

An Gia Real Estate Investment and Development Corporation

Interim separate financial statements

For the six-month period ended 30 June 2023



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An Gia Real Estate Investment and Development Corporation

GENERAL INFORMATION

THE COMPANY

An Gia Real Estate Investment and Development Corporation ("the Company") is a shareholding incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 0311500196 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 18 January 2012 and the 17th amended BRC dated 16 June 2023.

The Company's shares were listed on the Ho Chi Minh Stock Exchange ("HOSE") with the ticker symbol of AGG in accordance with the License No. 554/QD-SGDHCM issued by HOSE on 17 December 2019.

The registered principal activities of the Company are real estate trading; real estate brokerage; real estate management; real estate exchange; management consulting; advertising; marketing research and public opinion polling; organization of conventions and trading shows; construction of buildings; construction of other civil projects; construction of railways and roads; construction of utility projects; demolition and site preparation.

The Company's registered head office is located at No. 60 Nguyen Dinh Chieu Street, Da Kao Ward, District 1, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors ("BOD") during the period and at the date of this report are:

Mr Nguyen Ba Sang	Chairman
Mr Masakazu Yamaguchi	Member
Mr Do Le Hung	Independent member
Mr Vu Quang Thinh	Independent member
Mr Dao Thai Phuc	Member

AUDIT COMMITTEE UNDER THE BOARD OF DIRECTOR

The members of Audit committee under the Board of Director during the period and at the date of this report are:

Mr Do Le Hung	Head
Mr Vu Quang Thinh	Member
Mr Masakazu Yamaguchi	Member

MANAGEMENT

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

Ms Huynh Thi Kim Anh	General Director	appointed on 22 May 2023
Mrs Nguyen Mai Giang	Deputy General Director	
Mr Nguyen Thanh Chau	Chief Accountant	

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Nguyen Ba Sang.

AUDITORS

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

An Gia Real Estate Investment and Development Corporation

REPORT OF THE MANAGEMENT AND APPROVAL OF THE BOARD OF DIRECTORS

The Board of Directors of An Gia Real Estate Investment and Development Corporation ("the Company") presents this report relating to the interim separate financial statements of the Company for the six-month period ended 30 June 2023.

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

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

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgments and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim separate financial statements; and
- ▶ prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

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

Management confirmed that it has complied with the above requirements in preparing the accompanying interim separate financial statements.

APPROVAL OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

We hereby approve the accompanying interim separate financial statements which give a true and fair view of the interim separate financial position of the Company as at 30 June 2023 and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

The Company has subsidiaries as disclosed in the interim separate financial statements. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. Concurrently, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2023 ("interim consolidated financial statements") dated 25 August 2023.

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

For and on behalf of Board of Directors:



Nguyễn Ba Sang
Chairman

Ho Chi Minh City, Vietnam

25 August 2023

Reference: 11798401/66925227/LR

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

To: The Shareholders of An Gia Real Estate Investment and Development Corporation

We have reviewed the accompanying interim separate financial statements of An Gia Real Estate Investment and Development Corporation ("the Company") as prepared on 25 August 2023 and set out on pages 5 to 43, which comprise the interim separate balance sheet as at 30 June 2023, the interim separate income statement and the interim separate cash flow statement for the six-month period then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

Our responsibility is to express a conclusion on the interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim separate financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of the Company as at 30 June 2023, and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

Ernst & Young Vietnam Limited



Hàng Nhật Quang
Deputy General Director
Audit Practicing Registration Certificate
No. 1772-2023-004-1

Ho Chi Minh City, Vietnam

25 August 2023

INTERIM SEPARATE BALANCE SHEET
as at 30 June 2023


VND

Code	ASSETS	Notes	30 June 2023	31 December 2022
100	A. CURRENT ASSETS		2,231,927,346,140	2,652,958,459,890
110	I. Cash	4	3,428,094,596	319,119,950,396
111	1. Cash		3,428,094,596	319,119,950,396
120	II. Short-term investment		53,490,167,699	68,150,409,402
123	1. Held-to-maturity investments	5.1	53,490,167,699	68,150,409,402
130	III. Current accounts receivable		2,169,675,932,837	2,257,621,677,039
131	1. Short-term trade receivables	6	74,793,710,534	44,015,687,170
132	2. Short-term advances to suppliers		144,300,000	60,000,000
135	3. Short-term loan receivables	7	706,585,116,000	1,175,267,692,715
136	4. Other short-term receivables	8	1,415,152,806,303	1,065,278,297,154
137	5. Provision for doubtful short-term receivables	8	(27,000,000,000)	(27,000,000,000)
140	IV. Inventory	9	3,835,654,151	4,526,563,242
141	1. Inventories		3,835,654,151	4,526,563,242
150	V. Other current asset		1,497,496,857	3,539,859,811
151	1. Short-term prepaid expenses	10	605,496,221	3,539,859,811
152	2. Value-added tax deductible		892,000,636	-
200	B. NON-CURRENT ASSETS		1,277,650,949,104	1,803,155,828,339
210	I. Long-term receivables		445,384,000,000	974,167,209,142
215	1. Long-term loan receivables	7	95,031,000,000	158,416,000,000
216	2. Other long-term receivables	8	350,353,000,000	815,751,209,142
220	II. Fixed assets		17,778,394,124	20,768,103,149
221	1. Tangible fixed assets	11	16,071,598,737	18,633,018,502
222	Cost		28,058,531,773	29,892,622,682
223	Accumulated depreciation		(11,986,933,036)	(11,259,604,180)
227	2. Intangible fixed assets		1,706,795,387	2,135,084,647
228	Cost		4,409,173,888	4,409,173,888
229	Accumulated amortisation		(2,702,378,501)	(2,274,089,241)
230	III. Investment properties	12	20,760,637,255	20,999,909,062
231	1. Cost		33,011,670,847	33,011,670,847
232	2. Accumulated depreciation		(12,251,033,592)	(12,011,761,785)
240	IV. Long-term assets in progress		14,224,140,792	13,105,955,358
242	1. Construction in progress		14,224,140,792	13,105,955,358
250	V. Long-term investments		771,473,354,357	771,476,614,486
251	1. Investments in subsidiaries	13.1	567,983,300,685	567,983,300,685
252	2. Investments in associates	13.2	72,945,300,000	72,945,300,000
253	3. Investments in another entity	13.3	639,000,000	639,000,000
254	4. Provision for diminution in value of long-term investments	13	(28,518,746,328)	(28,515,486,199)
255	5. Held-to-maturity investments	5.2	158,424,500,000	158,424,500,000
260	VI. Other long-term asset		8,030,422,576	2,638,037,142
261	1. Long-term prepaid expenses	10	8,030,422,576	2,638,037,142
270	TOTAL ASSETS		3,509,578,295,244	4,456,114,288,229


