
Dat Xanh Real Estate Services Joint Stock Company

Interim consolidated financial statements

For the nine-month period ended 30 September 2021

CÔNG TY CỔ PHẦN

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Dat Xanh Real Estate Services Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Dat Xanh Real Estate Services Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate ("ERC") No. 3602545493 issued by the Department of Planning and Investment ("DPI") of Dong Nai Province on 21 July 2011, as subsequently amended.

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

The Company's registered head office is located at No. 2W Ung Van Khiem Street, Ward 25, Binh Thanh District, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

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

Mr Nguyen Truong Son	Chairman	Appointed at 18 October 2021
	Member	Resigned at 18 October 2021
Mr Luong Tri Thin	Member	Appointed at 18 October 2021
	Chairman	Resigned at 18 October 2021
Ms Do Thi Thai	Vice Chairman	Resigned at 04 May 2021
Mr Ha Duc Hieu	Member	
Mr Pham Anh Khoi	Member	
Mr Tran Thanh Tan	Independent member	Appointed at 04 May 2021

SUPERVISORY COMMITTEE

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

Mr Tran Thanh Tan	Chairman
Mr Ha Duc Hieu	Member

MANAGEMENT

Members of the Management during the year and at the date of this report are.

Ms Pham Thi Nguyen Thanh	General Director	Appointed at 18 October 2021
	Managing Director	Resigned at 18 October 2021
Mr Nguyen Truong Son	General Director	Resigned at 18 October 2021
Ms Le Tran Bich Thuy	Deputy General Director	
Ms Tran Thi Phuong Loan	Chef Accountant	

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is:

Ms Pham Thi Nguyen Thanh	Appointed at 18 October 2021
Mr Nguyen Truong Son	Resigned at 18 October 2021

Dat Xanh Real Estate Services Joint Stock Company

REPORT OF THE MANAGEMENT

The Management of Dat Xanh Real Estate Services Joint Stock Company ("the Company") is pleased to present this report and the interim consolidated financial statements of the Company and its subsidiaries (collectively referred to as "the Group") for the nine-month period ended 30 September 2021.

THE MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The 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 Group and of the consolidated results of its operations and its consolidated cash flows for the year. In preparing those consolidated financial statements, the 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 Group will continue its business.

The 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 Group and to ensure that the accounting records comply with the applied accounting system. He is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Management confirmed that he has complied with the above requirements in preparing the accompanying consolidated financial statements.

STATEMENT BY THE MANAGEMENT

The Management does hereby state that, in his opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 30 September 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.

On behalf of The Management, 



Pham Thi Nguyen Thanh
General Director

Ho Chi Minh City, Vietnam

27 October 2021

INTERIM CONSOLIDATED BALANCE SHEET

as at 30 September 2021

Unit: VND

(The accompanying Notes are an integral part of these Financial Statements)

ASSETS	Code	Notes	As at 30 September 2021	As at 31 December 2020
A. CURRENT ASSETS	100		14,043,566,169,341	10,525,322,342,199
I. Cash and cash equivalents	110	4	1,537,248,484,618	1,146,330,868,926
▪ Cash	111		833,089,865,134	382,939,049,912
▪ Cash equivalents	112		704,158,619,484	763,391,819,014
II. Short-term financial investments	120		367,337,106,109	110,454,093,506
▪ Investments held to maturity	123	5	367,337,106,109	110,454,093,506
III. Short-term receivables	130		9,914,571,127,903	7,428,475,712,639
▪ Short-term receivables from customers	131	6	1,635,127,737,825	1,496,825,773,902
▪ Short-term advances to suppliers	132	7	543,228,254,364	470,419,107,683
▪ Short-term loan receivables	135	8	11,764,160,000	673,700,000
▪ Other short-term receivables	136	9	7,839,350,359,655	5,556,544,414,561
▪ Provision for short-term doubtful debts	137	10	(114,899,383,941)	(95,987,283,507)
IV. Inventories	140		2,014,776,881,031	1,699,033,682,183
▪ Inventories	141	11	2,014,776,881,031	1,699,033,682,183
V. Other current assets	150		209,632,569,680	141,027,984,945
▪ Short-term prepaid expenses	151	12	188,710,032,524	131,151,288,214
▪ Deductible VAT	152		20,227,856,046	9,872,433,822
▪ Taxes and other receivables from the State	153		694,681,110	4,262,909
B. NON-CURRENT ASSETS	200		626,463,003,596	569,718,943,312
I. Long-term receivables	210		63,860,606,953	35,627,238,456
▪ Other long-term receivables	216	9	63,860,606,953	35,627,238,456
II. Fixed assets	220		189,820,542,744	144,696,252,996
▪ Tangible fixed assets	221	13	121,476,897,205	118,636,553,986
- Historical cost	222		175,065,796,713	159,534,775,681
- Accumulated depreciation	223		(53,588,899,508)	(40,898,221,695)
▪ Intangible fixed assets	227	14	68,343,645,539	26,059,699,010
- Historical cost	228		77,015,129,797	31,987,548,547
- Accumulated amortisation	229		(8,671,484,258)	(5,927,849,537)
III. Investment properties	230		48,785,987,958	46,133,374,589
▪ Historical cost	231		50,337,881,103	46,809,157,361
▪ Accumulated depreciation	232		(1,551,893,145)	(675,782,772)
IV. Long-term assets in progress	240		40,757,306,185	42,758,887,060
▪ Construction in progress	242	15	40,757,306,185	42,758,887,060
V. Long-term financial investments	250		30,500,000,000	30,500,000,000
▪ Investments in associates and joint-ventures	252		500,000,000	500,000,000
▪ Long-term investments held to maturity	255	16	30,000,000,000	30,000,000,000
VI. Other non-current assets	260		252,738,559,756	270,003,190,211
▪ Long-term prepaid expenses	261	12	39,873,706,910	42,358,192,143
▪ Deferred tax assets	262		26,462,921,592	28,789,521,239
▪ Goodwill	269	17	186,401,931,254	198,855,476,829
TOTAL ASSETS	270		14,670,029,172,937	11,095,041,285,511


INTERIM CONSOLIDATED BALANCE SHEET (continued)


as at 30 September 2021

Unit: VND

(The accompanying Notes are an integral part of these Financial Statements)

RESOURCES	Code	Notes	As at 30 September 2021	As at 31 December 2020
A. LIABILITIES	300		6,928,320,360,527	5,255,704,026,793
I. Current liabilities	310		6,775,616,978,043	5,104,231,179,295
▪ Short-term payables to suppliers	311	18	218,394,220,889	205,253,173,898
▪ Short-term advances from customers	312	19	320,797,255,860	129,421,820,367
▪ Taxes and other obligations to the State	313	20	546,083,203,212	591,127,399,816
▪ Payables to employees	314		85,672,832,124	135,844,462,124
▪ Short-term accrued expenses	315	21	153,315,008,813	190,894,879,777
▪ Short-term unearned revenue	318	22	24,544,898,337	44,000,847,722
▪ Other short-term payables	319	23	4,322,489,741,792	3,077,627,699,260
▪ Short-term loans	320	24	991,576,801,923	630,247,810,028
▪ Bonus and welfare fund	322		112,743,015,093	99,813,086,303
II. Non-current liabilities	330		152,703,382,484	151,472,847,498
▪ Long-term loans	338	24	143,476,372,324	145,346,096,069
▪ Deferred tax liabilities	341		9,227,010,160	6,126,751,429
B. OWNERS' EQUITY	400		7,741,708,812,410	5,839,337,258,718
I. Owners' equity	410	25	7,741,708,812,410	5,839,337,258,718
▪ Contributed capital	411		3,582,012,080,000	3,224,710,220,000
- Common shares embeded the voting right	411a		3,582,012,080,000	3,224,710,220,000
▪ Share premium	412		1,107,984,695,359	340,683,172,475
▪ Consolidation reserve	414		(9,350,460,000)	(9,350,460,000)
▪ Investment and development fund	418		5,083,303,511	5,083,303,511
▪ Retained profits	421		970,665,887,195	455,990,570,113
- Previous year's retained profits	421a		403,104,905,825	3,476,686,262
- Current years' retained profits	421b		567,560,981,370	452,513,883,851
▪ Non-controlling interest	429		2,085,313,306,345	1,822,220,452,619
II. Other reserves and funds	430		-	-
TOTAL RESOURCES	440		14,670,029,172,937	11,095,041,285,511


Pham Vo Quang Dai
Preparer


Tran Thi Phuong Loan
Chief Accountant


Pham Thi Nguyen Thanh
General Director

27 October 2021

Dat Xanh Real Estate Services Joint Stock Company

INTERIM CONSOLIDATED STATEMENT OF INCOME

For the nine-month period ended 30 September 2021

Unit: VND

(The accompanying Notes are an integral part of these Financial Statements)

