

**DAT XANH REAL ESTATE SERVICES
JOINT STOCK COMPANY**

Separate financial statements

For quarter 4 year 2021

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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 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	Resigned at 13 December 2021

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is as follows:

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 GENERAL DIRECTOR

The General Director of Dat Xanh Real Estate Services Joint Stock Company ("the Company") is pleased to present this report and the separate financial statements of the Company for the accounting period ended 31 December 2021.

THE GENERAL DIRECTOR'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

The General Director is responsible for the separate financial statements of each financial year which give 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 those separate financial statements, the General Director 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 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.

The General Director is responsible for ensuring that proper accounting records are kept which 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. General Director 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.

The General Director confirmed that the Company has complied with the above requirements in preparing the accompanying separate financial statements.

STATEMENT BY GENERAL DIRECTOR

The General Director does hereby state that, in General Director's opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 31 December 2021 and of the separate results of its operations and its separate 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 separate financial statements.

The Company has subsidiaries as disclosed in *Notes 12* of the separate financial statements and it has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2021 issued at the same date.

Users of the separate financial statements should read them together with the said consolidated financial statement in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Group.



Pham Thi Nguyen Thanh
General Director

Ho Chi Minh City, Vietnam

28 January 2022

INTERIM SEPARATE BALANCE SHEET

as at 31 December 2021

Unit: VND

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

ASSETS	Code	Notes	As at 31 December 2021	As at 31 December 2020
A. CURRENT ASSETS	100		5,561,145,354,389	3,282,163,850,197
I. Cash and cash equivalents	110	4	949,651,685,459	562,677,614,302
▪ Cash	111		38,351,685,459	23,977,614,302
▪ Cash equivalents	112		911,300,000,000	538,700,000,000
II. Short-term financial investments	120		-	5,000,000,000
▪ Investments held to maturity	123		-	5,000,000,000
III. Short-term receivables	130		4,584,349,239,893	2,691,186,822,377
▪ Short-term receivables from customers	131	5	777,304,306,052	464,750,521,290
▪ Short-term advances to suppliers	132	6	217,493,882,821	200,354,271,432
▪ Short-term loan receivables	135		-	7,650,000,000
▪ Other short-term receivables	136	7	3,591,618,809,353	2,019,294,848,161
▪ Provision for short-term doubtful debts	137	8	(2,067,758,333)	(862,818,506)
IV. Inventories	140		1,949,338,805	2,503,916,667
▪ Inventories	141		1,949,338,805	2,503,916,667
V. Other current assets	150		25,195,090,232	20,795,496,851
▪ Short-term prepaid expenses	151	9	24,885,595,830	20,795,496,851
▪ Taxes and other receivables from the State	153		309,494,402	-
B. NON-CURRENT ASSETS	200		2,781,842,413,768	2,703,879,288,062
I. Long-term receivables	210		36,000,000	1,557,578,774
▪ Long-term loans receivables	215		-	802,000,000
▪ Other long-term receivables	216	7	36,000,000	755,578,774
II. Fixed assets	220		22,014,631,705	3,445,411,623
▪ Tangible fixed assets	221	10	993,020,945	1,508,922,279
- Historical cost	222		1,477,233,489	1,833,282,120
- Accumulated depreciation	223		(484,212,544)	(324,359,841)
▪ Intangible fixed assets	227	11	21,021,610,760	1,936,489,344
- Historical cost	228		24,080,973,475	2,640,707,200
- Accumulated amortisation	229		(3,059,362,715)	(704,217,856)
III. Investment properties	230		-	-
IV. Long-term assets in progress	240		-	20,511,138,248
▪ Construction in progress	242		-	20,511,138,248
V. Long-term financial investments	250	12	2,759,187,595,957	2,677,293,441,823
▪ Investments in subsidiaries	251		3,076,717,892,118	2,684,343,083,783
▪ Provision for devaluation of long-term investments	254		(317,530,296,161)	(7,049,641,960)
VI. Other non-current assets	260		604,186,106	1,071,717,594
▪ Long-term prepaid expenses	261	9	496,603,370	803,571,156
▪ Deferred tax assets	262		107,582,736	268,146,438
TOTAL ASSETS	270		8,342,987,768,157	5,986,043,138,259


INTERIM SEPARATE BALANCE SHEET (continued)

as at 31 December 2021

Unit: VND

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

RESOURCES	Code	Notes	As at 31 December 2021	As at 31 December 2020
A. LIABILITIES	300		2,862,631,245,568	1,893,642,865,657
I. Current liabilities	310		2,862,631,245,568	1,893,642,865,657
▪ Short-term payables to suppliers	311	13	46,047,200,805	16,319,554,523
▪ Short-term advances from customers	312		1,751,071,365	2,001,071,364
▪ Taxes and other obligations to the State	313	14	7,130,573,569	213,706,555,255
▪ Payables to employees	314		4,734,696,966	6,878,163,051
▪ Short-term accrued expenses	315	15	33,351,932,612	14,279,160,769
▪ Other short-term payables	319	16	2,702,300,160,743	1,616,627,176,524
▪ Short-term loans and finance lease liabilities	320	17	27,500,000,000	-
▪ Bonus and welfare fund	322		39,815,609,508	23,831,184,171
II. Non-current liabilities	330		-	-
B. OWNERS' EQUITY	400		5,480,356,522,589	4,092,400,272,602
I. Owners' equity	410	18	5,480,356,522,589	4,092,400,272,602
▪ Contributed capital	411		3,582,012,080,000	3,224,710,220,000
- Common shares embedded the voting right	411a		3,582,012,080,000	3,224,710,220,000
▪ Share premium	412		1,105,361,088,710	340,683,172,475
▪ Retained profits	421		792,983,353,879	527,006,880,127
- Previous year's retained profits	421a		500,809,359,759	10,077,626,477
- Current year's retained profits	421b		292,173,994,120	516,929,253,650
II. Other reserves and funds	430		-	-
TOTAL RESOURCES	440		8,342,987,768,157	5,986,043,138,259