INTERIM SEPARATE BALANCE SHEET (continued)
as at 30 June 2023

VND

Code	RESOURCES	Notes	30 June 2023	31 December 2022
300	C. LIABILITIES		1,705,795,090,969	2,702,398,393,754
310	I. Current liabilities		1,276,368,304,219	2,108,283,727,534
311	1. Short-term trade payables	14	16,902,238,060	31,203,766,418
313	2. Statutory obligations	15	1,420,663,185	7,953,677,756
315	3. Short-term accrued expenses	16	64,319,415,005	43,634,007,160
319	4. Other short-term payables	17	70,763,284,289	69,883,252,468
320	5. Short-term loans	18	1,102,962,703,680	1,935,609,023,732
322	6. Bonus and welfare fund	3.14	20,000,000,000	20,000,000,000
330	II. Non-current liabilities		429,426,786,750	594,114,666,220
337	1. Other long-term payables		306,786,750	184,086,750
338	2. Long-term loans	18	429,120,000,000	593,930,579,470
400	D. OWNERS' EQUITY		1,803,783,204,275	1,753,715,894,475
410	I. Capital	19.1	1,803,783,204,275	1,753,715,894,475
411	1. Share capital		1,251,183,680,000	1,251,183,680,000
411a	- Shares with voting rights		1,251,183,680,000	1,251,183,680,000
412	2. Share premium		179,039,188,200	179,039,188,200
421	3. Undistributed earnings		373,560,336,075	323,493,026,275
421a	- Undistributed earnings by the end of prior period		323,493,026,275	180,944,258,773
421b	- Undistributed earnings of current period		50,067,309,800	142,548,767,502
440	TOTAL LIABILITIES AND OWNERS' EQUITY		3,509,578,295,244	4,456,114,288,229


 Nguyen Quang Anh
Preparer


 Nguyen Thanh Chau
Chief Accountant


 Nguyen Ba Sang
Legal representative


Ho Chi Minh City, Vietnam

25 August 2023

INTERIM SEPARATE INCOME STATEMENT
for the six-month period ended 30 June 2023

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
01	1. Revenue from rendering of services	20.1	30,179,347,980	98,778,136,802
10	2. Net revenue from rendering of services	20.1	30,179,347,980	98,778,136,802
11	3. Cost of services rendered	21	(42,286,595,382)	(54,404,319,528)
20	4. Gross (loss) profit from rendering of services		(12,107,247,402)	44,373,817,274
21	5. Finance income	20.2	194,184,718,555	92,812,606,073
22 23	6. Finance expenses In which: Interest expense	22	(104,484,745,516) (88,475,001,900)	(111,038,143,710) (96,920,807,902)
25	7. Selling expenses		(19,412,390)	(143,471,925)
26	8. General and administrative expenses	23	(25,203,896,921)	(55,508,390,208)
30	9. Operating profit (loss)		52,369,416,326	(29,503,582,496)
31	10. Other income		94	1,319,762,750
32	11. Other expenses	24	(2,302,106,620)	(662,815,896)
40	12. Other (loss) profit		(2,302,106,526)	656,946,854
50	13. Accounting profit (loss) before tax		50,067,309,800	(28,846,635,642)
51	14. Current corporate income tax expense	26.1	-	1,136,249,383
60	15. Net profit (loss) after tax		50,067,309,800	(27,710,386,259)


 Nguyen Quang Anh
Preparer


 Nguyen Thanh Chau
Chief Accountant


 Nguyen Ba Sang
Legal representative

Ho Chi Minh City, Vietnam

25 August 2023

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

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit (loss) before tax		50,067,309,800	(28,846,635,642)
	<i>Adjustments for:</i>			
02	Depreciation and amortisation		2,461,255,548	3,198,106,959
03	Provisions		3,260,129	11,019,428,400
04	Foreign exchange losses arisen from revaluation of monetary accounts denominated in foreign currency	22	4,372,997,307	2,138,737,131
05	Profits from investing activities		(193,971,638,725)	(93,768,327,670)
06	Interest expenses and allocation of bond issuance cost	22	94,660,802,526	106,140,224,912
08	Operating loss before changes in working capital		(42,406,013,415)	(118,465,910)
09	(Increase) decrease in receivables		(13,926,845,559)	344,054,621,712
10	Decrease in inventories		690,909,091	15,695,830,455
11	(Decrease) increase in payables		(35,475,497,625)	7,823,810,837
12	Increase in prepaid expenses		(2,458,021,844)	(213,507,300)
14	Interest paid		(52,936,716,629)	(102,223,629,629)
15	Corporate income tax paid	15	-	(33,949,082,184)
20	Net cash flows (used in) from operating activities		(146,512,185,981)	231,069,577,981
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(1,118,185,434)	(4,820,713,428)
22	Proceeds from disposals of fixed assets		1,345,454,545	-
23	Loans to other entities and bank term deposits		(136,962,622,707)	(1,346,837,714,257)
24	Collections from borrowers and bank term deposits		683,690,441,125	869,925,629,816
25	Payments for investments in other entities		(623,619,000,000)	(1,305,530,876,448)
26	Proceeds from sale of investments in other entities		789,127,747,914	530,616,000,000
27	Interest and dividend received		26,410,792,193	156,323,954,029
30	Net cash flows from (used in) investing activities		738,874,627,636	(1,100,323,720,288)