Items	Code	Notes	Quarter 3		Accumulated to 30 September	
			Year 2021	Year 2020	Year 2021	Year 2020
▪ Revenue	01	26.1	894,296,715,081	960,746,845,904	3,040,106,209,903	1,905,592,743,315
▪ Deductions	02		-	6,131,669,801	18,047,213,721	6,131,669,801
▪ Net revenue	10		894,296,715,081	954,615,176,103	3,022,058,996,182	1,899,461,073,514
▪ Cost of sales	11	27	357,947,010,964	241,478,633,856	1,089,088,553,977	473,740,040,361
▪ Gross profit	20		536,349,704,117	713,136,542,247	1,932,970,442,205	1,425,721,033,153
▪ Financial incomes	21	26.2	16,035,184,126	5,811,126,780	35,509,926,784	26,903,976,540
▪ Financial expenses	22	28	24,473,172,067	12,844,518,602	54,191,900,124	38,683,493,081
▪ In which: Interest expenses	23		24,473,172,067	12,778,796,798	54,191,900,124	37,410,029,025
▪ Selling expenses	25	29	119,990,176,111	125,871,305,449	435,889,477,623	306,818,663,479
▪ General & administrative expenses	26	29	94,564,758,205	82,475,340,367	336,569,396,178	227,822,121,449
▪ Net operating profit	30		313,356,781,860	497,756,504,609	1,141,829,595,064	879,300,731,684
▪ Other incomes	31	30	2,961,790,939	4,417,701,997	32,402,097,147	44,819,600,435
▪ Other expenses	32	30	4,655,456,424	4,939,529,040	21,805,529,567	11,451,227,193
▪ Other profit/(loss)	40		(1,693,665,485)	(521,827,043)	10,596,567,580	33,368,373,242
▪ Net profit before tax	50		311,663,116,375	497,234,677,566	1,152,426,162,644	912,669,104,926
▪ Current CIT expenses	51	31	65,297,142,438	107,624,660,416	253,000,097,434	192,976,909,621
▪ Deferred CIT incomes/(expenses)	52	31	6,001,350,503	467,037,357	5,426,858,380	482,909,530
▪ Net profit after tax	60		240,364,623,434	389,142,979,794	893,999,206,830	719,209,285,776
▪ Net profit/(loss) of shareholders	61		169,070,985,136	310,772,168,701	567,560,981,370	542,305,000,144
▪ Net profit/(loss) of non-controlling interests	62		71,293,638,298	78,370,811,093	326,438,225,460	176,904,285,632
▪ Basic earnings per share	70	25.4	472	979	1,672	1,773
▪ Diluted earnings per share	71	25.4	472	979	1,672	1,773

Pham Vo Quang Dai

Preparer

27 October 2021

Tran Thi Phuong Loan

Chief Accountant



Pham Thi Nguyen Thanh

General Director

INTERIM CONSOLIDATED CASH FLOW STATEMENT (indirect method)

for the nine-month period ended 30 September 2021

Unit: VND

(The accompanying Notes are an integral part of these Financial Statements)

Items	Code	Notes	Accumulated to 30 September	
			Year 2021	Year 2020
I. CASH FLOWS FROM OPERATING ACTIVITIES				
▪ Profit before tax	01		1,152,426,162,644	912,669,104,926
Adjustments for:				
▪ Depreciation and amortisation	02	13, 14	32,210,543,658	18,328,645,972
▪ Provisions	03		19,999,431,361	(4,150,094,773)
▪ Gains from investing activities	05		(35,509,926,784)	(28,068,087,424)
▪ Interest expenses	06		54,191,900,124	37,410,029,025
Operating profit before changes in working capital	08		1,223,318,111,003	936,189,597,726
▪ (Increase)/decrease in receivables	09		(2,331,520,866,280)	910,848,509,142
▪ Decrease/(increase) in inventories	10		(317,116,331,198)	(182,821,480,761)
▪ Increase/(decrease) in payables (excluding interest, CIT payables)	11		1,113,867,807,829	36,550,556,608
▪ Decrease/(increase) in prepaid expenses	12		(1,990,466,338)	(120,903,478,099)
▪ Interest expenses paid	14		(53,575,215,995)	(37,410,029,025)
▪ CIT paid	15		(349,815,084,695)	(175,905,309,553)
▪ Other cash outflows from operating activities	17		(59,702,627,747)	(37,901,705,866)
Net cash flows from operating activities	20		(776,534,673,421)	1,328,646,660,173
II. CASH FLOWS FROM INVESTING ACTIVITIES				
▪ Acquisition and construction of fixed assets	21		(61,999,707,989)	(33,987,422,129)
▪ Loans to other parties and term deposits	23		(423,017,664,603)	(696,180,952,158)
▪ Cash inflows from loan collection and term deposits	24		155,044,192,000	874,772,702,811
▪ Cash outflows for investments in other entities	25		(17,796,530,263)	(1,035,344,182,108)
▪ Cash inflows from withdrawal of investments in other entities	26		14,903,675,113	29,855,934,102
▪ Interest income received	27		34,703,699,972	26,903,976,540
Net cash flows from investing activities	30		(298,162,335,770)	(833,979,942,942)

INTERIM CONSOLIDATED CASH FLOW STATEMENT (indirect method – continued)

for the nine-month period ended 30 September 2021

Unit: VND

(The accompanying Notes are an integral part of these Financial Statements)

Items	Code	Notes	Accumulated to 30 September	
			Year 2021	Year 2020
III. CASH FLOWS FROM FINANCING ACTIVITIES				
▪ Share issued, capital contribution from owners	31.1		1,124,603,382,884	565,393,392,475
▪ Capital contribution from non-controlling interest	31.2		266,205,483,665	356,721,006,000
▪ Cash from loans	33	24	1,002,894,364,937	726,831,207,265
▪ Repayments of loan principals	34	24	(643,134,180,916)	(722,825,712,770)
▪ Dividends, profit paid	36		(284,954,425,687)	(911,010,114,646)
Net cash flows from financing activities	40		1,465,614,624,883	15,109,778,324
Net cash flows during the period	50		390,917,615,692	509,776,495,556
Cash and cash equivalents at the beginning of year	60	4	1,146,330,868,926	350,802,374,807
▪ Impacts of foreign exchange difference	61		-	-
Cash and cash equivalents at the end of year	70	4	1,537,248,484,618	860,578,870,363



Pham Vo Quang Dai
Preparer



Tran Thi Phuong Loan
Chief Accountant



Pham Thi Nguyen Thanh
General Director

27 October 2021

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

1. CORPORATE INFORMATION

Dat Xanh Real Estate Services Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Enterprise Registration Certificate ("ERC") No. 3602545493 issued by the Department of Planning and Investment ("DPI") of Dong Nai Province on 21 July 2011, as subsequently amended.

The Company was listed on the Ho Chi Minh City Stock Exchange ("HOSE") in accordance with Decision No. 348/QD-SGDHCM on 25 June 2021.

The current principal activities of the Company and its subsidiaries ("the Group") are to provide construction services, trade real estate properties, real estate brokerage and other services.

The Group's registered head office is located at No. 2W Ung Van Khiem Street, Ward 25, Binh Thanh District, Ho Chi Minh City, Vietnam.

The number of the Group's employees as at 30 September 2021 was 5,560 (31 December 2020: 5,060).

Corporate structure

The Company's corporate structure includes 15 direct subsidiaries and 38 indirect subsidiaries, in which:

Name of subsidiaries	Business activities	Status of operation	% Voting	
			30 September 2021	31 December 2020
(1) Dat Xanh Mien Trung Joint Stock Company	Real estate trading and brokerage	Operating	55	55
(2) Northern Green Land Real Estate and Services Joint Stock Company	Real estate trading and brokerage	Operating	63.5	63.5
(3) Dat Xanh Mien Nam Investment and Services Joint Stock Company	Real estate trading and brokerage	Operating	65	65
(4) Dat Xanh Dong Nam Bo Investment and Services Joint Stock Company	Real estate trading and brokerage	Operating	70	70
(5) Dat Xanh Mien Tay Services and Investment Joint Stock Company	Real estate trading and brokerage	Operating	61	61
(6) Dat Xanh Nam Bo Joint Stock Company	Real estate trading and brokerage	Operating	63	63
(7) Dat Xanh Mien Dong Investment and Services Joint Stock Company	Real estate trading and brokerage	Operating	61	61
(8) Dat Xanh Nam Trung Bo Real Estate Service Joint Stock Company	Real estate trading and brokerage	Operating	71	71
(9) Dat Xanh Premium Joint Stock Company	Real estate trading and brokerage	Operating	59	59
(10) Dat Xanh Plus Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	55	55