Pham Vo Quang Dai
Preparer


Nguyen Huynh Quang Tuan
Chief Accountant


Pham Thi Nguyen Thanh
General Director



28 January 2022

INTERIM SEPARATE INCOME STATEMENT
for the accounting period ended 31 December 2021

Unit: VND

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

Items	Code	Notes	Quarter 04		Accumulate until Quarter 04	
			Year 2021	Year 2020	Year 2021	Year 2020
▪ Revenue	01	19.1	165,733,421,580	457,583,326,539	694,165,954,434	1,030,272,446,726
▪ Deductions	02		-	-	-	529,768,350
▪ Net revenue	10		165,733,421,580	457,583,326,539	694,165,954,434	1,029,742,678,376
▪ Cost of sales	11	20	107,449,311,566	79,447,029,679	373,445,455,826	159,818,200,024
▪ Gross profit	20		58,284,110,014	378,136,296,860	320,720,498,608	869,924,478,352
▪ Financial incomes	21	19.2	9,494,281,659	2,169,171,714	342,549,306,913	421,414,520,912
▪ Financial expenses	22	21	311,066,681,597	156,274,111	312,741,955,567	7,155,669,357
In which: Interest expenses	23		586,027,396	156,274,111	2,261,301,366	106,027,397
▪ Selling expenses	25	22	10,852,734,970	16,257,988,260	38,919,165,757	36,633,348,187
▪ General & administrative expenses	26	22	8,767,999,910	7,893,269,848	22,276,796,433	24,741,071,598
▪ Net operating profit	30		(262,909,024,804)	355,997,936,355	289,331,887,764	1,222,808,910,122
▪ Other incomes	31	23	6,740,490,913	225,915,006	8,224,729,461	289,207,991
▪ Other expenses	32	23	452,415,342	11,833,916,628	4,875,903,158	13,167,859,328
▪ Other profit/(loss)	40		6,288,075,571	(11,608,001,622)	3,348,826,303	(12,878,651,337)
▪ Net profit before tax	50		(256,620,949,233)	344,389,934,733	292,680,714,067	1,209,930,258,785
▪ Current CIT expenses	51	24	(48,063,568,612)	71,342,256,470	346,156,245	163,246,405,135
▪ Deferred CIT incomes/(expenses)	52	24	72,563,702	(88,000,000)	160,563,702	(45,400,000)
▪ Net profit after tax	60		(208,629,944,323)	273,135,678,263	292,173,994,120	1,046,729,253,650

Pham Vo Quang Dai

Pham Vo Quang Dai
Preparer
28 January 2022

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Nguyen Huynh Quang Tuan
Chief Accountant

Pham Thi Nguyen Thanh
General Director



INTERIM SEPARATE CASH FLOW STATEMENT (indirect method) (continued)

for the accounting period ended 31 December 2021


Unit: VND

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

Items	Code	Notes	Accumulate until Quarter 04	
			Year 2021	Year 2020
I. CASH FLOWS FROM OPERATING ACTIVITIES				
▪ Profit before tax	01		292,680,714,067	1,209,930,258,785
Adjustments for:				
▪ Depreciation and amortisation	02		2,763,233,180	794,118,844
▪ Provisions	03		311,685,594,028	7,049,641,960
▪ Gains from investing activities	05		(342,549,306,913)	(421,414,520,912)
▪ Interest expenses	06		2,261,301,366	106,027,397
Operating profit before changes in working capital	08		266,841,535,728	796,465,526,074
▪ (Increase)/decrease in receivables	09		(1,905,121,690,929)	(833,757,682,846)
▪ Decrease/(increase) in inventories	10		554,577,862	(237,676,248)
▪ Increase/(decrease) in payables (excluding interest, CIT payables)	11		1,087,684,750,916	1,589,212,303,993
▪ Decrease/(increase) in prepaid expenses	12		(3,783,131,193)	(20,186,784,831)
▪ Interest expenses paid	14		(221,530,957)	(106,027,397)
▪ CIT paid	15		(164,788,253,954)	(131,084,650,459)
▪ Other cash outflows from operating activities	17		(10,213,095,031)	(2,958,832,091)
Net cash flows from operating activities	20		(729,046,837,557)	1,397,346,176,195
II. CASH FLOWS FROM INVESTING ACTIVITIES				
▪ Acquisition and construction of fixed assets	21		(1,069,379,391)	(13,543,112,734)
▪ Loans to other parties and term deposits	23		(250,000,000,000)	(487,802,000,000)
▪ Cash inflows from loan collection and term deposits	24		257,452,000,000	657,460,000,000
▪ Cash outflows for investments in other entities	25		(392,374,808,335)	(1,505,829,109,233)
▪ Dividend, interest income received	27		352,533,320,205	400,821,363,724
Net cash flows from investing activities	30		(33,458,867,521)	(948,892,858,243)

INTERIM SEPARATE CASH FLOW STATEMENT (indirect method) (continued)
for the accounting period ended 31 December 2021
Unit: VND
(The accompanying Notes are an integral part of these Financial Statements)

Items	Code	Notes	Accumulate until Quarter 04	
			Year 2021	Year 2020
III. CASH FLOWS FROM FINANCING ACTIVITIES				
▪ Share issued, capital contribution from owners	31		1,121,979,776,235	565,393,392,475
▪ Withdrawal of owners' equity	32		-	-
▪ Cash from loans	33		27,500,000,000	5,000,000,000
▪ Repayments of loan principals	34		-	(5,000,000,000)
▪ Dividends, profit paid	36		-	(531,928,431,909)
Net cash flows from financing activities	40		1,149,479,776,235	33,464,960,566
Net cash flows during the period	50		386,974,071,157	481,918,278,518
Cash and cash equivalents at the beginning of year	60	4	562,677,614,302	80,759,335,784
▪ Impacts of foreign exchange difference	61		-	-
Cash and cash equivalents at the end of year	70	4	949,651,685,459	562,677,614,302


Pham Vo Quang Dai
Preparer


Nguyen Huynh Quang Tuan
Chief Accountant


Pham Thi Nguyen Thanh
General Director



28 January 2022

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
as at 31 December 2021 and for the accounting period then ended

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/QĐ-SGDHCM on 25 June 2021.