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

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Issuance of shares		-	206,601,450,000
33	Drawdown of borrowings	18	356,342,731,134	1,432,143,710,218
34	Repayment of borrowings	18	(1,264,397,031,282)	(607,295,212,487)
40	Net cash flows (used in) from financing activities		(908,054,300,148)	1,031,449,947,731
50	Net (decrease) increase in cash of the period		(315,691,858,493)	162,195,805,424
60	Cash at beginning of period		319,119,950,396	21,694,775,301
61	Impact of exchange rate fluctuation		2,693	262,869
70	Cash at end of period	4	3,428,094,596	183,890,843,594

Nguyen Quang Anh
Preparer

Nguyen Thanh Chau
Chief Accountant

Nguyen Ba Sang
Legal representative

Ho Chi Minh City

25 August 2023

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
as at 30 June 2023 and for the six-month period then ended

1. CORPORATE INFORMATION

An Gia Real Estate Investment and Development Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 0311500196 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 18 January 2012 and the 17th amended BRC dated 16 June 2023.

The Company's shares were listed on the Ho Chi Minh Stock Exchange ("HOSE") with the ticker symbol of AGG in accordance with the License No. 554/QD-SGDCK issued by HOSE on 17 December 2019.

The registered principal activities of the Company are real estate trading; real estate brokerage; real estate management; real estate exchange; management consulting; advertising; marketing research and public opinion polling; organisation of conventions and trading shows; construction of buildings; construction of other civil projects; construction of railways and roads; construction of utility projects; demolition and site preparation.

The Company's registered head office is located at No. 60 Nguyen Dinh Chieu Street, Da Kao Ward, District 1, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 30 June 2023 was 141 persons (31 December 2022: 146 persons).

2. BASIS OF PREPARATION

2.1 Purpose of preparing the interim separate financial statements

The Company has subsidiaries as disclosed in Note 13.1 of the interim separate financial statements. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. Concurrently, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2023 dated 25 August 2023.

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

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

2. BASIS OF PREPARATION (continued)

2.3 Applied accounting documentation system

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

2.4 Fiscal year

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

2.5 Accounting currency

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash

Cash comprises cash on hand and cash in banks.

3.2 Inventories

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

Net realisable value 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
Service in progress	- actual cost as incurred

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of inventories owned by the Company, based on appropriate evidence of impairment available at the interim separate balance sheet date. When inventories become useless, the difference between the provision previously made and the historical cost of inventories are included in the interim separate income statement.

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

3.3 Receivables

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

The provision for doubtful debts represents amounts of outstanding receivables at the interim balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expenses in the interim separate income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the interim separate income statement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month 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 interim separate income statement as incurred.

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

3.5 *Intangible 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 interim 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 interim 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:

Means of transportation	8 years
Office equipment	3 - 8 years
Other tangible fixed assets	5 years
Computer software	3 years
Other intangible fixed assets	3 years

3.7 *Investment properties*

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

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

Depreciation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset, apartments for lease are depreciated over 40 years.

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim separate income statement in the period of retirement or disposal.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Investment properties* (continued)

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

3.8 *Borrowing costs*

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

3.9 *Prepaid expenses*

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

The following types of expenses are recorded as long-term prepaid expenses and are amortised from 1 to 3 years or recognised matching with revenue to the interim separate income statement.

- Tools and consumables with large value issued into production and can be used for more than one year;
- Office renovation expenses; and
- Office rental.

3.10 *Investments*

Investments in subsidiaries

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

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

Investment in associates

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

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

Held-for-trading securities and investments in other entities

Held-for-trading securities and investments in other entities are stated at their acquisition costs.

Provision for diminution in value of investments

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Investments (continued)

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 interim separate 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 Company.

3.12 Provisions

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

3.13 Foreign currency transactions

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

- Transaction resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection; and
- Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment.

At end of the period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the balance sheet date which are determined as follows:

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

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

3.14 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 fund which is appropriated from its 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 interim separate balance sheet.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Revenue recognition

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

Rendering of consulting, real estate brokerage and other services

Revenues are recognised upon completion of the services provided.

Lease of apartments

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

Interest income

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

Dividends

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

3.16 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior periods 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 interim balance sheet date.

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Taxation (continued)

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the interim 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 income 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 income tax asset to be utilised. Previously unrecognised deferred income tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

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

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

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

3.17 Related parties

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

4. CASH

	VND	
	30 June 2023	31 December 2022
Cash on hand	43,371,907	176,110,703
Cash at banks	3,384,722,689	318,943,839,693
TOTAL	3,428,094,596	319,119,950,396

5. HELD-TO-MATURITY INVESTMENTS

	VND	
	30 June 2023	31 December 2022
Short-term deposits at banks (Note 5.1)	53,490,167,699	68,150,409,402
Long-term investments in redeemable preference shares ("RPS") (Note 5.2)	158,424,500,000	158,424,500,000
TOTAL	211,914,667,699	226,574,909,402

5.1 Short-term held-to-maturity investments

This amount represents short-term deposits at commercial banks with original maturity term from three (3) to twelve (12) months and restricted accounts for projects and earn interest at the applicable rates.