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

1. CORPORATE INFORMATION (continued)**Corporate structure (continued)**

Name of subsidiaries	Business activities	Status of operation	% Voting	
			30 September 2021 (%)	31 December 2020 (%)
(11) Linkgroup Real Estate Corporation	Real estate trading and brokerage	Operating	80.47	80.47
(12) Vietnam Real Estate Technology Joint Stock Company	Technology development	Operating	50.99	50.99
(13) Ihouzz Technology Joint Stock Company (formerly Vietnam Real Estate Information Technology Joint Stock Company)	Technology development	Operating	53	99.96
(14) Tulip Real Estate Financial Service Joint Stock Company	Financial service	Operating	60	60
(15) Dat Xanh International Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	64,9	-
(16) Viethomes Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(17) Vinahomes Real Estate Services Joint Stock Company	Real estate trading and brokerage	Operating	87	-
(18) Bac Trung Bo Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(19) Duyen Hai Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(20) Bac Bo Real Estate Joint Stock Company	Real estate trading	Operating	51	51
(21) Asahi Japan Investment and Properties Management Service Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(22) Hung Vuong Real Estate Investment and Services Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(23) Kinh Bac Real Estate Investment and Services Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(24) Vietnam Smart City Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(25) Nam Mien Trung Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(26) Emerald Real Estate Development Joint Stock Company	Real estate trading and brokerage	Operating	51	51

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

<i>Name of subsidiaries</i>	<i>Business activities</i>	<i>Status of operation</i>	<i>% Voting</i>	
			<i>30 September 2021</i>	<i>31 December 2020</i>
(27) Smart City One Member Company Limited	Real estate trading	Operating	100	100
(28) Smart Property One Member Company Limited	Real estate trading	Operating	100	100
(29) Quang Ngai Urban Development One Member Limited Liability Company	Real estate trading	Operating	100	100
(30) Quang Binh Urban Development Limited Liability Company	Real estate trading	Operating	100	100
(31) City Real Investment and Services Joint Stock Company	Real estate trading and brokerage	Operating	60	60
(32) Saigon Real Investment and Services Joint Stock Company	Real estate trading and brokerage	Operating	60	60
(33) Dat Moi Minh Hung Company Limited	Real estate trading and brokerage	Operating	100	-
(34) Can Tho Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(35) Nam Mien Tay Real Estate Services Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(36) Bac Mien Tay Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(37) Duyen Hai Mien Tay Real Estate Services Joint Stock Company	Real estate trading and brokerage	Operating	51	-
(38) Dong Nam Bo Housing Development Services and Investment Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(39) Binh Thuan Real Estate Services and Investment Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(40) Indochine Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(41) Cuu Long Sun Joint Stock Company	Real estate trading and brokerage	Operating	55	-
(42) Linkland Investment Company Limited	Real estate trading and brokerage	Operating	100	100
(43) Linkhouse Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(44) Linkhouse Mien Trung Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(45) Linkhouse Tay Nam Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	51	51

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

1. CORPORATE INFORMATION (continued)**Corporate structure (continued)**

Name of subsidiaries	Business activities	Status of operation	% Voting	
			30 September 2021	31 December 2020
(46) Thuan Thien Phat Real Estate Investment Joint Stock Company (formerly Linkhouse Nghia Ky Real Estate Joint Stock Company)	Real estate trading and brokerage	Operating	100	100
(47) Ohio Agent Service Technology Joint Stock Company	Real estate trading and brokerage	Operating	90	-
(48) Cocome Technology Joint Stock Company	Technology development	Operating	51	51
(49) Unihomes Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	-	51
(50) Unihomes Southley Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	-	54.42
(51) Unihomes South Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	-	51
(52) Connection Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	51	51
(53) Ngoc Le Investment Construction Co., Ltd	Real estate trading	Operating	75	75
(54) Ecohome Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	99.80	99.80
(55) RedVN Real Estate Joint Stock Company	Real estate trading and brokerage	Operating	99	-
(56) Lifarm Agriculture Company Limited	Agriculture	Operating	100	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

2. BASIS OF PREPARATION**2.1 Accounting standards and system**

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

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

Accordingly, the accompanying consolidated 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 consolidated financial position and consolidated results of operations and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

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

2.3 Fiscal year

The Group's 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 Group's accounting currency.

2.5 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the accounting period ended 30 September 2021.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of the subsidiaries are prepared for the same reporting period as the 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 not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet, separately from parent shareholders' equity.

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**3.1 Cash and cash equivalents**

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

3.2 Inventories*Inventory properties*

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

Cost includes:

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

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

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

Other inventories

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

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

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

Merchandise	- cost of purchase on a specific identification basis
Tools and supplies	- cost of purchase on a weighted average basis
Construction work-in-process	- cost of direct materials and labour plus attributable construction overheads 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 inventory based on appropriate evidence of impairment available at the balance sheet date.

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.3 Receivables**

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

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

3.5 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.

Land use rights

Land use rights are recorded as intangible fixed assets representing the value of the right to use the lands acquired by the Group.

3.6 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	5 – 30 years
Machinery and equipment	3 – 11 years
Means of transportation	5 – 10 years
Office equipment	3 – 6 years
Computer software, website	3 – 6 years

Land use rights with indefinite useful life are not amortised.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2021 and for the nine-month period then ended
Unit: VND

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Borrowing costs

Borrowing costs consist of interest and other costs that the Group 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 they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.8 Prepaid expenses

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

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

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

3.9 Business combinations and goodwill

Business combinations are accounted for using the purchase 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.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's 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 parent company conducts 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.

No new goodwill is recorded as for a business combination involving entities under common control, which is a business combination in which all of the combining entities are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory. An entity may be controlled by an individual or by a group of individuals acting together under a contractual arrangement. The difference between the acquirer's cost of investment and the acquiree's net assets is presented as a separate reserve within equity on consolidation (i.e. consolidation reserve in the consolidated balance sheet).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.9 Business combinations and goodwill (continued)**

When the business combinations involving entities or businesses under common control, the pooling of interest method is applied as follows:

- ▶ The assets and liabilities of the combining entities are consolidated at their carrying amounts;
- ▶ No new goodwill is recognised as a result of the combination;
- ▶ The consolidated income statement reflects the results of the combining entities for the full period, irrespective of when the combination took place and comparatives being presented as if the entities had always been combined.

3.10 Investments in other entities and held-to-maturity investments*Investments in other entities*

Investments in other entities are stated at their acquisition costs.

Provision for investments in other entities

Provision is made for any diminution in value of the investments in other entities at the balance sheet date in accordance with the guidance under the Circular No. 228/2009/TT-BTC dated 7 December 2009 and Circular No. 89/2013/TT-BTC dated 28 June 2013 issued by the Ministry of Finance. Increases or decreases to the provision balance are recorded as finance expenses 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 expense in the consolidated financial statements and deducted against the value of such investments.

3.11 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

3.12 Appropriation of net profit

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

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

- ▶ *Investment and development fund*

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

- ▶ *Bonus and welfare fund*

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.13 Revenue recognition**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group 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:

Sale of town houses and apartments

For town houses and apartments sold after completion of construction, the revenue and associated costs are recognised when the significant risks and rewards of ownership of the town houses and apartments have passed to the buyers.

Sale of residential plots and related infrastructure

Revenue from the sale of residential plots and related infrastructure are recorded based on contract when residential plots and related infrastructure are transferred to the customers.

Rendering of real estate brokerage and other services

Revenue is recognised when services have been rendered and completed.

Construction contracts

For the construction contracts specifying that the contractor will receive payments according to the completed work, where the outcome of a construction contract can be determined reliably and accepted by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date which is accepted by the customers and reflected in the sales invoices.

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.

Interest

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

3.14 Taxation*Current income tax*

Current income tax assets and liabilities for the current and prior year are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the 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 Group to offset current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.14 Taxation (continued)***Deferred tax*

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

Deferred tax liabilities are recognised for all taxable temporary differences.

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

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

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

Deferred tax is charged or credited to the 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 Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on the same taxable entity or when the Group intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.15 Related parties

Parties are considered to be related parties of the Group 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 Group 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.

3.16 Segment information

A segment is a component determined separately by the Group 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. The Group's business segment is derived mainly from real estate brokerage services and real estate investment and development.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

4. CASH AND CASH EQUIVALENTS

	As at 30 September 2021	As at 31 December 2020
Cash on hand	8,843,506,599	17,881,812,663
Cash in banks	824,246,358,535	365,057,237,249
Cash equivalents (*)	704,158,619,484	763,391,819,014
TOTAL	1,537,248,484,618	1,146,330,868,926

(*) Cash equivalents represented bank deposits with the original maturity of less than three (3) months and earn interest at the applicable rates of 2.5 – 5% per annum.

5. SHORT-TERM HELD-TO-MATURITY INVESTMENTS

Held-to-maturity investments represented bank deposits with the principle maturity ranging from three (3) months to twelve (12) months in commercial banks and earn interest at the applicable rates.