The current principal activities of the Company are to provide 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.

The number of the Company's employees as at 31 December 2021 is 261 (31 December 2020: 382).

2. BASIS OF PREPARATION

2.1 Purpose of preparing the separate financial statements

The Company is the parent company of subsidiaries as presented in *Note 12* and it has also prepared the consolidated financial statements of the Company and its subsidiaries for the year ended 31 December 2021 at the same date.

Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Group.

2.2 Accounting standards and system

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

- Decision No. 149/2001/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 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 separate financial position and separate results of operations and separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.3 Applied accounting documentation system

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

2. BASIS OF PREPARATION (continued)

2.4 Fiscal year

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

2.5 Accounting currency

The separate financial statements are prepared in VND which is also the Company's accounting currency.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of not more 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.

Provision for decline in value of 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 interim balance sheet date.

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

3.3 Receivables

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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 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.

3.6 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:

Computer software	3 - 5 years
Office equipment	3 years
Vehicles	6 years

3.7 Borrowings cost

Borrowings costs consist of interest and other cost that the Company incurs in connection with the borrowing of funds and are recorded as expenses during the period in which they are incurred.

3.8 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 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 separate income statement over 2 to 3 years or recognised consistently with revenue:

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

3.9 Investments

Investments in subsidiaries

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 Investments (continued)

Distributions from accumulated net profits of the subsidiaries 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.

Provision for diminution in value of investments in entities

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 investment

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 interim separate income statement and deducted against the value of such investment.

3.10 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.

3.11 Appropriation of net profits

Net profit after tax is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

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

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 separate balance sheet.

3.12 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:

Sale of residential plots and infrastructure-constructed residential plots

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

Rendering of real estate brokerage and other services

Revenue is recognised when services have been rendered and completed.

Interest

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 Revenue recognition (continued)

Dividends

Income is recognised when the Company's entitlement as an investor to receive the dividend is established.

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

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

Deferred tax

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

Deferred tax liabilities are recognised for all taxable temporary differences.

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

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Segment information

The Company's principal activities are to render brokerage services. In addition, these activities are mainly taking place within Vietnam. Therefore, the Company's risks and returns are not impacted by the locations where the Company is trading. As a result, the General Director of the Company is of the view that there is only one segment for business and geography and therefore presentation of segmental information is not required

3.15 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.

4. CASH AND CASH EQUIVALENTS

	As at 31 December 2021	As at 31 December 2020
Cash on hand	189,039,857	175,197,253
Cash in banks	38,162,645,602	23,802,417,049
Cash equivalents (*)	911,300,000,000	538,700,000,000
TOTAL	949,651,685,459	562,677,614,302

(*) 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 – 4.0% per annum.

5. SHORT-TERM TRADE RECEIVABLES

	As at 31 December 2021	As at 31 December 2020
Due from other parties	690,806,468	1,578,896,923
- DCT Partners Vietnam Company Limited	522,532,801	1,563,803,442
- Other customers	168,273,667	15,093,481
Due from related parties (Notes 25)	776,613,499,584	463,171,624,367
TOTAL	777,304,306,052	464,750,521,290
Provision for short-term trade receivables	(127,050,000)	-
NET	777,177,256,052	464,750,521,290

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

6. SHORT-TERM ADVANCES TO SUPPLIERS

	<i>As at</i> 31 December 2021	<i>As at</i> 31 December 2020
Advances to suppliers	189,443,968,474	176,942,037,386
- <i>Thang Long Group Investment and Commercial Joint Stock Company</i>	158,128,975,466	158,128,975,466
- <i>Other suppliers</i>	31,314,993,008	18,813,061,920
Advances to related parties (Notes 25)	28,049,914,347	23,412,234,046
TOTAL	<u>217,493,882,821</u>	<u>200,354,271,432</u>
Provision for short-term advances to suppliers	-	(862,818,506)
NET	<u>217,493,882,821</u>	<u>199,491,452,926</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

7. OTHER RECEIVABLES

	<i>As at</i> 31 December 2021	<i>As at</i> 31 December 2020
Short-term		
Deposits for marketing and distribution service contract of real estate projects	1,871,897,410,067	1,330,332,257,533
Refund for developer	1,578,882,475,033	586,750,000,000
Capital contributed under Business Cooperation Contracts ("BCC")	88,879,472,100	45,000,000,000
Dividend	24,804,925,264	26,342,468,421
Advances to employees	2,413,313,446	2,404,587,469
Interest income	469,027,778	8,915,497,913
Social house fee of Gold Hill Residences project	15,000,000,000	15,000,000,000
Others	9,272,185,665	4,550,036,825
	<u>3,591,618,809,353</u>	<u>2,019,294,848,161</u>
<i>In which:</i>		
<i>Due from other parties</i>	22,112,751,446	25,138,255,052
<i>Due from related parties (Notes 25)</i>	3,569,506,057,907	1,994,156,593,109
Long-term		
Deposits	36,000,000	755,578,774
	<u>36,000,000</u>	<u>755,578,774</u>
<i>In which:</i>		
<i>Due from other parties</i>	36,000,000	755,578,774
<i>Due from related parties (Notes 25)</i>	-	-
TOTAL	<u>3,591,654,809,353</u>	<u>2,020,050,426,935</u>
Provision for deposits	-	-
Provision for other receivables	(1,940,708,333)	-
NET	<u>3,589,714,101,020</u>	<u>2,020,050,426,935</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

