Equity interest (%)*	*Amount (million VND) (*)*	*Number of shares*	*Voting right (%)*	*Equity interest (%)*	*Amount (million VND)*
Hiep Thanh Cong JSC	-	-	-	-	2,651,390	49,00	49,00	14,700
Ca Tam JSC	-	-	-	-	3,102,948	48,67	48,67	43,777
VIN3S JSC	8,799,063	47,5%	47,5%	87,991	-	-	-	-
TOTAL				**87,991**				**58,477**

(*) The fair value of these investments was not determined as at 30 June 2023 because shares of these companies were not listed on the stock market.

15. LONG-TERM FINANCIAL INVESTMENTS (continued)

15.3 Investments in other entities

	30 June 2023				31 December 2022			
	Number of shares	*Voting right (%)*	*Equity interest (%)*	*Amount (million VND) (*)*	*Number of shares*	*Voting right (%)*	*Equity interest (%)*	*Amount (million VND)*
Thang Long Real Estate Trading Investment JSC ("Thang Long Real Estate JSC")	500,000	10%	10%	13,500	500,000	10%	10%	13,500
Phat Loc Commercial Investment Trading LLC ("Phat Loc LLC)	(**)	-	51%	342,909	(**)	-	51%	342,909
S-Vin Real Estate JSC	34,362,042	9.45%	9.45%	343,621	34,362,042	9.45%	9.45%	343,621
MV2 Vietnam Real Estate JSC	182,853,450	19.73%	19.73%	1,874,790	182,853,450	19.73%	19.73%	1,874,790
VMI Real Estate Management and Investment JSC ("VMI") (***)	-	-	-	-	90,000,000	5%	5%	900,000
sNewlife Trading Service Entertainment JSC	19,701,000	9.9%	9.9%	197,010	-	-	-	-
Truong Loc Real Estate Development and Investment Co., Ltd	(**)	-	1%	44,247	-	-	-	-
Phat Dat Real Estate Development and Investment Co., Ltd	(**)	-	1%	70,082		-	-	-
Dai Duong Xanh Real Estate Development and Investment Co., Ltd	(**)	-	0.5%	11,703	-	-	-	-
Hai Dang Real Estate Development and Investment Co., Ltd	(**)	-	0.5%	26,298	-	-	- -	
Truong Minh Real Estate Development and Investment Co., Ltd	(**)	-	0.5%	17,507	-	-	-	-
TOTAL				**2,941,667**				**3,474,820**

(*) As at 30 June 2023 , the Company did not determine fair value of these investments because shares of these companies are not listed on the stock market.

(**) On 30 June 2023 , the Company transferred all the voting rights of Phat Loc LLC to a corporate counterparty, Therefore, the remaining investment in Phat Loc LLC is presented as other long-term investment

16. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

16.1 *Short-term trade payables*

Currency: million VND

	30 June 2023	*31 December 2022*
Short-term trade payables	9,396,401	8,345,713
Trade payables to related parties (Note 29)	738,998	882,450
TOTAL	**10,135,399**	**9,228,163**

16.2 *Short-terrm advances from customers*

Currency: million VND

	30 June 2023	*31 December 2022*
Advances from customers under sales and purchase agreements (i)	38,662,597	54,160,186
Advances from customers for construction services	4,333,352	2,312,045
Advances from sale consultancy agreements	626,537	433,847
TOTAL	**43,622,486**	**56,906,078**
In which:		
Advances from others	*38,936,019*	*48,680,621*
Advances from related parties	*4,686,467*	*8,225,457*

(i) These mainly represent advances to purchase apartments, villas and shophouses from customers.

17. STATUTORY OBLIGATIONS

Currency: million VND

	31 December 2022	*Payable for the period*	*Payment made in the period*	*30 June 2023*
Payables				
Corporate income tax	6,946,150	5,286,029	303,284	11,928,895
Personal income tax	22,867	105,766	45,679	82,954
Value-added tax	6,944,222	3,003,949	5,231,161	4,717,010
Other taxes	1,543,614	757,744	1,244,133	1,057,225
TOTAL	15,456,853	9,153,488	6,824,257	17,786,084