6. SHORT-TERM TRADE RECEIVABLES

	As at 30 September 2021	As at 31 December 2020
Due from other parties	933,603,197,358	1,011,818,323,309
- Minh Binh Real Estate Service and Investment Company Limited	154,402,487,531	154,402,487,531
- IDE Vietnam Company Limited	71,886,015,215	71,886,015,215
- LDG Investment Joint Stock Company	63,360,268,077	79,452,171,156
- Thang Long Group Investment and Commercial Joint Stock Company	26,092,815,672	21,841,260,706
- FLCHOMES Real Estate Development and Investment Joint Stock Company	7,564,301,959	14,171,953,041
- Kita Invest Real Estate Joint Stock Company	32,597,581,583	6,241,933,714
- Hiep Phu Land Corporation	9,900,000,000	13,302,418,915
- BBC Invest Corporation	5,484,349,055	13,971,383,868
- Setia Lai Thieu One Member Company	-	71,888,725,400
- Other customers	562,315,378,266	564,659,973,763
Due from related parties (Notes 32)	701,524,540,467	485,007,450,593
TOTAL	1,635,127,737,825	1,496,825,773,902
Provision for short-term trade receivables	(98,813,769,826)	(93,401,669,392)
NET	1,536,313,967,999	1,403,424,104,510

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

7. SHORT-TERM ADVANCES TO SUPPLIERS

	As at 30 September 2021	As at 31 December 2020
Advances to suppliers	527,930,864,156	461,923,295,474
- <i>Thang Long Group Investment and Commercial Joint Stock Company</i>	158,128,975,466	158,128,975,466
- <i>Quang Binh Department of Finance</i>	116,577,025,000	116,577,025,000
- <i>VT Construction and Trading JSC</i>	6,573,598,337	7,670,222,704
- <i>Constrexim No.1 Joint Stock Company</i>	-	24,934,705,194
- <i>Other suppliers</i>	246,651,265,353	154,612,367,110
Advances to related parties (Notes 32)	15,297,390,208	8,495,812,209
TOTAL	543,228,254,364	470,419,107,683
Provision for short-term advances to suppliers	(862,818,506)	(862,818,506)
NET	542,365,435,858	469,556,289,177

8. SHORT-TERM LOAN RECEIVABLES

	As at 30 September 2021	As at 31 December 2020
Nam Thang Long Urban Architecture JSC	10,000,000,000	-
Vietnam Trading Development JSC	1,000,000,000	-
Thu Dai Thanh Real Estate Company Limited	764,160,000	673,700,000
TOTAL	11,764,160,000	673,700,000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

9. OTHER RECEIVABLES

	As at 30 September 2021	As at 31 December 2020
Short-term		
Deposits for marketing and distribution service contract of real estate projects	5,373,718,905,955	4,302,790,584,221
- Gem Sky World	805,200,000,000	805,200,000,000
- Gem Riverside	634,000,000,000	91,000,000,000
- Tien Hai Center City	693,462,750,000	-
- Dat Quang Riverside	335,460,183,464	752,990,401,153
- Opal Skylines	245,250,000,000	245,250,000,000
- Green Pearl Bac Ninh	166,750,341,853	211,400,870,664
- Phu My An Town	135,397,585,696	163,564,902,196
- Charm Plaza II	182,382,257,533	182,382,257,533
- Song Nui Vinh Trung	147,826,256,000	147,826,256,000
- Ngoc Duong	177,606,305,808	79,284,019,414
- Eurowindow Gia Lam	86,059,200,000	-
- Binh Nguyen	80,000,000,000	80,000,000,000
- Hung Thinh Pearl	75,179,472,100	-
- Kim Dinh 4	70,000,000,000	70,000,000,000
- Tuyen Son	65,424,710,618	65,424,710,618
- Dragon Smart City	119,322,646,242	73,190,000,000
- Saigon Gateway	56,263,538,887	56,401,119,972
- Yen Thanh Residences	-	70,000,000,000
- Que Vo	50,000,000,000	40,000,000,000
- Others	1,248,133,657,754	1,168,876,046,671
Refund for developer	1,399,907,924,924	586,750,000,000
Capital contributed under Business Cooperation Contracts ("BCC")	350,077,843,000	132,302,300,000
Deposits for share capital transfer	78,170,000,000	79,870,000,000
Advances to employees	228,404,968,648	140,482,510,542
Social house fee of Gold Hill Residences project	15,000,000,000	15,000,000,000
Others	394,070,717,129	299,349,019,798
	7,839,350,359,655	5,556,544,414,561
<i>In which:</i>		
Due from other parties	4,515,114,106,778	3,591,650,086,608
Due from related parties (Notes 32)	3,324,236,252,877	1,964,894,327,953
Long-term		
Capital contributed under Business Cooperation Contracts ("BCC")	14,185,405,800	15,685,405,800
Deposits	15,960,234,118	19,941,832,656
Paid on behalf	33,714,967,035	-
	63,860,606,953	35,627,238,456
<i>In which:</i>		
Due from other parties	49,675,201,153	19,941,832,656
Due from related parties (Notes 32)	14,185,405,800	15,685,405,800
TOTAL	7,903,210,966,608	5,592,171,653,017
Provision for deposits	(15,222,795,609)	(1,722,795,609)
NET	7,887,988,170,999	5,590,448,857,408

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

10. PROVISION FOR DOUBTFUL SHORT-TERM RECEIVABLES

	As at 30 September 2021	As at 31 December 2020
Provision for trade receivables	98,813,769,826	93,401,669,392
Provision for deposits	15,222,795,609	1,722,795,609
Provision for advances to suppliers	862,818,506	862,818,506
TOTAL	114,899,383,941	95,987,283,507

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

	For period from 1 January 2021 to 30 September 2021	For period from 1 January 2020 to 30 September 2020
Beginning balance	95,987,283,507	16,494,985,673
Add: Provision created during the period	20,146,775,858	-
Add: Increase from business acquisition	146,208,583	-
Less: Reversal of provision during the period	(147,344,497)	(3,441,492,270)
Less: Decrease due to disposals of subsidiaries	(1,233,539,510)	-
Ending balance	114,899,383,941	13,053,493,403

11. INVENTORIES

	As at 30 September 2021	As at 31 December 2020
Inventory properties in progress (*)	1,722,129,012,025	1,426,054,705,585
Property available for sale	258,871,348,387	220,935,869,912
Finished inventory properties	16,183,294,485	16,183,294,485
- Pho Duc Chinh and Ngo Quyen Intersection Residences	11,948,084,902	11,948,084,902
- An Vien	4,235,209,583	4,235,209,583
Others	17,593,226,134	35,859,812,201
TOTAL	2,014,776,881,031	1,699,033,682,183

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

(*) Details of inventory properties in progress are as follows:

	<i>As at</i> 30 September 2021	<i>As at</i> 31 December 2020
La Maison Premium	554,712,268,569	491,884,744,200
Tuyen Son	224,641,362,539	322,666,966,880
Ham Thuan Bac	228,143,478,956	228,143,478,956
Dat Quang Riverside	187,729,555,590	-
Lavela Garden	91,959,899,244	95,256,972,118
One River - Phu My An	90,275,710,584	123,884,794,619
Ngoc Duong Riverside	65,227,624,698	-
Minh Hung	49,249,300,421	-
Lakeside	44,783,171,694	38,791,972,812
C1	53,145,906,910	52,359,380,983
C2	41,649,022,608	41,649,022,608
Gold Hill Residences	1,728,059,186	1,728,059,186
Others	88,883,651,026	29,689,313,223
TOTAL	<u>1,722,129,012,025</u>	<u>1,426,054,705,585</u>

Capitalised borrowing costs

During the period, the Group capitalised borrowing costs amounting to VND 22,890,916,250 (previous period: VND 18,550,852,148). These costs related to borrowings obtained to finance the development and construction of on-going real estate projects of the Group.