8. PROVISION FOR DOUBTFUL SHORT-TERM RECEIVABLES

	<i>As at</i> <i>31 December 2021</i>	<i>As at</i> <i>31 December 2020</i>
Provision for trade receivables	127,050,000	-
Provision for other receivables	1,940,708,333	-
Provision for advances to suppliers	-	862,818,506
TOTAL	<u>2,067,758,333</u>	<u>862,818,506</u>

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

	<i>Year 2021</i>	<i>Year 2020</i>
Beginning balance	862,818,506	862,818,506
<i>Add: Provision created during the year</i>	<i>2,067,758,333</i>	<i>-</i>
<i>Less: Reversal of provision during the year</i>	<i>(862,818,506)</i>	<i>-</i>
Ending balance	<u>2,067,758,333</u>	<u>862,818,506</u>

9. SHORT-TERM PREPAID EXPENSES

	<i>As at</i> <i>31 December 2021</i>	<i>As at</i> <i>31 December 2020</i>
Brokerage fees	24,458,186,713	18,683,260,925
Tools and supplies	47,373,337	1,262,441,740
Others	380,035,780	849,794,186
TOTAL	<u>24,885,595,830</u>	<u>20,795,496,851</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

10. TANGIBLE FIXED ASSETS

	Buildings and structures	Office equipment	Total
Cost			
Beginning balance	749,120,000	1,084,162,120	1,833,282,120
New purchases	-	106,051,364	106,051,364
Disposal	-	(462,099,995)	(462,099,995)
Ending balance	<u>749,120,000</u>	<u>728,113,489</u>	<u>1,477,233,489</u>
<i>In which:</i>			
<i>Fully depreciated</i>	-	-	-
Accumulated depreciation			
Beginning balance	(10,404,444)	(313,955,397)	(324,359,841)
Depreciation for the year	(124,853,328)	(283,234,993)	(408,088,321)
Disposal	-	248,235,618	248,235,618
Ending balance	<u>(135,257,772)</u>	<u>(348,954,772)</u>	<u>(484,212,544)</u>
Net carrying amount			
Beginning balance	<u>738,715,556</u>	<u>770,206,723</u>	<u>1,508,922,279</u>
Ending balance	<u>613,862,228</u>	<u>379,158,717</u>	<u>993,020,945</u>

11. INTANGIBLE FIXED ASSETS

	Software	Total
Cost		
Beginning balance	2,640,707,200	2,640,707,200
Transfer from construction in progress	21,440,266,275	21,440,266,275
Ending balance	<u>24,080,973,475</u>	<u>24,080,973,475</u>
<i>In which:</i>		
<i>Fully amortised</i>	48,307,200	48,307,200
Accumulated amortisation		
Beginning balance	(704,217,856)	(704,217,856)
Amortisation for the period	(2,355,144,859)	(2,355,144,859)
Ending balance	<u>(3,059,362,715)</u>	<u>(3,059,362,715)</u>
Net carrying amount		
Beginning balance	<u>1,936,489,344</u>	<u>1,936,489,344</u>
Ending balance	<u>21,021,610,760</u>	<u>21,021,610,760</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

12. LONG-TERM INVESTMENTS

Details of investments in subsidiaries are as follows:

Company name	Business	Status	As at 31 December 2021			At as 31 December 2020		
			% of interest	Cost of investment (VND)	Provision (VND)	% of interest	Cost of investment (VND)	Provision (VND)
Dat Xanh Mien Trung Joint Stock Company ("Dat Xanh Mien Trung")	Real estate trading and brokerage	Operating	55	812,029,900,000	-	55	774,629,900,000	-
LinkGroup Real Estate Corporation ("LinkGroup")	Real estate trading and brokerage	Operating	80.47	624,783,399,435	-	80.47	544,312,591,100	-
Northern Green Land Real Estate and Services Joint Stock Company ("Dat Xanh Mien Bac")	Real estate trading and brokerage	Operating	63.50	700,367,541,498	-	63.50	553,260,261,498	-
Dat Xanh Dong Nam Bo Services and Investment Joint Stock Company (Dat Xanh Dong Nam Bo')	Real estate trading and brokerage	Operating	70	299,153,869,035	298,640,347,473	70	299,153,869,035	-
Dat Xanh Mien Nam Investment and Services Joint Stock Company ("Dat Xanh Mien Nam")	Real estate trading and brokerage	Operating	65	227,028,645,600	-	65	227,028,645,600	-
Dat Xanh Nam Trung Bo Real Estate Services Joint Stock Company ("Dat Xanh Nam Trung Bo")	Real estate trading and brokerage	Operating	71	107,152,570,550	-	71	107,152,570,550	-
Dat Xanh Mien Tay Services and Investment Joint Stock Company ("Dat Xanh Mien Tay")	Real estate trading and brokerage	Operating	61	112,655,920,000	-	61	102,895,920,000	-
Dat Xanh Premium Joint Stock Company ("Dat Xanh Premium")	Real estate trading and brokerage	Operating	59	26,885,120,000	-	59	26,885,120,000	-
Dat Xanh Mien Dong Investment and Services Joint Stock Company ("Dat Xanh Mien Dong")	Real estate trading and brokerage	Operating	61	19,369,400,000	-	61	14,733,400,000	-
Vietnam Real Estate Technology Joint Stock Company ("Real Estate Tech")	Technology development	Operating	50.99	14,328,270,000	3,031,589,671	50.99	14,328,270,000	3,031,589,671
Tulip Real Estate Financial Services Corporation ("Tulip")	Finance services	Operating	60	15,904,720,000	3,957,791,591	60	7,800,000,000	2,378,131,240
Ihouzz Technology Joint Stock Company ("Ihouzz")	Technology development	Operating	53	106,000,000,000	9,923,048,096	54	4,998,000,000	375,303,641
Nam Bo Invest Services Joint Stock Company ("Nam Bo Invest")	Real estate trading and brokerage	Operating	63	4,414,536,000	-	63	4,414,536,000	-
Dat Xanh Plus Real Estate Corporation ("Dat Xanh Plus")	Real estate trading and brokerage	Operating	55	2,750,000,000	845,700,787	55	2,750,000,000	1,264,617,408
International Real Estate Services Joint Stock Company ("International Real Estate")	Real estate trading and brokerage	Operating	64.9	3,894,000,000	1,131,818,543	-	-	-
TOTAL				3,076,717,892,118	317,530,296,161		2,684,343,083,783	7,049,641,960