18. ACCRUED EXPENSES

Currency: million VND

	30 June 2023	*31 December 2022*
Short-term		
Accrued costs for operated investment property and handed over inventory properties	15,657,065	10,665,785
Accrued commission fees and other expenses related to inventory properties	2,954,304	2,155,673
Accrued bond and loan interest expenses	521,612	157,264
Others	324,377	422,294
TOTAL	**19,457,356**	**13,401,016**
In which:		
Short-term accrual to others	*17,816,957*	*13,373,859*
Short-term accrual to related parties	*1,640,399*	*27,157*
Long-term		
Accrued loan interest expenses	7,470	253,099
TOTAL	**7,470**	**253,099**
In which:		
Long-term accrual to others	*2,893*	*253,099*
Long-term accrual to related parties	*4,577*	-

19. DEFERRED REVENUE

Currency: million VND

	30 June 2023	*31 December 2022*
Short-term		
Deferred revenue from real estate management service	529,464	469,140
Deferred revenue from leasing service	2,195	2,222
TOTAL	**531,659**	**471,362**
Long-term		
Deferred revenue from real estate management service	710,510	685,589
TOTAL	**710,510**	**685,589**

20. OTHER PAYABLES

Currency: million VND

Short-term	*30 June 2023*	*31 December 2022*
Trade payable under deposit contracts and other agreements (i)	9,746,870	22,596,695
Deposits under Business and Investment Co-operation Contracts (ii)	18,701,296	14,786,348
Deposit for the purpose of transferring the investment project (iii)	-	2,352,947
Receive payment for the purpose of transferring the investment (iii)	4,782,000	561,000
Apartment maintenance funds held on behalf of customers (iv)	618,873	363,493
Deposits from brokerage agents and tenants	230,882	226,744
Payable under commitment of debt purchase contract	-	759,299
Payables for receipt on behalf	82,992	59,662
Others	3,247,745	391,752
TOTAL	**37,410,658**	**42,097,940**
In which:		
Short-term payables to others	*35,170,110*	*39,794,425*
Short-term payables to related parties (Note 29)	*2,240,548*	*2,303,515*
Long-term		
Deposits from shares investments (iii)	6,882,044	6,882,044
Deposits under Business and Investment Co-operation Contracts (ii)	2,225,557	-
Others	228	228
TOTAL	**9,107,829**	**6,882,272**
In which:		
Short-term payables to others	*228*	*228*
Short-term payables to related parties (Note 29)	*9,107,601*	*6,882,044*

(i) Balance as at 30 June 2023 includes cash receipts under deposits and other agreements from customers and coporate counterparties related.

(ii) These pertain to deposits from a number of affiliates/counterparties pursuant to Business and Investment Co-operation Contracts for purpose of operating and transferring co-operation of apartments, villas, shopping mall, school and hotel components of some company's Project.

(iii) These are deposits from counterparties for the purpose of transferring Company's investments.

(iv) These pertain to maintenance fund held on behalf of customers of the company's real estate projects, which will be handed over to Building Management Boards.

21. LOANS AND DEBT

Currency: million VND

	30 June 2023		*31 December 2022*	
	Balance	*Payable amount*	*Balance*	*Payable amount*
Short-term				
Coporate bonds *(Notes 21.2)*	-	-	3,346,853	3,346,853
Short term loans from banks	8,269,151	8,269,151	7,882,301	7,882,301
Current portion of long-term loan from banks	1,052,000	1,052,000	3,054,943	3,054,943
Loans from corporate counterparties *(Note 21.1)*	5,291,022	5,291,022	-	-
Loans from related parties	378,208	378,208	-	-
	14,990,381	**14,990,381**	**14,284,097**	**14,284,097**
Long-term				
Corporate bond *(Note 21.2)*	6,476,685	6,476,685	6,462,104	6,462,104
Loans from corporate counterparties *(Note 21.1)*	1,200,000	1,200,000	2,765,847	2,765,847
Loans from related parties	982,242	982,242	1,074,364	1,074,364
Loans from banks	13,242,502	13,242,502	6,047,866	6,047,866
	21,901,429	**21,901,429**	**16,350,181**	**16,350,181**
TOTAL	**36,891,810**	**36,891,810**	**30,634,278**	**30,634,278**

21. LOANS AND DEBT (continued)

21.1 Loans from corporate counterparties

Loans from counterparties comprise:

- Loans from counterparties with total principal of VND6,491 billion, bearing the interest rate at 11% per annum and maturity date is in 2024.