12. PREPAID EXPENSES

	<i>As at</i> 30 September 2021	<i>As at</i> 31 December 2020
Short-term		
Brokerage fees	170,876,350,713	114,379,995,566
Tools and supplies	7,156,794,496	7,348,807,621
Office rental	1,958,193,256	2,036,957,849
Others	8,718,694,059	7,385,527,178
	<u>188,710,032,524</u>	<u>131,151,288,214</u>
Long-term		
Tools and supplies	18,575,987,197	24,727,716,302
Office renovation	12,261,592,631	10,529,154,686
Brokerage fee, show houses	5,672,790,921	3,823,367,546
Others	3,363,336,161	3,277,953,609
	<u>39,873,706,910</u>	<u>42,358,192,143</u>
TOTAL	<u>228,583,739,434</u>	<u>173,509,480,357</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

13. TANGIBLE FIXED ASSETS

Cost	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Others	Total
Beginning balance	67,052,754,749	1,578,289,001	73,785,008,998	14,805,283,015	2,313,439,918	159,534,775,681
New purchases	6,366,145,641	682,597,165	2,926,690,910	709,937,737	127,291,546	10,812,662,999
Increase from business acquisition	-	499,809,363	3,077,081,818	954,761,500	-	4,531,652,681
Transfer from construction in progress	-	-	5,753,531,783	-	-	5,753,531,783
Disposal	-	-	(655,696,364)	(265,514,546)	-	(921,210,910)
Decrease due to disposal of subsidiaries	-	-	(4,295,643,729)	(216,197,192)	(133,774,600)	(4,645,615,521)
Ending balance	73,418,900,390	2,760,695,529	80,590,973,416	15,988,270,514	2,306,956,864	175,065,796,713
<i>In which:</i>						
<i>Fully depreciated</i>	-	63,818,182	5,391,986,487	1,016,768,130	-	6,472,572,799
Accumulated depreciation						
Beginning balance	(2,916,278,668)	(831,899,557)	(31,276,839,665)	(4,957,732,830)	(915,470,975)	(40,898,221,695)
Depreciation for the period	(2,203,494,617)	(463,080,026)	(8,094,507,164)	(2,525,703,537)	(315,524,989)	(13,602,310,333)
Increase from business acquisition	-	(208,550,972)	(1,595,620,784)	(338,534,915)	-	(2,142,706,671)
Disposal	-	-	655,696,364	218,283,722	-	873,980,086
Decrease due to disposal of subsidiaries	-	-	1,827,972,705	217,684,660	134,701,740	2,180,359,105
Ending balance	(5,119,773,285)	(1,503,530,555)	(38,463,298,544)	(7,386,002,900)	(1,096,294,224)	(53,588,899,508)
Net carrying amount						
Beginning balance	64,136,476,081	746,389,444	42,508,169,333	9,847,550,185	1,397,968,943	118,636,553,986
Ending balance	68,299,127,105	1,257,164,974	42,107,674,872	8,602,267,614	1,210,662,640	121,476,897,205

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

14. INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Others	Total
Cost				
Beginning balance	13,972,255,266	17,179,344,281	835,949,000	31,987,548,547
New purchases	19,147,622,806	866,500,000	55,000,000	20,069,122,806
Increase from business acquisition	-	200,000,000	-	200,000,000
Transfer from construction in progress	-	24,758,458,444	-	24,758,458,444
Ending balance	33,119,878,072	43,004,302,725	890,949,000	77,015,129,797
In which:				
<i>Fully amortised</i>	-	802,000,000	-	802,000,000
Accumulated amortisation				
Beginning balance	-	(5,810,949,762)	(116,899,775)	(5,927,849,537)
Amortisation for the period	-	(2,579,563,210)	(34,904,847)	(2,614,468,057)
Increase from business acquisition	-	(129,166,664)	-	(129,166,664)
Ending balance	-	(8,519,679,636)	(151,804,622)	(8,671,484,258)
Net carrying amount				
Beginning balance	13,972,255,266	11,368,394,519	719,049,225	26,059,699,010
Ending balance	33,119,878,072	34,484,623,089	739,144,378	68,343,645,539

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

15. CONSTRUCTION IN PROGRESS

	As at 30 September 2021	As at 31 December 2020
Software development	35,253,410,467	37,073,117,636
Others	5,503,895,718	5,685,769,424
TOTAL	40,757,306,185	42,758,887,060

16. LONG-TERM HELD-TO-MATURITY INVESTMENTD

Held-to-maturity investments represented investments in 3,000 bonds issued by Vietnam Joint Stock Commercial Bank for Industry and Trade with face value of VND 10,000,000/bond. These bonds have original maturities from seven (7) years to ten (10) years and earn interest rate at reference interest rate + 1% p.a.

17. GOODWILL

	Amount
Cost	
Beginning balance	209,808,178,363
Increase from business combination	3,538,089,406
Ending balance	<u>213,346,267,769</u>
Accumulated amortisation	
Beginning balance	(10,952,701,534)
Amortisation for the period	(15,991,634,981)
Ending balance	<u>(26,944,336,515)</u>
Net carrying amount	
Beginning balance	198,855,476,829
Ending balance	<u>186,401,931,254</u>

18. SHORT-TERM TRADE PAYABLES

	As at 30 September 2021	As at 31 December 2020
Trade payables to suppliers	162,193,308,309	167,040,958,133
- M.E.I Material, Equipment & Investment Construction Joint Stock Company	18,011,748,892	26,379,845,523
- Vinaconex 25 Joint Stock Company	20,111,159,042	25,179,009,936
- Others	124,070,400,375	115,482,102,674
Trade payables to related parties (Notes 32)	56,200,912,580	38,212,215,765
TOTAL	218,394,220,889	205,253,173,898

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

19. SHORT-TERM ADVANCES FROM CUSTOMERS

	<i>As at 30 September 2021</i>	<i>As at 31 December 2020</i>
Advances from individual customers purchasing	287,197,296,126	98,577,610,652
Advances from other customers	33,599,959,734	30,844,209,715
TOTAL	320,797,255,860	129,421,820,367

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

20. TAXES AND OTHER OBLIGATIONS TO THE STATE

	As at 31 December 2020	Increased in period	Paid in period	Increase from business combination	Decrease due to disposal of subsidiaries	As at 30 September 2021
Valued added tax	130,566,894,119	231,738,015,984	(172,820,982,977)	1,489,384,219	(998,700,565)	189,974,610,780
Corporate income tax	418,776,901,497	253,000,097,434	(349,815,084,695)	1,106,177,672	-	323,068,091,908
Personal income tax	36,922,416,644	96,445,100,591	(101,199,980,768)	1,147,272,442	(889,823,433)	32,424,985,476
Others	4,861,187,556	22,366,188,483	(26,590,349,767)	2,268,811	(23,780,035)	615,515,048
TOTAL	591,127,399,816	603,549,402,492	(650,426,398,207)	3,745,103,144	(1,912,304,033)	546,083,203,212

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

21. SHORT-TERM ACCRUED EXPENSES

	As at 30 September 2021	As at 31 December 2020
Construction costs of projects	25,426,787,860	83,930,398,627
Brokerage fees	87,220,489,300	35,749,591,970
Advertising fees	8,429,894,638	12,949,556,565
Bonus and salary	6,172,253,821	13,576,578,335
Others	26,065,583,194	44,688,754,280
TOTAL	153,315,008,813	190,894,879,777

22. UNEARNED REVENUE

This amount represents the uncompleted real estate brokerage services.

23. OTHER SHORT-TERM PAYABLES

	As at 30 September 2021	As at 31 December 2020
Received on behalf of developer	3,685,806,816,988	2,703,452,446,912
Advances received from individuals for purchasing apartments	130,954,879,988	13,202,585,099
Short-term deposits received	80,456,364,543	71,679,083,343
Capital contribution received under BCC (*)	324,416,809,563	150,179,184,000
Dividends	13,569,492,129	2,613,727
Others	87,285,378,581	139,111,786,179
TOTAL	4,322,489,741,792	3,077,627,699,260

In which:

Due to other parties	4,186,014,984,214	2,927,448,515,260
Due to related parties (Notes 32)	136,474,757,578	150,179,184,000

(*) This amount represented capital contributed from Dat Xanh Group Joint Stock Company and other companies under BCC to conduct marketing and distribution service contracts of real estate and earn profit sharing.

24. LOANS

	As at 30 September 2021	As at 31 December 2020
Short-term	991,576,801,923	630,247,810,028
Loans from banks (Note 24.1)	736,409,074,180	439,456,507,860
Bonds (Note 24.2)	149,950,279,725	119,801,118,882
Current portion of long-term loans (Note 24.3)	84,221,130,018	61,613,865,286
Other loans	20,996,318,000	9,376,318,000
Long-term	143,476,372,324	145,346,096,069
Loans from banks (Note 24.3)	143,476,372,324	145,346,096,069
TOTAL	1,135,053,174,247	775,593,906,097

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

24. LOANS (continued)*Details of movement of loans are as follows:*

	<i>For period from 1 January 2021 to 30 September 2021</i>	<i>For period from 1 January 2020 to 30 September 2020</i>
Beginning balance	775,593,906,097	679,412,837,390
Drawdown	973,361,888,223	725,992,501,857
Increase from new subsidiaries	-	1,116,230,000
Repayment	(643,134,180,916)	(722,825,712,770)
Decrease due to disposal	(917,600,000)	(277,524,592)
Bond issuance	30,000,000,000	-
Bond issuance cost	149,160,843	-
Ending balance	<u>1,135,053,174,247</u>	<u>683,418,331,885</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

24. LOANS (continued)**24.1 Short-term loans from banks**

Details of the short-term loans from banks are as follows:

<i>Bank</i>	<i>As at 30 September 2021</i>	<i>Principal repayment term</i>	<i>Purpose</i>	<i>Collateral</i>
<i>Vietnam Russia Joint Venture Bank - Da Nang Branch</i>				
Loan 1	110,518,336,810	From 2 January 2022 to 29 May 2022	To finance working capital	Secured
<i>Vietnam Prosperity Joint Stock Commercial Bank - Ho Chi Minh Branch</i>				
Loan 1	59,611,416,215	From 31 October 2021 to 29 June 2022	To finance working capital	Secured
<i>Vietnam Prosperity Joint Stock Commercial Bank - Headquarter</i>				
Loan 1	227,709,155,382	From 9 October 2021 to 11 April 2022	To finance working capital	Secured
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade - Thu Thiem Branch</i>				
Loan 1	38,407,314,896	From 6 December 2021 to 1 March 2022	To finance working capital	Secured
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Branch</i>				
Loan 1	10,522,499,054	To 31 December 2021	To finance working capital	Secured
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade - Thang Long Branch</i>				
Loan 1	101,902,141,720	From 30 September 2021 to 3 October 2022	To finance working capital	Secured
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade - Quang Ninh Branch</i>				
Loan 1	18,322,984,057	From 30 November 2021 to 30 March 2022	To finance working capital	Secured
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 4</i>				
Loan 1	5,030,000	To 31 December 2021	To finance working capital	Secured

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

24. LOANS (continued)**24.1 Short-term loans from banks**

Details of the short-term loans from banks are as follows:

<i>Bank</i>	<i>As at 30 September 2021</i>	<i>Principal repayment term</i>	<i>Purpose</i>	<i>Collateral</i>
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam Bac Ha Branch</i>				
Loan 1	34,302,045,566	From 19 October 2021 to 24 March 2022	To finance working capital	Secured
<i>Tien Phong Commercial Joint Stock Bank - Hai Ba Trung Branch</i>				
Loan 1	26,666,000,000	From 3 March 2022 to 1 June 2022	To finance working capital	Secured
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thang Long Branch</i>				
Loan 1	50,000,000,000	To 25 March 2022	To finance working capital	Secured
<i>Ho Chi Minh Housing Development Commercial Joint Stock Bank - Dong Nai Branch</i>				
Loan 1	14,331,000,000	To 24 March 2022	To finance working capital	Secured
<i>Military Commercial Joint Stock Bank - Hai Ba Trung Branch</i>				
Loan 1	24,500,000,000	To 28 February 2022	To finance working capital	Secured
<i>Vietnam Maritime Commercial Joint Stock Bank - Long An Branch</i>				
Loan 1	19,611,150,480	From 9 October 2021 to 24 February 2022	To finance working capital	Secured
TOTAL	736,409,074,180			

Short-term loans from bank bear interest at market rates applicable to each commercial bank.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

24. LOANS (continued)**24.2 Bonds**

<i>Bank</i>	<i>As at 30 September 2021</i>	<i>Principal repayment term</i>	<i>Purpose</i>	<i>Collateral</i>
Viet Nam Bank for Industry and Trade Securities JSC				
24 December 2020	150,000,000,000	12 months	To finance for working capital	Secured
Un-allocated bond issuance cost	(49,720,275)			
TOTAL	149,950,279,725			

24.3 Long-term bank loans

Details of the long-term loans from banks are as follows:

<i>Bank</i>	<i>As at 30 September 2021</i>	<i>Principal repayment term</i>	<i>Purpose</i>	<i>Collateral</i>
Vietnam Maritime Commercial Joint Stock Bank				
Loan 1	160,000,000,000	10 July 2023	To finance for project	Secured
<i>In which:</i>				
<i>Current portion</i>	60,000,000,000			
Vietnam Maritime Commercial Joint Stock Bank				
Loan 1	45,500,000,000	10 July 2023	To finance for project	Secured
<i>In which:</i>				
<i>Current portion</i>	16,000,000,000			
Tien Phong Commercial Joint Stock Bank - Hai Ba Trung Branch				
Loan 1	3,427,388,239	To 26 July 2026	To finance for purchase of vehicle	Secured
<i>In which:</i>				
<i>Current portion</i>	481,976,469			
Loan 2	53,333,315	To 21 February 2022	To finance for purchase of vehicle	Secured
<i>In which:</i>				
<i>Current portion</i>	53,333,315			
Loan 3	722,032,786	To 13 January 2026	To finance for purchase of vehicle	Secured
<i>In which:</i>				
<i>Current portion</i>	124,967,214			

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

24. LOANS (continued)**24.3 Long-term bank loans**

<i>Bank</i>	<i>As at 30 September 2021</i>	<i>Principal repayment term</i>	<i>Purpose</i>	<i>Collateral</i>
<i>Vietnam Technological and Commercial Joint Stock Bank - Da Nang Branch</i>				
Loan 1	13,349,998,000	To 15 April 2023	To finance for	Secured
<i>In which:</i>			purchase of	
<i>Current portion</i>	6,675,003,000		office building	
<i>Tien Phong Commercial Joint Stock Bank - Cuu Long Branch</i>				
Loan 1	654,000,000	To 18 June 2027	To finance for	Secured
<i>In which:</i>			purchase of	
<i>Current portion</i>	57,600,000		vehicle	
<i>Shinhan Bank (Vietnam) Limited - Ho Chi Minh Branch</i>				
Loan 1	675,000,000	To 10 November	To finance for	Secured
<i>In which:</i>		2025	purchase of	
<i>Current portion</i>	40,500,000		vehicle	
Loan 2	877,333,332	To 31 March 2026	To finance for	Secured
<i>In which:</i>			purchase of	
<i>Current portion</i>	188,000,004		vehicle	
<i>Tien Phong Commercial Joint Stock Bank - Can Tho Branch</i>				
Loan 1	648,000,000	To 24 May 2024	To finance for	Secured
<i>In which:</i>			purchase of	
<i>Current portion</i>	121,500,000		vehicle	

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

24. LOANS (continued)**24.3 Long-term bank loans (continued)**

<i>Bank</i>	<i>As at</i>	<i>Principal repayment</i>	<i>Purpose</i>	<i>Collateral</i>
	<i>30 September 2021</i>	<i>term</i>		
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Nghe An Branch</i>				
Loan 1	385,000,000	1 To 6 January 2023	To finance for	Secured
<i>In which:</i>			purchase of	
<i>Current portion</i>	21,000,000		vehicle	
<i>Tien Phong Commercial Joint Stock Bank - Nghe An Branch</i>				
Loan 1	248,333,335	To 6 January 2023	To finance for	Secured
<i>In which:</i>			purchase of	
<i>Current portion</i>	37,250,016		vehicle	
<i>Vietnam Prosperity Joint Stock Commercial Bank - Thanh Hoa Branch</i>				
Loan 1	468,749,999	To 10 June 2025	To finance for	Secured
<i>In which:</i>			purchase of	
<i>Current portion</i>	125,000,004		vehicle	
<i>Tien Phong Commercial Joint Stock Bank - Bac Ninh Branch</i>				
Loan 1	688,333,336	To 5 February 2024	To finance for	Secured
<i>In which:</i>			purchase of	
<i>Current portion</i>	294,999,996		vehicle	
TOTAL	227,697,502,342			
<i>In which:</i>				
<i>Current portion</i>	84,221,130,018			
<i>Long-term loan</i>	143,476,372,324			

Long-term loans from banks bear interest at market rates applicable to each commercial banks.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

25. OWNERS' EQUITY

25.1	Movements in owners' equity	Share capital	Share premium	Consolidation reserve	Investment and development fund	Undistributed earnings	Non controlling interest	Total
For the nine-month period ended 30 September 2020								
Beginning balance	3,000,000,000,000	-	(9,350,460,000)	5,083,303,511	461,504,867,883	1,621,291,619,893	5,078,529,331,287	
Issuance of shares	224,710,220,000	340,683,172,475	-	-	-	-	565,393,392,475	
Capital contribution from non-controlling interests	-	-	-	-	-	356,721,006,000	356,721,006,000	
Net profit for the year	-	-	-	-	542,305,000,144	176,904,285,632	719,209,285,776	
Dividend declared	-	-	-	-	(529,800,000,000)	-	(529,800,000,000)	
Dividend shared to non-controlling interests	-	-	-	-	-	(379,084,296,464)	(379,084,296,464)	
Transfer to bonus and welfare fund	-	-	-	-	(41,804,271,649)	(19,417,018,402)	(61,221,290,051)	
Change of interest in subsidiaries	-	-	-	-	(289,344,656,153)	(95,261,167,929)	(384,605,824,083)	
Ending balance	3,224,710,220,000	340,683,172,475	(9,350,460,000)	5,083,303,511	142,860,940,224	1,661,154,428,730	5,365,141,604,940	
For the nine-month period ended 30 September 2021								
Beginning balance	3,224,710,220,000	340,683,172,475	(9,350,460,000)	5,083,303,511	455,990,570,113	1,822,220,452,619	5,839,337,258,718	
Issuance of shares	357,301,860,000	767,301,522,884	-	-	-	-	1,124,603,382,884	
Capital contribution from non-controlling interests	-	-	-	-	-	266,205,483,665	266,205,483,665	
Net profit for the year	-	-	-	-	567,560,981,370	326,438,225,460	893,999,206,830	
Dividend shared to non-controlling interests	-	-	-	-	-	(298,521,304,089)	(298,521,304,089)	
Transfer to bonus and welfare fund	-	-	-	-	(53,459,188,186)	(19,173,368,352)	(72,632,556,538)	
Change of interest in subsidiaries	-	-	-	-	573,523,898	(573,523,898)	-	
Increase from business combination	-	-	-	-	-	5,108,628,099	5,108,628,099	
Decrease due to disposals of subsidiaries	-	-	-	-	-	(16,391,287,159)	(16,391,287,159)	
Ending balance	3,582,012,080,000	1,107,984,695,359	(9,350,460,000)	5,083,303,511	970,665,887,195	2,085,313,306,345	7,741,703,812,410	