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

13. SHORT-TERM TRADE PAYABLES

	As at 31 December 2021	As at 31 December 2020
Trade payables to suppliers	9,262,130,189	15,860,430,630
- Khang Hung Travel Development and Investment Company Limited	-	7,022,417,430
- Kim Phat Real Estate Joint Stock Company	1,881,058,694	1,881,058,694
- Others	7,381,071,495	6,956,954,506
Trade payables to related parties (Notes 25)	36,785,070,616	459,123,893
TOTAL	46,047,200,805	16,319,554,523

14. STATUTORY OBLIGATIONS

	As at 31 December 2020	Payables	Paid	As at 31 December 2021
Value added tax	42,035,912,117	43,289,411,775	(81,025,219,935)	4,300,103,957
Corporation tax	164,444,683,340	655,650,647	(164,788,253,954)	312,080,033
Personal income tax	2,972,012,507	11,359,893,904	(12,010,908,769)	2,320,997,642
Others	4,253,947,291	3,993,387,479	(8,049,942,833)	197,391,937
TOTAL	213,706,555,255	59,298,343,805	(265,874,325,491)	7,130,573,569

15. SHORT-TERM ACCRUED EXPENSES

	As at 31 December 2021	As at 31 December 2020
Commission and advertising expenses	32,694,040,287	13,681,268,444
Others	657,892,325	597,892,325
TOTAL	33,351,932,612	14,279,160,769

16. OTHER SHORT-TERM PAYABLES

	As at 31 December 2021	As at 31 December 2020
Received on behalf of developer	2,572,540,582,048	1,516,494,562,233
Deposits received for brokerage services	108,570,000,564	99,810,000,564
BCC payables	20,000,000,000	-
Others	1,189,578,131	322,613,727
TOTAL	2,702,300,160,743	1,616,627,176,524
In which:		
Due to other parties	2,592,408,790,839	1,541,127,176,524
Due to related parties (Notes 25)	109,891,369,904	75,500,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

17. SHORT-TERM LOANS

Details of short-term loan as follows:

<i>Loan</i>	<i>As at 31 December 2021 (VND)</i>	<i>Principal repayment term</i>	<i>Purpose</i>	<i>Collateral</i>
<i>Ihouzz Technology Joint Stock Company</i>				
No. 0401/DXS-CNTT BDS VN dated 04 January 2021	15.000.000.000	04 October 2022	9.00	Unsecured
No. 0501/DXS-CNTT BDS VN dated 05 January 2021	12.500.000.000	05 July 2022	8.00	Unsecured
TOTAL	27.500.000.000			

The purpose of the loans is to supplement the working capital.

18. OWNERS' EQUITY

18.1 Movements in owners' equity

	<i>Share capital</i>	<i>Share premium</i>	<i>Undistributed earnings</i>	<i>Total</i>
For the year ended 31 December 2020				
Beginning balance	3,000,000,000,000	-	33,321,288,227	3,033,321,288,227
Issuance of shares	224,710,220,000	340,683,172,475	-	565,393,392,475
Net profit for the period	-	-	1,046,729,253,650	1,046,729,253,650
Dividend declared	-	-	(529,800,000,000)	(529,800,000,000)
Transfer to bonus and welfare	-	-	(23,243,661,750)	(23,243,661,750)
Ending balance	<u>3,224,710,220,000</u>	<u>340,683,172,475</u>	<u>527,006,880,127</u>	<u>4,092,400,272,602</u>
For the year ended 31 December 2021				
Beginning balance	3,224,710,220,000	340,683,172,475	527,006,880,127	4,092,400,272,602
Issuance of shares	357,301,860,000	764,677,916,235	-	1,121,979,776,235
Net profit	-	-	292,173,994,120	292,173,994,120
Transfer to bonus and welfare	-	-	(26,197,520,368)	(26,197,520,368)
Ending balance	<u>3,582,012,080,000</u>	<u>1,105,361,088,710</u>	<u>792,983,353,879</u>	<u>5,480,356,522,589</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

18.2 Capital transactions with owners

	Year 2021	Year 2020
<i>Dividends declared and paid during the period</i>		
Dividends declared	-	529.800.000.000
Dividends paid	-	531.928.413.909

18.3 Ordinary shares

	Number of shares	
	Ending balance	Beginning balance
Shares authorised to be issued	358,201,208	300,000,000
Shares issued and fully paid Ordinary shares	358,201,208	300,000,000
Shares in circulation Ordinary shares	358,201,208	300,000,000
Par value: VND 10,000 per share.		

19. REVENUES

19.1 Revenue from sale of goods and rendering of services

	Quarter 04/2021	Quarter 04/2020	Year 2021	Year 2020
Gross revenue	165,733,421,580	457,583,326,539	694,165,954,434	1,030,272,446,726
Of which:				
Revenue from real estate services	165,733,421,580	457,583,326,539	694,165,954,434	1,030,272,446,726
Less sales reduction	-	-	-	529,768,350
NET	165,733,421,580	457,583,326,539	694,165,954,434	1,029,742,678,376

19.2 Finance income

	Quarter 04/2021	Quarter 04/2020	Year 2021	Year 2020
Interest income	9,494,281,659	2,169,171,714	31,571,395,579	15,548,078,807
Dividend	-	-	310,977,911,334	405,866,442,105
TOTAL	9,494,281,659	2,169,171,714	342,549,306,913	421,414,520,912