21.2 Corporate bonds

Currency: million VND

	30 June 2023	*31 December 2022*
Coporate bonds	6,476,685	9,808,957
In Which:		
Current portion of Long-term corporate bonds	-	*(3,346,853)*
TOTAL	**6,476,685**	**6,462,104**

21. LOANS AND DEBT (continued)

21.2 *Corporate bonds* (continued)

Currency: million VND

Underwriter	*Ending balance*	*Maturity date*	*Interest rate*	*Collateral*
Techcom Securities Joint Stock Company	2,146,500	September 2024	Interest rate for first four periods is 8.8% per annum, Interest rate for the following periods is calculated as 12-months interest paid-in-arrears VND saving rate (+) margin equal 2.8% per annum. . Interest is paid every three months.	(i)
	2,264,359	October 2024	Interest rate for first four periods is 8.8 % per annum, Interest rate for the following periods is calculated as 12-months interest paid-in-arrears VND saving rate (+) margin equal 2.8% per annum. Interest is paid every three months	(i)
	2,065,826	November 2026	Interest rate for first four periods is 9.2 % per annum, Interest rate for the following periods is calculated as 12-months interest paid-in-arrears VND saving rate (+) margin equal 3% per annum, , Interest is paid every three months,	(i)
TOTAL	**6,476,685**			

(i) As at 30 June 2023, Collateral of this bond includes a real-estate project and other assets.

22. LONG-TERM PROVISION

The long term provision balance at 30 June 2023 mainly include provisions related to a deposit for payments under commercial purchase contracts, provision for warranty costs for construction contracts and for inventory properties in accordance with the warranty clause in the sales and purchase agreements.

23. OWNERS' EQUITY

23.1 Increase and decrease in owners' equity

Currency: million VND

	Issued share capital	*Treasury Shares*	*Share premium*	*Equity's Other Fund*	*Undistributed earnings*	*Total*
Previous year						
As at 01 January 2022	43,543,675	-	965,023	15,000	18,233,968	62,757,666
- Appropriation to other reserves	-	-	-	5,000	(5,000)	-
- Dividend paid	-	-	-	-	(8,708,735)	(8,708,735)
- Net profit for the period	-	-	-	-	1,414,927	1,414,927
As at 30 June 2022	43,543,675	-	965,023	20,000	10,935,160	55,463,858
Current year						
As at 01 January 2023	43,543,675	-	965,023	20,000	36,485,972	81,014,670
- Appropriation to other reserves	-	-	-	5,000	(5,000)	-
- Net profit for the period	-	-	-	-	22,021,401	22,021,401
As at 30 June 2023	43,543,675	-	965,023	25,000	58,502,373	103,036,071

23. OWNERS' EQUITY (continued)

23.2 Ordinary shares and preference shares

Unit: million VND

	30 June 2023	*31 December 2022*
Authorised shares	4,354,367,488	4,354,367,488
Issued shares	4,354,367,488	4,354,367,488
Ordinary shares	*4,354,367,488*	*4,354,367,488*
Preference shares	-	-
Treasury shares	-	-
Ordinary shares	-	-
Preference shares	-	-
Shares in circulation	4,354,367,488	4,354,367,488
Ordinary shares	*4,354,367,488*	*4,354,367,488*
Preference shares	-	-

The par value of outstanding shares: VND10,000 per share,

24. REVENUES

24.1 Revenue from sale of goods and rendering of services

Currency: million VND

	Quarter II 2023	*Quarter II 2022*
Gross revenue	**30,213,086**	**2,616,473**
In which:		
Revenue from sales of inventory properties	27,166,473	391,816
Revenue from rendering real estate management and related services	627,739	574,943
Revenue from leasing activities and rendering related services	109,246	160,673
Revenue from rendering management, sale consultancy and project development services	391,723	394,911
Revenue from general construction, design consultancy, supervisor services and others	1,918,106	1,094,130
Deductions	-	-
Net revenue	**30,213,086**	**2,616,473**

24.2 Finance income

Currency: million VND

	Quarter II 2023	*Quarter II 2022*
Income from Business and Investment Co-operation contracts	851,235	466,678
Interest income from deposits and loans	1,215,668	693,426
Other finance income	594,545	97,910
TOTAL	**2,661,448**	**1,258,014**

25. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: million VND

	Quarter II 2023	*Quarter II 2022*
Cost of inventory properties sold	15,457,650	169,853
Cost of rendering real estate management and related services	542,208	409,276
Cost of leasing activities and other related services	61,384	96,801
Cost of rendering management, sale consultancy and project development services	247,509	380,379
Cost of general construction, design consultancy, supervisor services and others	1,812,359	965,740
TOTAL	**18,121,110**	**2,022,049**

26. FINANCE EXPENSES

Currency: million VND

	Quarter II 2023	*Quarter II 2022*
Loan interest and bond issuance expenses	626,116	384,055
Other finance expenses	10,496	161,985
TOTAL	**636,612**	**546,040**

27. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

Currency: million VND

	Quarter II 2023	*Quarter II 2022*
Selling expenses		
Commission	492,867	15,214
Labour costs	31,559	13,430
Marketing costs	518,487	101,925
Others	28,629	16,611
TOTAL	**1,071,542**	**147,180**
General and administrative expenses		
Labour costs	49,902	43,676
Depreciation and amortisation	4,826	2,054
Donation	150,977	50,560
Provision and other expenses	195,753	84,139
TOTAL	**401,458**	**180,429**

28. CORPORATE INCOME TAX

The corporate income tax ("CIT") rate applicable to the Company is 20% of taxable profits (in 2021: 20%).

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

CIT expense

Currency: VND

	Quarter II 2023	*Quarter II 2022*
Current CIT expense	2,453,303	581,975
Deferred tax expenses	86,638	(446,976)
TOTAL	**2,539,941**	**134,999**

29. BALANCES WITH RELATED PARTIES

Amounts due to and due from related parties

Amounts due to and due from related parties as at 30 June 2023 and 31 December 2022 were as follows

Currency: million VND

Related parties	*Relationship*	*Transactions*	*30 June 2023*	*31 December 2022*
Short-term trade receivables (Note 6.1)				
Thai Son JSC	Subsidiary	Receivables from share transfer	2,179,482	2,179,482
		Receivables from management services, sales consulting services, commission and others	175,867	215,058
Green City JSC	Subsidiary	Receivables from management services, sales consultant services, and others	61,344	143,340
		Receivables from general construction service	475,412	23,216
Vinschool LLC	Affiliate	Receivables from revenue sharing from education activity and related services	287,678	271,758
Other affiliates		Other receivables	820,080	626,371
			3,999,863	**3,459,225**
Short-term advances to suppliers (Note 6.2)				
Vincons 1 JSC	Subsidiary	Advances for construction service	5,251,940	2,800,273
Vincons 2 JSC		Advances for construction service	934,251	-
Vingroup JSC	Parent company	Advances for management service	305,075	540,566
Other affiliates		Other advances	134,004	124,972
			6,625,270	**3,465,811**

Short-term Loan receivables (Note 7)

Details of short-term loan receivables as at 30 June 2023 as below:

Related parties	*Relationship*	*Amount million VND*	*Interest rate % per annum*	*Collateral*
SV Westent Hanoi JSC	Subsidiary	13,243,430	11%	None
Sinh Thai LLC	Subsidiary	3,916,918	11%	None
Metropolis JSC	Subsidiary	5,971,808	11%	None
Bao Lai JSC	Subsidiary	441,450	11%	(i)
Vincons 2 JSC	Subsidiary	440,000	11%	None
Others	Subsidiary	537,538	11%	None
		24,551,144		

(i) This loan is secured by assets of others subsidiary.

29. BALANCES WITH RELATED PARTIES (continued)

Amounts due to and due from related parties (continued)
Amounts due to and due from related parties as at 30 June 2023 and 31 December 2022 were as follows: (continued)

Details of long-term loan receivables as at 30 June 2023 as below:

Related parties	*Relationship*	*Amount million VND*	*Interest rate % per annum*	*Collateral*
Thai Son JSC	Subsidiary	10,040,900	11%	None
Sinh Thai LLC	Subsidiary	708,600	11%	None
Others	Subsidiary	60,600	11%	None
		10,810,100		