The Company has used short-term deposits at commercial banks as collateral for short-term loans of the Company (Note 18.1).

5.2 Long-term held-to-maturity investments

This amount represents the investments in the RPS which were issued by the related parties ("the Issuers"). Details are as follows:

The Issuers	30 June 2023		Redemption date
	No. of shares	Value VND	
Gia Khanh Management and Development Joint Stock Company ("Gia Khanh")	6,899,980	68,999,800,000	Not later than August 2024
AGI & DDC Consultant Joint Stock Company ("AGI & DDC")	3,223,979	32,239,790,000	Not later than April 2026
AGI & GLC Consultant Joint Stock Company ("AGI & GLC")	3,210,059	32,100,590,000	
AGI & HVC Consultant Joint Stock Company ("AGI & HVC")	2,508,432	25,084,320,000	
TOTAL		158,424,500,000	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended**5. HELD-TO-MATURITY INVESTMENTS (continued)****5.2 Long-term held-to-maturity investments (continued)**

The terms and conditions relevant to the above as follows:

- The shareholders hold redeemable preference do not carry voting rights;
- At any time, on condition that all the bank loans of the Issuers have been repaid or prepaid in full, each shareholder hold RPS will have the right as its option, to require the Issuers to redeem all or part of its RPS on the put redeemable date at the redemption price;
- The Issuers may redeem all or a part of the outstanding RPS, at the option of the Issuers, without the consent of the redeemable preference shareholders on the put redeemable date which noted in the term of RPS;
- So long as any of the RPS are outstanding, the Issuers shall, without the approval of the shareholders hold RPS holding at least 80% of the outstanding RPS. The Issuers shall (i) not declare, pay or set apart for the payment any dividend on its ordinary shares; (ii) not redeem or purchase any ordinary shares; and (iii) not issue any new shares;
- For any dividend which the Issuers declare and pays dividends to its ordinary shareholders, the shareholders hold RPS shall also be entitled to receive and the Issuers shall pay thereon dividends payable annually as calculated from time to time ("floating dividend"); and
- In the case of liquidation or dissolution of the Issuers or any distribution of assets of the Issuers for the purpose of winding up its affairs, each shareholder hold RPS shall be entitled to the highest priority to receive the sum of the par value for such RPS, together with all dividends declared and unpaid to the date of distribution, before any amounts shall be paid or any assets of the Issuers shall be distributed to the holders of any outstanding shares of the Issuers other than the RPS, subject to any distributions which are ranked in the higher priority by law. The redeemable preference shareholders shall not be entitled to share in any further distribution of the property or assets of the Issuers.

6. SHORT-TERM TRADE RECEIVABLES

	VND	
	30 June 2023	31 December 2022
Due from customers	15,297,870,934	15,379,560,059
<i>Individual customers who bought apartments</i>	15,104,932,859	15,247,560,059
<i>Others</i>	192,938,075	132,000,000
Due from related parties (Note 27)	59,495,839,600	28,636,127,111
TOTAL	74,793,710,534	44,015,687,170

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

7. LOAN RECEIVABLES

		VND
	30 June 2023	31 December 2022
Short-term	706,585,116,000	1,175,267,692,715
Loan to related parties (Note 27)	706,585,116,000	811,137,116,000
Loan to other parties	-	364,130,576,715
Long-term	95,031,000,000	158,416,000,000
Loan to related parties (Note 27)	93,831,000,000	158,416,000,000
Loan to other parties	1,200,000,000	
TOTAL	801,616,116,000	1,333,683,692,715

Those unsecured loan receivables earn negotiable market-based interest rates ranging from, with details as follows:

Borrower	30 June 2023	Repayment term of principal
	VND	
Short-term	706,585,116,000	
Short-term loans to related parties	706,585,116,000	
Gia Linh Real Estate Corporation ("Gia Linh") (i)	475,666,916,000	From 17 May 2024 to 21 June 2024
AGI & HSR Consulting Joint Stock Company ("AGI & HSR") (ii)	174,250,000,000	31 December 2023
Dong Nam Construction Trading Service Company Limited ("Dong Nam") (iii)	56,108,200,000	From 20 December 2023 to 29 June 2024
Loc Phat Management and Development Corporation ("Loc Phat") (iii)	560,000,000	29 March 2024
Long-term	95,031,000,000	
Long-term loans to related parties	93,831,000,000	
Gia Linh (i)	93,831,000,000	31 December 2025
Long-term loans to other parties	1,200,000,000	
An Gia Homes Trading Company Limited	1,200,000,000	3 July 2024
TOTAL	801,616,116,000	

- (i) The Company lends to Gia Linh for the purpose of investing in the BC27 project.
- (ii) The Company lends to AGI & HSR for the purpose of investing in the Lacasa project.
- (iii) The Company lends to Dong Nam and Loc Phat for the purpose of investing in the The Gió project.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

8. OTHER RECEIVABLES

	VND	
	30 June 2023	31 December 2022
Short-term	1,415,152,806,303	1,065,278,297,154
Capital contribution of BCC with related parties (Note 27)	1,160,729,060,000	640,959,060,000
Interest receivables	224,949,474,237	151,462,171,367
Deposits of terminated contracts	27,000,000,000	39,879,000,000
Others	2,474,272,066	232,978,065,787
Long-term	350,353,000,000	815,751,209,142
BCC with related parties (Note 27)	350,300,000,000	650,300,000,000
Deposits for developing real estate projects	53,000,000	165,451,209,142
TOTAL	1,765,505,806,303	1,881,029,506,296
Provision for doubtful short-term receivables	(27,000,000,000)	(27,000,000,000)
NET	1,738,505,806,303	1,854,029,506,296
<i>In which:</i>		
Due from related parties - short term (Note 27)	1,383,173,391,460	783,456,969,825
Due from related parties - long term (Note 27)	350,300,000,000	655,974,776,508
Due from other parties	32,032,414,843	441,597,759,963