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

20. COSTS OF GOODS SOLD AND SERVICES RENDERED

	<i>Quarter 04/2021</i>	<i>Quarter 04/2020</i>	<i>Year 2021</i>	<i>Year 2020</i>
Cost of real estate services	107,449,311,566	79,447,029,679	373,445,455,826	159,818,200,024
TOTAL	107,449,311,566	79,447,029,679	373,445,455,826	159,818,200,024

21. FINANCE EXPENSES

	<i>Quarter 04/2021</i>	<i>Quarter 04/2020</i>	<i>Year 2021</i>	<i>Year 2020</i>
Provision of for impairments in other entities	310,480,654,201	-	310,480,654,201	7,049,641,960
Interest expenses	586,027,396	156,274,111	2,261,301,366	106,027,397
TOTAL	311,066,681,597	156,274,111	312,741,955,567	7,155,669,357

22. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	<i>Quarter 04/2021</i>	<i>Quarter 04/2020</i>	<i>Year 2021</i>	<i>Year 2020</i>
Selling expenses	10,852,734,970	16,257,988,260	38,919,165,757	36,633,348,187
Labour cost	6,669,115,655	11,139,655,890	24,551,987,450	28,014,663,015
Advertising expenses	1,083,420,691	2,921,250,541	7,026,851,777	2,962,537,408
Depreciation and amortisation	1,851,902,187	44,404,443	2,047,542,180	146,404,440
Rental expenses	962,236,856	1,626,515,794	4,283,710,911	4,181,607,925
Others	286,059,581	526,161,592	1,009,073,439	1,328,135,399
General and administrative expenses	8,767,999,910	7,893,269,848	22,276,796,433	24,741,071,598
Labour cost	4,457,590,342	3,354,528,856	12,634,518,815	10,688,875,845
Depreciation and amortisation	167,254,982	150,452,280	666,960,699	492,861,377
Service expense	1,169,357,087	4,001,654,571	5,067,891,176	11,568,331,532
Provision expenses	2,067,758,333	-	2,067,758,333	-
Other expenses	906,039,166	386,634,141	1,839,667,410	1,991,002,844
TOTAL	19,620,734,880	24,151,258,108	61,195,962,190	61,374,419,785

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

23. OTHER INCOME AND OTHER EXPENSES

	Quarter IV/2021	Quarter IV/2020	Year 2021	Year 2020
Other income	6,740,490,913	225,915,006	8,224,729,461	289,207,991
Compensation and penalties income	6,051,748,070	70,000,000	7,241,748,070	60,000,000
Gains from disposal and sale of fixed assets	688,488,861	-	887,552,661	-
Other income	253,982	155,915,006	95,428,730	229,207,991
Other expenses	452,415,342	11,833,916,628	4,875,903,158	13,167,859,328
Tax late payment penalties	(234,109,752)	11,649,089,633	3,930,762,566	11,649,089,633
Compensation and penalties expenses	9,826,993	184,826,993	41,175,930	1,518,769,693
Losses from disposal and sale of fixed assets	660,868,366	-	887,877,166	-
Other expenses	15,829,735	2	16,087,496	2
NET OTHER PROFIT/(LOSSES)	6,288,075,571	(11,608,001,622)	3,348,826,303	(12,878,651,337)

24. CORPORATE INCOME TAX

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

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

	Quarter 04/2021	Quarter 04/2020	Year 2021	Year 2020
Current CIT expenses	(48,063,568,612)	71,342,256,470	346,156,245	163,246,405,135
Deferred tax (income)/expenses	72,563,702	(88,000,000)	160,563,702	(45,400,000)
TOTAL	(47,991,004,910)	71,254,256,470	506,719,947	163,201,005,135

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

25. TRANSACTIONS WITH RELATED PARTIES

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

<i>Related parties</i>	<i>Relation-ship</i>	<i>Nature of transaction</i>	<i>Year 2021</i>	<i>Year 2020</i>
Dat Xanh Group	Parent company	Revenue from brokerage service	1,055,124,574	-
		Capital withdrawal	699,025,040,000	-
		Refund capital from BCC	-	376,932,859,350
		Declaration dividend	-	479,469,000,000
Ihouzz	Subsidiary	Capital contribution	102,002,000,000	-
		Loan	27,500,000,000	-
		Capital contribution under BCC	20,000,000,000	-
		Loan refund	2,452,000,000	-
		payables		-
		Interest expenses	2,261,301,366	-
		Disposal fixed assets	688,488,861	-
		Software services expenses	94,894,184	-
		Interest income	7,389,589	204,031,779
		Loan receivables	-	802,000,000
		Domain transfer revenue	418,182	-
Dat Xanh Mien Dong	Subsidiary	Revenue from brokerage service	2,452,091,406	-
		Brokerage expenses	24,999,042,494	8,912,794,983
		Capital contribution	4,636,000,000	-
		Dividend income	4,880,000,000	-
Dat Xanh Mien Trung	Subsidiary	Dividend income	55,000,000,000	294,047,600,000
		Capital contribution	37,400,000,000	279,345,000,000
		Shared revenue from BCC	-	13,835,505,060
		Brokerage services revenue	-	56,210,868,636
		Refund capital from BCC	-	67,326,763,600
Nam Bo Invest	Subsidiary	Brokerage expenses	6,202,998,061	2,328,993,266

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

25. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during the year were as follows: (continued)