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

25. OWNERS' EQUITY (continued)**25.2 Capital transactions with owners**

	<i>For period from 1 January 2021 to 30 September 2021</i>	<i>For period from 1 January 2020 to 30 September 2020</i>
Contributed share capital		
Beginning balance	3,224,710,220,000	3,000,000,000,000
Issuance of shares	357,301,860,000	-
Ending balance	<u>3,582,012,080,000</u>	<u>3,000,000,000,000</u>
Dividends declared and paid during the period		
Dividends declared	-	529,800,000,000
Dividends paid to owners	-	531,925,818,182
Dividends paid to non-controlling interest	284,954,425,687	379,084,296,464

25.3 Ordinary shares

	<i>As at 30 September 2021 Number of shares</i>	<i>As at 31 December 2020 Number of shares</i>
Shares authorized to be issued	358,201,208	322,471,022
Shares issued and fully paid		
<i>Ordinary shares</i>	358,201,208	322,471,022
Shares in circulation		
<i>Ordinary shares</i>	358,201,208	322,471,022
Par value: VND 10,000 per share.		

25.4 Earnings per share

Basic earnings per share are calculated as follows:

	<i>For period from 1 January 2021 to 30 September 2021</i>	<i>For period from 1 January 2020 to 30 September 2020</i>
Net profit after tax	567,560,981,370	542,305,000,144
Less: Bonus and welfare fund	-	-
Net profit after tax attributable to ordinary shareholders	<u>567,560,981,370</u>	<u>542,305,000,144</u>
Weighted average number of ordinary shares	339,354,516	305,822,783
Basic earnings per share (VND/share)	<u>1,672</u>	<u>1,773</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

26. REVENUES**26.1 Revenue from sale of goods and rendering of services**

	<i>For period from 1 July 2021 to 30 September 2021</i>	<i>For period from 1 July 2020 to 30 September 2020</i>	<i>For period from 1 January 2021 to 30 September 2021</i>	<i>For period from 1 January 2020 to 30 September 2020</i>
Gross revenue	894,296,715,081	960,746,845,904	3,040,106,209,903	1,905,592,743,315
<i>Of which:</i>				
Revenue from real estate services	463,122,229,846	822,263,451,305	2,277,580,855,615	1,531,291,280,677
Revenue from sales of apartments, townhouses and land lots	416,808,713,666	133,114,178,138	723,141,083,644	357,612,503,564
Other revenue	14,365,771,569	5,369,216,462	39,384,270,644	16,688,959,075
Less sale reduction	-	(6,131,669,801)	(18,047,213,721)	(6,131,669,801)
NET	894,296,715,081	954,615,176,103	3,022,058,996,182	1,899,461,073,514

26.2 Finance income

	<i>For period from 1 July 2021 to 30 September 2021</i>	<i>For period from 1 July 2020 to 30 September 2020</i>	<i>For period from 1 January 2021 to 30 September 2021</i>	<i>For period from 1 January 2020 to 30 September 2020</i>
Interest income	16,035,184,126	5,811,126,780	34,703,699,972	24,508,324,551
Gain from disposal of investments	-	-	806,226,812	2,395,651,989
TOTAL	16,035,184,126	5,811,126,780	35,509,926,784	26,903,976,540

27. COSTS OF GOODS SOLD AND SERVICES RENDERED

	<i>For period from 1 July 2021 to 30 September 2021</i>	<i>For period from 1 July 2020 to 30 September 2020</i>	<i>For period from 1 January 2021 to 30 September 2021</i>	<i>For period from 1 January 2020 to 30 September 2020</i>
Cost of real estate services	124,807,206,538	158,184,138,491	610,463,371,208	215,864,375,521
Cost of apartments, townhouses and land lots sold	220,818,654,661	79,633,490,005	448,939,086,600	245,332,653,758
Cost of other services	12,321,149,765	3,661,005,360	29,686,096,169	12,543,011,082
TOTAL	357,947,010,964	241,478,633,856	1,089,088,553,977	473,740,040,361

28. FINANCE EXPENSES

	<i>For period from 1 July 2021 to 30 September 2021</i>	<i>For period from 1 July 2020 to 30 September 2020</i>	<i>For period from 1 January 2021 to 30 September 2021</i>	<i>For period from 1 January 2020 to 30 September 2020</i>
Interest expenses	24,473,172,067	12,778,796,798	54,191,900,124	37,410,029,025
Others	-	65,721,804	-	1,273,464,056
TOTAL	24,473,172,067	12,844,518,602	54,191,900,124	38,683,493,081

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

29. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	<i>For period from 1 July 2021 to 30 September 2021</i>	<i>For period from 1 July 2020 to 30 September 2020</i>	<i>For period from 1 January 2021 to 30 September 2021</i>	<i>For period from 1 January 2020 to 30 September 2020</i>
Selling expenses	119,990,176,111	125,871,305,449	435,889,477,623	306,818,663,479
- Labour cost	64,860,736,283	63,401,873,774	236,890,522,338	158,421,709,578
- Advertising fees	37,938,625,562	14,511,868,436	103,865,627,280	69,032,267,456
- Depreciation and amortisation	681,156,228	695,741,609	2,167,492,553	1,803,111,329
- Others	16,509,658,038	47,261,821,630	92,965,835,452	77,561,575,116
General and administrative	94,564,758,205	82,475,340,367	336,569,396,178	227,822,121,449
- Labour cost	47,022,332,158	44,912,122,852	173,975,154,167	123,267,567,072
- Expense for external services	14,620,794,239	7,694,044,398	50,510,230,943	42,328,509,735
- Depreciation and amortisation	5,556,303,002	4,618,023,287	13,588,576,240	12,291,725,745
- Provision expenses	140,000,000	-	20,146,775,858	-
- Goodwill	5,333,656,695	3,576,778,749	15,991,634,981	3,993,368,677
- Others	21,891,672,112	21,674,371,081	62,357,023,990	45,940,950,220
TOTAL	214,554,934,316	208,346,645,816	772,458,873,801	534,640,784,928

30. OTHER INCOME AND OTHER EXPENSES

	<i>For period from 1 July 2021 to 30 September 2021</i>	<i>For period from 1 July 2020 to 30 September 2020</i>	<i>For period from 1 January 2021 to 30 September 2021</i>	<i>For period from 1 January 2020 to 30 September 2020</i>
Other income	2,961,790,939	4,417,701,997	32,402,097,147	44,819,600,435
- Income from penalties	2,223,422,120	2,693,157,741	28,155,843,627	41,196,125,229
- Others	738,368,819	1,724,544,256	4,246,253,520	3,623,475,206
Other expenses	4,655,456,424	4,939,529,040	21,805,529,567	11,451,227,193
- Penalties on late tax payment	4,025,539,362	1,141,193,919	18,231,033,225	2,076,066,798
- Penalties on contract liquidation	554,014,955	2,695,623,365	2,767,671,595	5,309,780,366
- Others	75,902,107	1,102,711,756	806,824,747	4,065,380,029
NET OTHER PROFIT/(LOSS)	(1,693,665,485)	(521,827,043)	10,596,567,580	33,368,373,242

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

31. CORPORATE INCOME TAX

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

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

	<i>For period from 1 July 2021 to 30 September 2021</i>	<i>For period from 1 July 2020 to 30 September 2020</i>	<i>For period from 1 January 2021 to 30 September 2021</i>	<i>For period from 1 January 2020 to 30 September 2020</i>
Current CIT expenses	65,297,142,438	107,624,660,416	253,000,097,434	192,976,909,621
Deferred tax (income)/expenses	6,001,350,503	467,037,357	5,426,858,380	482,909,530
TOTAL	71,298,492,941	108,091,697,773	258,426,955,814	193,459,819,151

32. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during the period were as follows:

<i>Related parties</i>	<i>Relation ship</i>	<i>Nature of transaction</i>	<i>For period from 1 January 2021 to 30 September 2021</i>	<i>For period from 1 January 2020 to 30 September 2020</i>
Dat Xanh Group Joint Stock Company ("DXG")	Parent	Revenue from brokerage service	1,322,570,039	-
		Divestments	699,025,040,000	-
		Dividend declared	-	479,469,000,000
		Capital returned back under BCC	13,704,426,422	58,294,412,400
		Capital received back under BCC	-	376,932,859,350
		Profit sharing from BCC	13,358,755,116	18,338,786,463
		Deposits for brokerage	-	3,400,000,000
		Transfer of project	-	47,385,634,545

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

32. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

Significant transactions with related parties during the period were as follows:

<i>Related parties</i>	<i>Relation ship</i>	<i>Nature of transaction</i>	<i>For period from 1 January 2021 to 30 September 2021</i>	<i>For period from 1 January 2020 to 30 September 2020</i>
Ha An Real Estate Investment Trading JSC ("Ha An")	Affiliate	Revenue from brokerage service	491,742,725,749	140,702,346,300
		Brokerage deposits	543,000,000,000	1,050,450,000,000
			-	-
		Flat transfer expenses	1,410,010,500	-
		Office rental expense	474,632,550	-
		Interest expenses	-	8,232,328,767
Vicco Saigon Joint Stock Company ("Vicco")	Affiliate	Office rental expense	4,811,381,775	2,993,748,660
FBV Construction Joint Stock Company ("FBV")	Affiliate	Project service expense	1,345,647,348	6,254,500,000
		Loan repayment	-	5,000,000,000
Northern Real Estate Investment Joint Stock Company ("DXI")	Affiliate	Brokerage deposits	9,200,000,000	16,800,000,000
		Revenue from brokerage	-	56,407,363,637
		Capital contribution	-	6,784,891,779
		Withdrawn under BCC	-	4,000,000,000
		Profit sharing from BCC	-	2,640,072,462
Charm & CI Vietnam Co., Ltd ("Charm&CI")	Affiliate	Brokerage deposits	-	182,382,257,533

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet dates were as follows:

<i>Related parties</i>	<i>Relation ship</i>	<i>Nature of transaction</i>	<i>As at 30 September 2021</i>	<i>As at 31 December 2020</i>
Short-term trade receivables				
Ha An	Affiliate	Revenue from brokerage service	625,792,361,375	373,314,546,386
DXI	Affiliate	Revenue from brokerage service	60,686,692,798	60,686,692,798
FBV	Affiliate	Revenue from brokerage service	12,210,591,000	27,454,432,234
DXG	Affiliate	Revenue from brokerage service	2,834,895,294	23,551,779,175
			701,524,540,467	485,007,450,593
Short-term advances to supplier				
FBV	Affiliate	Construction of model houses	9,549,916,025	5,549,916,025
DXI	Affiliate	Advances for brokerage service	5,650,947,449	2,849,369,450
DXG	Parent	Advances for brokerage	96,526,734	96,526,734
			15,297,390,208	8,495,812,209

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the balance sheet dates were as follows:

<i>Related parties</i>	<i>Relation ship</i>	<i>Nature of transaction</i>	<i>As at 30 September 2021</i>	<i>As at 31 December 2020</i>
<i>Other short-term receivables</i>				
Ha An	Affiliate	Deposit for brokerage service	1,684,450,000,000	1,141,450,000,000
		Deposit for rental	300,000,000	-
		Refund for developer	1,399,907,924,924	586,750,000,000
DXG	Parent	Deposit for brokerage service	36,833,744,458	37,449,744,458
		Payment on behalf	2,461,012,482	2,461,012,482
FBV	Affiliate	Capital contribution under BCC	13,545,956,720	13,545,956,720
Charm & CI Vietnam Co., Ltd	Affiliate	Deposit for brokerage service	182,382,257,533	182,382,257,533
DXI	Affiliate	Deposit for brokerage service	3,500,000,000	-
Vicco	Affiliate	Deposit for office rental	855,356,760	855,356,760
			3,324,236,252,877	1,964,894,327,953
<i>Other long-term receivables</i>				
FBV	Affiliate	Capital contribution under BCC	14,185,405,800	15,685,405,800
			14,185,405,800	15,685,405,800

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

32. TRANSACTIONS WITH RELATED PARTIES (continued)

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

<i>Related parties</i>	<i>Relation ship</i>	<i>Nature of transaction</i>	<i>As at 30 September 2021</i>	<i>As at 31 December 2020</i>
Short-term trade payables				
DXG	Parent	Profit sharing from BCC	52,906,846,393	38,212,215,765
Ha An	Affiliate	Rental expenses	2,073,107,355	-
Vicco	Affiliate	Rental expenses	1,220,958,832	-
			56,200,912,580	38,212,215,765
Other short-term payables				
DXG	Parent	Capital contribution under BCC	126,474,757,578	140,179,184,000
Ha Thuan Hung Construction Trade Services Co., Ltd	Affiliate	Capital contribution under BCC	10,000,000,000	10,000,000,000
			136,474,757,578	150,179,184,000

Remunerations of the Board of Directors, management and key management personnel are as follows:

	<i>For period from 1 January 2021 to 30 September 2021</i>	<i>For period from 1 January 2020 to 30 September 2020</i>
Salaries and bonus	4,821,754,846	3,950,882,494

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 31 March 2021 and for the accounting period then ended

Unit: VND

33. SEGMENT INFORMATION

The primary segment reporting format is determined to be business segments as the Group's risks and rates of return are affected predominantly by differences in the products and services produced. Secondary information is reported geographically. The operating businesses are organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

The Group is principally engaged in the real estate brokerage services and real estate investment and development.

The basis of pricing inter-segment transfers are identified familiar with third parties. Segment revenue, segment expense, segment assets and segment liabilities are determined included intra-balances and intra- transactions, which are eliminated as part of the process of preparation of consolidation financial statements.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

33. SEGMENT INFORMATION (continued)

Business segment

The following tables present revenue and profit and certain assets and liabilities information regarding the Group's business segment:

	Real estate brokerage services	Real estate investment and development	Eliminate	Total
For the nine-month period ended 30 September 2021				
Net revenues				
Sales to customers	2,730,453,019,155	723,141,083,644	(431,535,106,617)	3,022,058,996,182
Results				
Segment gross profit	1,657,068,100,941	273,883,723,354	2,018,617,910	1,932,970,442,205
Unallocated expense				(772,458,873,801)
Operating profit				1,160,511,568,404
Finance income				35,509,926,784
Finance expense				(54,191,900,124)
Other profit				10,596,567,580
Net profit before tax				1,152,426,162,644
Current CIT expense				(253,000,097,434)
Deferred tax income/expense				(5,426,858,380)
Net profit after tax				893,999,206,830
<i>Net profit after tax attributable to non-controlling interest</i>				326,438,225,460
Net profit after tax attributable to shareholder of the parent				567,560,981,370
As at 30 September 2021				
Assets and liabilities				
Segment assets	11,936,135,249,232	2,128,720,559,814	(1,460,564,392,897)	12,604,291,416,149
Unallocated assets				2,065,737,756,788
Total assets				14,670,029,172,937
Segment liabilities				6,174,594,299,938
Unallocated liabilities	7,080,242,852,966	569,918,430,469	(1,475,566,983,497)	753,726,060,589
Total liabilities				6,928,320,360,527

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

33. SEGMENT INFORMATION (continued)***Business segment (continued)***

The following tables present revenue and profit and certain assets and liabilities information regarding the Group's business segment:

	Real estate brokerage services	Real estate investment and development	Eliminate	Total
For the period ended 30 September 2020				
Net revenues				
Sales to customers	1,935,125,871,966	513,752,852,680	(549,417,651,131)	1,899,461,073,514
Results				
Segment gross profit				1,425,721,033,153
Unallocated expense				(534,641,784,928)
Operating profit				891,080,248,225
Finance income				26,903,976,540
Finance expense				(38,683,493,081)
Other profit				33,363,373,242
Net profit before tax				912,669,104,926
Current CIT expense				(192,973,909,621)
Deferred tax income/expense				(482,909,530)
Net profit after tax				719,209,285,776
<i>Net profit after tax attributable to non-controlling interest</i>				176,904,285,632
Net profit after tax attributable to shareholder of the parent				542,305,000,144
As at 31 December 2020				
Assets and liabilities				
Segment assets	8,394,528,217,724	2,060,153,418,795	(789,133,424,732)	9,665,548,211,787
Unallocated assets				1,429,493,073,724
Total assets				11,095,041,285,511
Segment liabilities				4,422,792,327,121
Unallocated liabilities				832,911,699,672
Total liabilities				5,255,704,026,793

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2021 and for the nine-month period then ended

Unit: VND

34 EVENTS AFTER THE BALANCE SHEET DATE

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



Pham Vo Quang Dai
Preparer



Tran Thi Phuong Loan
Chief Accountant



Pham Thi Nguyen Thanh
General Director

27 October 2021