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

9. INVENTORIES

	VND	
	30 June 2023	31 December 2022
Services in progress	3,835,654,151	3,835,654,151
Merchandise goods	-	690,909,091
TOTAL	3,835,654,151	4,526,563,242

10. PREPAID EXPENSES

	VND	
	30 June 2023	31 December 2022
Short-term	605,496,221	3,539,859,811
Software license and supporting fee	498,936,714	1,460,516,816
Others	106,559,507	2,079,342,995
Long-term	8,030,422,576	2,638,037,142
Office renovation	6,993,788,164	616,248,705
Rental fee of advertising panels	424,135,730	848,271,464
Tools and supplies	391,909,938	765,736,281
Others	220,588,744	407,780,692
TOTAL	8,635,918,797	6,177,896,953

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended

11. TANGIBLE FIXED ASSETS

	Means of transportation	Office equipment	Other tangible assets	VND Total
Cost				
As at 31 December 2022	27,627,418,182	2,105,204,500	160,000,000	29,892,622,682
Transfer from construction in progress	790,809,091	-	-	790,809,091
Disposal	(2,624,900,000)	-	-	(2,624,900,000)
As at 30 June 2023	25,793,327,273	2,105,204,500	160,000,000	28,058,531,773
<i>In which:</i>				
Fully depreciated	912,218,182	907,079,500	-	1,819,297,682
Accumulated depreciation				
As at 31 December 2022	(9,502,168,199)	(1,634,769,299)	(122,666,682)	(11,259,604,180)
Depreciation for the period	(1,573,509,326)	(204,185,167)	(15,999,988)	(1,793,694,481)
Disposal	1,066,365,625	-	-	1,066,365,625
As at 30 June 2023	(10,009,311,900)	(1,838,954,466)	(138,666,670)	(11,986,933,036)
Net carrying amount				
As at 31 December 2022	18,125,249,983	470,435,201	37,333,318	18,633,018,502
As at 30 June 2023	15,784,015,373	266,250,034	21,333,330	16,071,598,737
<i>In which:</i>				
Pledged as loans security (Note 18.3)	15,006,386,450	-	-	15,006,386,450

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

12. INVESTMENT PROPERTIES

			VND
	<i>Apartments for lease</i>	<i>Apartments held for capital appreciation</i>	<i>Total</i>
Cost			
As at 31 December 2022 and as at 30 June 2023	29,069,547,451	3,942,123,396	33,011,670,847
Accumulated depreciation			
As at 31 December 2022	(12,011,761,785)	-	(12,011,761,785)
Depreciation for the period	(239,271,807)	-	(239,271,807)
As at 30 June 2023	(12,251,033,592)	-	(12,251,033,592)
Net carrying amount			
As at 31 December 2022	17,057,785,666	3,942,123,396	20,999,909,062
As at 30 June 2023	16,818,513,859	3,942,123,396	20,760,637,255

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

		VND
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Rental income from investment properties	617,702,672	403,440,615
Direct operating expenses of investment properties that generated rental income during the period	(239,271,807)	(239,240,652)

The future annual rental receivable under the operating leases is disclosed in Note 28.

The fair value of the investment property had not yet been formally assessed and determined as at 30 June 2023. However, based on the current occupancy rate and the market value of these properties, management believes that these properties' fair values are higher than their carrying values at the balance sheet date.

13. LONG-TERM INVESTMENTS

		VND
	<i>30 June 2023</i>	<i>31 December 2022</i>
Investments in subsidiaries (Note 13.1)	567,983,300,685	567,983,300,685
Investments in associates (Note 13.2)	72,945,300,000	72,945,300,000
Investments in another entity (Note 13.3)	639,000,000	639,000,000
Held-to-maturity investments (Note 5.2)	158,424,500,000	158,424,500,000
Provision for long-term investments	(28,518,746,328)	(28,515,486,199)
TOTAL	771,473,354,357	771,476,614,486

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

13. LONG-TERM INVESTMENTS (continued)

13.1 Investments in subsidiaries

Details of investments in the operating subsidiaries are as follows:

Name	Business activities	30 June 2023			31 December 2022	
		% Owner-ship (%)	% voting right (%)	Cost of investment (VND'000)	% Owner-ship and voting right (%)	Cost of investment (VND'000)
Phuoc Loc Investment Construction Tourism Corporation ("Phuoc Loc")	Trade real estate	99.96	99.96	320,833,151	99.96	320,833,151
Le Gia Investment and Real estate Joint Stock Company ("Le Gia")	Investment and management consultancy	99.99	99.99	224,981,600	99.99	224,981,600
An Gia Phu Thuan Investment Company Limited ("Phu Thuan")	Trade real estate	100	100	18,920,000	100	18,920,00
CRE & AGI Consultant Joint Stock Company ("CRE & AGI")	Investment and management consultancy	99.80	99.80	1,497,000	99.80	1,497,000
Gia Khanh		50.01	50.01	1,000,200	50.01	1,000,200
AGI & HSR		50.09	50.09	751,350	50.09	751,350
TOTAL				567,983,301		567,983,301
Provision for investments in subsidiaries				(27,879,746)		(27,876,486)
NET				540,103,554		540,106,814