<i>Related parties</i>	<i>Relation-ship</i>	<i>Nature of transaction</i>	<i>Year 2021</i>	<i>Year 2020</i>
Dat Xanh Dong Nam Bo	Subsidiary	Revenue from brokerage service	20,909,026,829	-
		Capital contribution under BCC	45,179,472,100	-
		Capital contribution	-	56,740,050,000
		Revenue from brokerage service	-	7,191,401,499
		Dividend income	-	59,726,368,421
		Other expenses	-	2,283,091
Dat Xanh Mien Tay	Subsidiary	Brokerage expenses	999,730,042	536,539,611
		Capital contribution	9,760,000,000	8,160,000,000
		Dividend income	14,768,421,052	8,589,473,684
		Refund capital from BCC	1,500,000,000	-
		Capital contribution under BCC	-	5,000,000,000
		Shared revenue from BCC	-	21,312,115,878
Dat Xanh Nam Trung Bo	Subsidiary	Dividend income	-	20,400,000,000
		Capital contribution	-	19,380,000,000
Dat Xanh Mien Bac	Subsidiary	Capital contribution	147,107,280,000	21,947,850,000
		Dividend income	155,575,000,000	23,103,000,000
		Brokerage expenses	3,096,487,336	370,154,727
		Disposal income	199,063,800	-
		Revenue from brokerage service	-	112,542,220
		Shared revenue from BCC	-	76,251,876,101
		Transferring project	-	158,128,975,466
		Shared revenue from BCC	-	128,849,066,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

25. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during the year were as follows: (continued)

<i>Related parties</i>	<i>Relation-ship</i>	<i>Nature of transaction</i>	<i>Year 2021</i>	<i>Year 2020</i>
Dat Xanh Mien Nam	Subsidiary	Shared revenue from BCC	11,872,431,366	39,781,261,181
		Revenue from brokerage service	391,276,962	1,850,421,130
		Brokerage expenses	65,900,179,192	31,251,344,035
		Capital contribution under BCC	24,000,000,000	-
Tulip	Subsidiary	Rental income	501,250,000	-
		Capital contribution	8,104,720,000	7,800,000,000
		Interest income	-	106,027,397
		Loan	-	5,000,000,000
International Real Estate	Subsidiary	Capital contribution	3,894,000,000	-
Linkgroup	Subsidiary	Capital contribution	80,470,808,335	-
		Brokerage expenses	6,734,593,903	740,524,302
		Dividend income	80,754,490,281	-
		Shared revenue from BCC	(149,925,546)	19,085,042,754
Linkhouse	Subsidiary	Revenue from brokerage service	1,557,708,898	-
		Brokerage expenses	3,571,220,015	362,970,128
Dat Xanh Premium	Subsidiary	Brokerage expenses	15,416,916,118	10,655,325,625
		Capital contribution	-	1,822,720,000
Dat Xanh Plus	Subsidiary	Brokerage expenses	2,408,931,568	403,210,146
		Capital contribution	-	2,750,000,000
Sai Gon Real	Subsidiary	Brokerage expenses	146,196,598	-
		Revenue from brokerage service	-	213,817,890

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

25. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during the year were as follows: (continued)

<i>Related parties</i>	<i>Relation-ship</i>	<i>Nature of transaction</i>	<i>Year 2021</i>	<i>Year 2020</i>
Ha An	Affiliate	Revenue from brokerage service	642,297,839,958	466,137,497,972
		Deposit for brokerage	543,000,000,000	1,141,450,000,000
		Deposit for rental	100,000,000	-
		Utilities expenses	9,184,168	-
		Interest income	-	8,232,328,767
Vicco - Saigon	Affiliate	Rental expenses	6,415,175,700	4,918,301,370
			-	-
Asahi Japan	Subsidiary	Brokerage expenses	715,689,605	468,295,660
Ohio	Subsidiary	Brokerage expenses	183,926,531	-
Vietnam Real Estate Techonology JSC	Subsidiary	Interest income	-	100,000,001
Northern Real Estate Investment JSC	Affiliate	Revenue from BCC	-	56,407,363,637
Charm & CI Vietnam	Subsidiary	Deposits payables	-	182,382,257,533

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

25. TRANSACTIONS WITH RELATED PARTIES (continued)

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

<i>Related parties</i>	<i>Relation-ship</i>	<i>Nature of transaction</i>	<i>As at 31 December 2021</i>	<i>As at 31 December 2020</i>
Short-term trade receivables				
DXG	Parent	Revenue from brokerage service	526,656,912	-
Ha An	Affiliate	Revenue from brokerage service	698,691,310,946	373,314,546,386
Northern Real Estate Investment Joint Stock Company	Affiliate	Revenue from brokerage service	60,686,692,798	60,686,692,798
Dat Xanh Mien Tay	Subsidiary	Revenue from brokerage service	1,683,733,658	1,683,733,658
Dat Xanh Mien Nam	Subsidiary	Revenue from brokerage service	12,410,710,132	26,915,240,640
Dat Xanh Mien Bac	Subsidiary	Revenue from brokerage service	1,293,802,383	-
Vietnam Real Estate Tulip	Subsidiary	Revenue from office rental service	423,500,000	423,500,000
	Subsidiary	Revenue from office rental service	177,375,000	-
Dat Xanh Dong Nam Bo	Subsidiary	Revenue from brokerage service	-	24,114,443
Dat Xanh Mien Bac	Subsidiary	Revenue from brokerage service	-	123,796,442
lhouzz	Subsidiary	Revenue from assets disposals	719,717,755	-
			776,613,499,584	463,171,624,367

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

25. TRANSACTIONS WITH RELATED PARTIES (continued)

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

<i>Related parties</i>	<i>Relation-ship</i>	<i>Nature of transaction</i>	<i>As at 31 December 2021</i>	<i>As at 31 December 2020</i>
<i>Short-term advances to supplier</i>				
Dat Xanh Dong Nam Bo	Subsidiary	Advances for brokerage fee	13,215,763,210	6,329,439,105
Linkgroup	Subsidiary	Advances for brokerage fee	6,977,298,099	589,504,093
Dat Xanh Premium	Subsidiary	Advances for brokerage fee	2,738,642,977	1,956,860,918
Nam Bo Invest	Subsidiary	Advances for brokerage fee	2,593,616,192	1,050,799,672
Dat Xanh Plus	Subsidiary	Advances for brokerage fee	2,293,232,083	354,174,215
Dat Xanh Mien Tay	Subsidiary	Advances for brokerage fee	231,361,784	435,192,973
Dat Xanh Mien Nam	Subsidiary	Advances for brokerage fee	-	4,471,361,003
Dat Xanh Mien Bac	Subsidiary	Advances for brokerage fee	-	284,689,740
Linkhouse	Subsidiary	Advances for brokerage fee	2	283,905,889
Dat Xanh Mien Dong	Subsidiary	Advances for brokerage fee	-	7,286,098,092
Asahi	Subsidiary	Advances for brokerage fee	-	370,208,346
			28,049,914,347	23,412,234,046