Other short-term receivables (Note 8)			*30 June 2023*	*31 December 2022*
Vingroup JSC	Parent company	Capital contribution for Business and Investment Co-operation Contract	12,636,462	8,580,668
		Receivables from shared profit of Business and Investment Co-operation Contract	802,764	-
Vincom Retail JSC	Affiliate	Capital contribution for Business and Investment Co-operation Contract	787,578	810,510
		Receivables from shared profit of Business and Investment Co-operation Contract	38,098	47,374
Vinpearl JSC	Affiliate	Capital contribution for Business and Investment Co-operation Contract	345,377	353,386
Vinschool LLC	Affiliate	Capital contribution for Business Co-operation Contract	571,068	583,741
Thai Son JSC	Subsidiary	Capital contribution for Business and Investment Co-operation Contract	3,349,114	3,349,114
		Receivables from shared profit of Business and Investment Co-operation Contract	1,550,505	834,936
Green City JSC	Subsidiary	Capital contribution for Business and Investment Co-operation Contract	8,417,299	8,417,299
		Receivables from shared profit of Business and Investment Co-operation Contract	761,302	611,080
		Loans Interest	171,786	1,304
		Other receivables	350,737	-
SV Westernt Hanoi JSC	Subsidiary	Loans Interest	1,337,836	636,229
Vinfast trading	Affiliate	Other receivables	1,275,072	-
Sinh Thai JSC	Subsidiary	Loans Interest	225,085	24,694
Other affiliates		Other receivables	525,346	311,620
			33,145,429	**24,561,955**

29. BALANCES WITH RELATED PARTIES (continued)

***Amounts due to and due from related parties** (continued)*:

Amounts due to and due from related parties as at 30 June 2023 and 31 December 2022 were as follows: (continued)

Currency: million VND

Related parties	*Relationship*	*Transactions*	*30 June 2023*	*31 December 2022*
Other current assets (Notes 11)				
Vinpearl JSC	Affiliate	Deposit for share transfer and investment perpose	100,000	100,000
Vingroup – CP JSC	Parent company	Deposit for share transfer	199,700	-
			299,700	**100,000**
Other non-current ssets (Note 11)				
Vingroup – CP JSC	Parent company	Capital contribution	43,570,649	35,002,000
		Deposit for share transfer	-	199,700
			43,570,649	**35,201,700**

Short –tearm trade payables (Note 16,1)

Currency: million VND

Related parties	*Relationship*	*Transactions*	*30 June 2023*	*31 December 2022*
Vincons JSC	Subsidiary	Construction payables	77,692	457,096
Vingroup – CP JSC	Parent company	Service payables	-	113,878
Vinfast JSC	Affiliate	Goods purchase payables	81,367	91,039
Green City JSC	Subsidiary	Goods purchase payables	208,072	3,676
Other affiliates		Other service payables	371,867	216,761
			738,998	**882,450**

30. BALANCES WITH RELATED PARTIES (continued)

Other short – tearm payables (Note 20)

Vinpearl JSC	Affiliate	Deposit received from investment cooperation contract	372,607	372,607
Vincom Retail JSC	Affiliate	Deposit received from investment cooperation contract	867,119	867,119
Vinschool LLC	Affiliate	Deposit received from investment cooperation contract	715,200	715,200
Gia Lam JSC	Subsidiary	Other payables	102,118	119,888
Other Affiliates		Other payables	183,504	228,701
			2,240,548	**2,303,515**

Other long-terrm payables (Note 20)

Berjaya VFC LLC	Subsidiary	Deposit received for share transfer	1,752,818	1,752,818
Berjaya LLC	Subsidiary	Deposit received for share transfer	5,129,226	5,129,226
Vinschool LLC	Affiliate	Deposit received for investment cooperation contract	1,135,557	-
Vincom Retail JSC	Affiliate	Deposit received for investment cooperation contract	1,090,000	-
			9,107,601	**6,882,044**

Loans payables (Note 21)

Details of short-term loan payables as at 30 June 2023 as below:

Related parties	*Relationship*	*Amount million VND*	*Interest rate % per annum*	*Maturity date*	*Collateral*
VHIZ JSC	Subsidiary	328,208	11%	2024	None
Vinitis JSC	Subsidiary	50,000	11%	2024	None
		378,208			

Details of long-term loan payables as at 30 June 2023 as below:

Related parties	*Relationship*	*Amount million VND*	*Interest rate % per annum*	*Maturity date*	*Collateral*
Millennium LLC	Subsidiary	943,242	11%	2024	None
VHIZ JSC	Subsidiary	39,000	11%	2024	None
		982,242			

31. EVENTS AFTER THE BALANCE SHEET DATE

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

Pham Thi Lan	Le Tien Cong	Nguyen Thu Hang
Preparer	Chief Accountant	Chief Executive Officer

Hanoi, Vietnam
28 July 2023