13.2 Investments in associates

Details of investments in the operating associates are as follows:

Name	Business activities	30 June 2023		31 December 2022	
		% ownership and voting right (%)	Cost of investment (VND'000)	% ownership and voting right (%)	Cost of investment (VND'000)
Loc Phat	Investment and management consultancy	40.00	72,000,000	40.00	72,000,000
AGI & HVC		21.01	315,100	21.01	315,100
AGI & DDC		21.01	315,100	21.01	315,100
AGI & GLC		21.01	315,100	21.01	315,100
TOTAL			72,945,300		72,945,300

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

13. LONG-TERM INVESTMENTS (continued)

13.3 Investments in another entity

Name	Business activities	30 June 2023		31 December 2022	
		%	Cost of	%	Cost of
		Voting right	investment	Voting right	investment
		(%)	(VND'000)	(%)	(VND'000)
Hoosiers Living	Investment and management consultancy	15	639,000	15	639,000
Provision for long-term investment			(639,000)		639,000
NET			-		-

14. SHORT-TERM TRADE PAYABLES

	VND	
	30 June 2023	31 December 2022
Due to suppliers	16,902,238,060	31,203,766,418
Viet Address Office Housing Development Joint Stock Company	6,422,034,135	-
Redder Asia Advertising Joint Stock Company	4,651,035,346	-
Cogniplus Interiors Company Limited	2,062,730,920	-
Redder Advertising Joint Stock Company	1,276,423,456	-
Ricons Construction Investment Joint Stock Company	-	25,000,000,000
Riland Investment Joint Stock Company	-	3,150,000,000
Others	2,490,014,203	3,053,766,418
TOTAL	16,902,238,060	31,203,766,418

15. STATUTORY OBLIGATIONS

	VND			
	31 December 2022	Increase in period	Decrease in period	30 June 2023
Value-added tax	6,725,603,008	3,165,022,118	(9,560,883,335)	329,741,791
Personal income tax	1,228,074,748	3,494,029,723	(4,419,287,851)	302,816,620
Others	-	3,429,323,049	(2,641,218,275)	788,104,774
TOTAL	7,953,677,756	10,088,374,890	(16,621,389,461)	1,420,663,185

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

16. SHORT-TERM ACCRUED EXPENSES

	VND	
	30 June 2023	31 December 2022
Interest expenses	46,345,593,561	11,863,809,249
An Gia Star project costs	11,387,102,737	11,387,102,737
Legal fees	2,840,000,000	2,840,000,000
Brokerage and consultancy fees	1,167,584,684	7,335,309,426
Advertising fees	-	9,798,826,777
Others	2,579,134,023	408,958,971
TOTAL	64,319,415,005	43,634,007,160
<i>In which:</i>		
<i>Due to other parties</i>	27,804,400,613	39,691,872,366
<i>Due to related parties (Note 27)</i>	36,515,014,392	3,942,134,794

17. OTHER SHORT-TERM PAYABLES

	VND	
	30 June 2023	31 December 2022
Interest expenses	68,567,655,344	67,511,154,385
Deposits received	1,896,930,862	2,091,000,000
Others	298,698,083	281,098,083
TOTAL	70,763,284,289	69,883,252,468
<i>In which:</i>		
<i>Due to related parties (Note 27)</i>	70,421,655,344	69,515,154,385
<i>Due to other parties</i>	341,628,945	368,098,083

18. LOANS

	VND	
	30 June 2023	31 December 2022
Short-term	1,102,962,703,680	1,935,609,023,732
Short-term loans from related parties (Note 27)	356,219,600,000	1,455,621,000,000
Short-term loans from banks (Note 18.1)	434,359,200,689	279,101,141,403
Current portion of long-term bonds (Note 18.4)	310,997,566,496	197,501,136,368
Current portion of loans from banks (Note 18.3)	1,386,336,495	3,385,745,961
Long-term	429,120,000,000	593,930,579,470
Long-term loan from other (Note 18.2)	428,400,000,000	285,120,000,000
Long-term loans from banks (Note 18.3)	720,000,000	1,499,949,968
Bonds issuance (Note 18.4)	-	307,310,629,502
TOTAL	1,532,082,703,680	2,529,539,603,202

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

18. LOANS (continued)

Movement of loans are as follows:

		VND
	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
As at 1 January	2,529,539,603,202	1,398,060,874,448
Drawdown of borrowings	356,342,731,134	1,465,459,037,490
Issuance of bond	-	(33,315,327,272)
Repayment of borrowings	(1,264,397,031,282)	(607,295,212,487)
Offset debts	(99,961,400,000)	-
Foreign exchange differences	4,373,000,000	2,139,000,000
Allocation of bond issuance expenses	6,185,800,626	9,219,417,010
As at 30 June	1,532,082,703,680	2,234,267,789,189

The loans and bonds bear applicable interest rates.