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

25. TRANSACTIONS WITH RELATED PARTIES (continued)

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

<i>Related parties</i>	<i>Relation-ship</i>	<i>Nature of transaction</i>	<i>As at 31 December 2021</i>	<i>As at 31 December 2020</i>
<i>Other short-term receivables</i>				
Hà An	Affiliate	Payment on behalf	1,684,550,000,000	1,141,450,000,000
		Advance	1,578,882,475,033	586,750,000,000
		Interest receivables	-	8,232,328,767
Dat Xanh Mien Tay	Subsidiary	Deposit for	7,500,000,000	9,000,000,000
		Dividend receivables	4,494,736,843	-
Dat Xanh Mien Nam	Subsidiary	Capital contribution under BCC	36,200,000,000	36,000,000,000
DXG	Parent	Payment on behalf	2,461,012,482	2,461,012,482
Dat Xanh Dong Nam Bo	Subsidiary	Dividend	4,057,318,421	4,057,318,421
		Capital contribution under BCC	45,179,472,100	-
Dat Xanh Mien Bac	Subsidiary	Dividend	16,252,870,000	7,785,150,000
Dat Xanh Mien Trung	Subsidiary	Dividend	-	14,500,000,000
Dat Xanh Real Estate	Subsidiary	Interest income	469,027,778	469,027,778
		Loan receivables	6,000,000,000	-
lhouzz	Subsidiary	Interest income	221,530,957	214,141,368
Charm&CI	Affiliate	Deposit for project	182,382,257,533	182,382,257,533
Vicco-Sai Gon	Affiliate	Deposit for office rental	855,356,760	855,356,760
			3,569,506,057,907	1,994,156,593,109

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

25. TRANSACTIONS WITH RELATED PARTIES (continued)

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

<i>Related parties</i>	<i>Relation-ship</i>	<i>Nature of transaction</i>	<i>As at 31 December 2021</i>	<i>As at 31 December 2020</i>
Short-term trade payables				
Dat Xanh Dong Nam Bo	Subsidiary	Brokerage expenses	459,123,893	459,123,893
Vicco - Sai Gon	Affiliate	Brokerage expenses	1,764,173,318	-
Dat Xanh Mien Dong	Subsidiary	Brokerage expenses	1,480,457,203	-
Dat Xanh Mien Bac	Subsidiary	Brokerage expenses	960,559,821	-
Ihouzz	Subsidiary	Brokerage expenses	2,095,857,479	-
Dat Xanh Mien Nam	Subsidiary	Brokerage expenses	29,999,994,759	-
Asahi Japan	Subsidiary	Brokerage expenses	24,904,143	-
			36,785,070,616	459,123,893

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

25. TRANSACTIONS WITH RELATED PARTIES (continued)

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

<i>Related parties</i>	<i>Relation-ship</i>	<i>Nature of transaction</i>	<i>As at 31 December 2021</i>	<i>As at 31 December 2020</i>
<i>Other short-term payables</i>				
Ihouzz	Subsidiary	Capital contribution under BCC payables	20,000,000,000	-
Ha An	Affiliate	Payables for developer project	2,611,369,904	-
Dat Xanh Mien Nam	Subsidiary	Received deposit	51,380,000,000	43,000,000,000
Linkgroup	Subsidiary	Received deposit	11,400,000,000	10,000,000,000
Dat Xanh Premium	Subsidiary	Received deposit	5,000,000,000	4,000,000,000
Dat Xanh Mien Dong	Subsidiary	Received deposit	5,000,000,000	5,000,000,000
Dat Xanh Dong Nam Bo	Subsidiary	Received deposit	4,000,000,000	3,000,000,000
Dat Xanh Mien Bac	Subsidiary	Received deposit	3,500,000,000	2,000,000,000
Nam Bo Invest	Subsidiary	Received deposit	2,000,000,000	2,000,000,000
Dat Xanh Mien Tay	Subsidiary	Received deposit	2,000,000,000	2,000,000,000
Dat Xanh Nam Trung Bo	Subsidiary	Received deposit	1,000,000,000	1,000,000,000
Linkhouse	Subsidiary	Received deposit	1,000,000,000	1,000,000,000
Dat Xanh Plus	Subsidiary	Received deposit	500,000,000	500,000,000
Asahi Japan	Subsidiary	Received deposit	500,000,000	2,000,000,000
			109,891,369,904	75,500,000,000
<i>Short-term loans</i>				
Ihouzz	Subsidiary	Loans	27,500,000,000	-
			27,500,000,000	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the accounting period then ended

25. TRANSACTIONS WITH RELATED PARTIES (continued)

Other transaction to members of the Boards of Directors and Management:

	Year 2021	Year 2020
Salary and bonus	6,225,139,939	5,015,090,828

26. OPERATING LEASE AND CAPITAL CONTRIBUTION COMMITMENTS


Operating lease commitments

The Company leases office premise under an operating leases arrangement. The minimum lease commitment as at the separate balance sheet dates are as follows:

	Ending balance	Beginning balance
Less than 1 year	9,314,835,116	1,470,861,023
From 1 to 5 year	-	-
TOTAL	9,314,835,116	1,470,861,023

27. 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 separate financial statements of the Company.



Pham Vo Quang Dai
Preparer



Nguyen Huynh Quang Tuan
Chief Accountant



Pham Thi Nguyen Thanh
General Director



28 January 2022

IN DAT XANH