18.1 Short-term loans from banks

The short-term loans obtained from banks to finance the Company's working capital requirements and bear a negotiable market-based interest, as follows:

Bank	30 June 2023	Principal repayment term	Description of collaterals
	VND	USD	
The Shanghai Commercial & Saving Bank, Ltd – Offshore Banking Branch	409,360,000,000	17,200,000	From 21 November 2023 to 2 April 2024 Standby letter of credit secured by subsidiary's assets
Vietnam Joint Stock Commercial Bank for Industry and Trade – Branch 11	17,163,731,134	-	From 14 July 2023 to 25 July 2023 Fixed term deposit contracts (Note 5.1)
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ky Dong Branch	7,835,469,555	-	27 July 2023 Fixed term deposit contracts (Note 5.1)
TOTAL	434,359,200,689		

18.2 Long-term loan from another party

The long-term loans obtained from another party to finance the Company's working capital requirements and bear a negotiable market-based interest, as follows:

Lender	30 June 2023	Principal repayment term	Description of collaterals
	VND	USD	
Hatra Pte. Ltd.	428,400,000,000	18,000,000	24 November 2024 Properties owned by another party

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

18. LOANS (continued)

18.3 Long-term loans from banks

The long-term loans obtained from banks to finance the Company's working capital requirements and bear negotiable interest rates, as follows:

Bank	30 June 2023	Principal repayment term	Purpose	Description of collaterals
	VND			
Bao Viet Joint Stock Commercial Bank - Ho Chi Minh City Branch	1,200,000,000	From 9 July 2023 to 30 December 2025	Purchase means of transport	Means of transportation (Note 11)
Shinhan Bank Vietnam Limited - Binh Duong Branch	486,486,495	From 25 July 2023 to 18 August 2023		
United Overseas Bank (Vietnam)	419,850,000	From 5 July 2023 to 5 March 2024		
	2,106,336,495			
In which:				
Current portion	1,386,336,495			
Non-current portion	720,000,000			

An Gia Real Estate Investment and Development Corporation

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

18. LOANS (continued)

18.4 Bond issuance

The bonds were issued to finance the Company's working capital requirements and business cooperation in project and bear a negotiable interest rate, details are as follows:

Arrangement organization	Date of issuance	Principal repayment term	30 June 2023	Purpose	Description of collaterals
Long-term					
Vietcombank Securities Co., Ltd - Ho Chi Minh City Branch	12 May 2022	12 May 2024	293,591,666,702	Business cooperation in project	Land use rights, house ownership associated with lands and other properties owned by other parties
Mirae Asset Securities (Vietnam) Joint Stock Company	6 April 2022	6 April 2024	17,405,899,794	Working capital	Other properties owned other parties
TOTAL			310,997,566,496		
<i>In which:</i>					
Current portion			310,997,566,496		
Non-current portion			-		

An Gia Real Estate Investment and Development Corporation

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

19. OWNERS' EQUITY

19.1 Increase and decrease in owners' equity

	Share capital	Share premium	Undistributed earnings	VND Total
For the six-month period ended 30 June 2022				
As at 31 December 2021	827,505,770,000	179,314,188,200	375,403,868,773	1,382,223,826,973
Issuance of shares	206,876,450,000	(275,000,000)	-	206,601,450,000
Dividend shares	82,749,730,000	-	(82,749,730,000)	-
Net loss for the period	-	-	(27,710,386,259)	(27,710,386,259)
As at 30 June 2022	<u>1,117,131,950,000</u>	<u>179,039,188,200</u>	<u>264,943,752,514</u>	<u>1,561,114,890,714</u>
For the six-month period ended 30 June 2023				
As at 31 December 2022	1,251,183,680,000	179,039,188,200	323,493,026,275	1,753,715,894,475
Net profit for the period	-	-	50,067,309,800	50,067,309,800
As at 30 June 2023	<u>1,251,183,680,000</u>	<u>179,039,188,200</u>	<u>373,560,336,075</u>	<u>1,803,783,204,275</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

19. OWNERS' EQUITY (continued)

19.2 Contributed share capital

	30 June 2023			31 December 2022		
	Number of shares	Amount VND'000	% owner- ship	Number of shares	Amount VND'000	% owne r-ship
Truong Giang Management and Investment Joint Stock Company	51,349,882	513,498,820	41.04	51,349,882	513,498,820	41.04
Mr Nguyen Ba Sang	8,635,185	86,351,850	6.90	8,635,185	86,351,850	6.90
Others	65,133,301	651,333,010	52.06	65,133,301	651,333,010	52.06
TOTAL	125,118,368	1,251,183,680	100	125,118,368	1,251,183,680	100

Each ordinary share with par value of VND 10,000. The holders of the ordinary shares are entitled to receive dividends as and when declared by the Company. Each ordinary share carries one vote per share without restriction.

19.3 Capital transactions with owners

	VND	
	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
Contributed capital		
As at 1 January	1,251,183,680,000	827,505,770,000
Issuance of shares	-	206,876,450,000
Dividend shares	-	82,749,730,000
As at 30 June	<u>1,251,183,680,000</u>	<u>1,117,131,950,000</u>

19.4 Shares

	Number of shares	
	30 June 2022	31 December 2022
Authorised shares	125,118,368	125,118,368
Issued and paid-up shares		
Ordinary shares	125,118,368	125,118,368
Shares in circulation		
Ordinary shares	125,118,368	125,118,368

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

20. REVENUE

20.1 Revenue from rendering of services

	VND	
	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
Gross revenue	30,179,347,980	98,778,136,802
<i>In which:</i>		
<i>Rendering of brokerage and marketing services</i>	29,441,645,308	98,254,696,187
<i>Sale of others</i>	737,702,672	523,440,615
Net revenue	30,179,347,980	98,778,136,802
<i>In which:</i>		
<i>Sales to other parties</i>	737,702,672	82,278,136,802
<i>Sales to related parties (Note 27)</i>	29,441,645,308	16,500,000,000

20.2 Finance income

	VND	
	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
Dividends (Note 27)	99,961,400,000	-
Fixed income from BCC	56,143,716,203	44,338,104,233
Interest income	38,079,602,352	48,474,501,840
TOTAL	194,184,718,555	92,812,606,073

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

21. COST OF SERVICES RENDERED

	VND	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Cost of brokerage and marketing service rendered	42,047,323,575	54,165,078,876
Cost of other services rendered	239,271,807	239,240,652
TOTAL	42,286,595,382	54,404,319,528

22. FINANCE EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Interest expense and allocation of bond issuance costs	94,660,802,526	106,140,224,912
Foreign exchange losses	4,372,997,307	2,138,737,131
Others	5,450,945,683	2,759,181,667
TOTAL	104,484,745,516	111,038,143,710

23. GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Labor costs	11,067,072,558	23,642,818,025
External services expenses	10,059,989,047	14,972,247,004
Depreciation and amortisation expenses	1,884,379,646	2,586,084,291
Tools and supplies	516,465,654	894,808,190
Others	1,675,990,016	13,412,432,698
TOTAL	25,203,896,921	55,508,390,208

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

24. OTHER EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Penalties	(2,043,684,720)	(201,473,096)
Loss from disposal of asset	(213,079,830)	-
Others	(45,342,070)	(461,342,800)
TOTAL	<u>(2,302,106,620)</u>	<u>(662,815,896)</u>

25. OPERATING COSTS

	VND	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Labor costs	30,156,271,611	69,234,141,218
External services	33,018,113,569	23,546,002,687
Depreciation and amortisation expenses	2,461,255,548	3,198,106,959
Others	1,874,263,965	14,077,930,797
TOTAL	<u>67,509,904,693</u>	<u>110,056,181,661</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

26. CORPORATE INCOME TAX

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

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

26.1 CIT expenses

	VND	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Current tax expense	-	-
Adjustment for over accrual of tax from prior year	-	(1,136,249,383)
TOTAL	-	(1,136,249,383)

Reconciliation between CIT expense and the accounting profit (loss) before tax multiplied by CIT rate is presented below:

	VND	
	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
Accounting profit (loss) before tax	50,067,309,800	(28,846,635,642)
At CIT rate applicable to the Company	10,013,461,959	(5,769,327,129)
<i>Adjustments:</i>		
Non-deductible expenses	415,406,949	1,392,292,094
Adjustment for over accrual of tax from prior year	-	(1,136,249,383)
Dividend income	(19,992,280,000)	-
Taxable loss not yet recognised deferred tax during the period	11,523,176,447	2,137,035,035
Others	(1,959,765,355)	2,240,000,000
CIT expense	-	(1,136,249,383)

26.2 Current tax

The current tax payable is based on taxable income for the current period. The taxable income (tax loss) of the Company for the year differs from the accounting profit (loss) before tax as reported in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

27. TRANSACTIONS WITH RELATED PARTIES

List of related parties as at 30 June 2023 is as follows:

<i>Related parties</i>	<i>Relationship</i>
Phuoc Loc Investment Construction Tourism Corporation ("Phuoc Loc")	Subsidiary
CRE & AGI Consulting Joint Stock Company ("CRE & AGI")	Subsidiary
AGI & HSR Consulting Joint Stock Company ("AGI & HSR")	Subsidiary
An Gia Phu Thinh Joint Stock Company ("Phu Thinh")	Subsidiary
Le Gia Real Estate Investment Joint Stock Company ("Le Gia")	Subsidiary
An Gia Phu Thuan Investment Company Limited ("Phu Thuan")	Subsidiary
Gia Khanh Management and Development Joint Stock Company ("Gia Khanh")	Subsidiary
Western City Company Limited ("Western City")	Subsidiary
Loc Phat Management and Development Corporation ("Loc Phat")	Associate
AGI & DDC Consultant Joint Stock Company	Associate
AGI & GLC Consultant Joint Stock Company	Associate
AGI & HVC Consultant Joint Stock Company	Associate
Hung Vuong Real Estate Management and Development Joint Stock Company ("Hung Vuong")	Indirect associate
Dang Duong Real Estate Development Joint Stock Company ("Dang Duong")	Indirect associate
Gia Linh Real Estate Corporation ("Gia Linh")	Indirect associate
Dong Nam Construction Trading Service Company Limited ("Dong Nam")	Indirect associate
Gia An Consultant Joint Stock Company ("Gia An")	Common key management personnel
Kien Van Consultant Joint Stock Company ("Kien Van")	Common key management personnel
AGI & ACT Consultant Joint Stock Company ("AGI & ACT") (until 5 July 2022)	Common key management personnel
Hoosiers Living Service Viet Nam Company Limited ("Hoosiers Living")	Investee
Vinh Nguyen Management and Investment Company Limited ("Vinh Nguyen")	Common key management personnel
An Gia Housing Development Joint Stock Company ("An Gia Housing")	Common key management personnel
An Gia Hung Phat Development Joint Stock Company ("An Gia Hung Phat")	Common key management personnel

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

27. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Related parties	Transactions	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
Significant transactions with related parties for BC27 project			
Gia Linh	Lending	20,260,000,000	369,950,430,000
	Interest income	21,142,419,407	14,642,414,727
	Revenue from rendering service (*)	-	16,500,000,000
	Lending collection	-	19,679,800,000
Significant transactions with related parties for The Sóng project			
Phuoc Loc	Loan repayment	727,540,000,000	20,000,000,000
	Dividend income (Note 20.2)	99,961,400,000	-
	Offset debts	99,961,400,000	-
	Interest expenses	34,282,873,639	9,363,205,478
	Payment from BCC	-	78,000,000,000
	Income collection from BCC	-	23,920,000,000
	Fixed income from BCC	-	23,175,100,000
Significant transactions with related parties for River Panorama and Sky 89 projects			
AGI & HSR	Interest income	6,101,096,860	5,777,063,471
Phu Thinh	Loan repayment	17,200,000,000	-
	Interest expenses	2,180,553,904	-
Significant transactions with related parties for The Standard project			
Le Gia	Collecting from BCC	203,849,000,000	-
	Fixed income from BCC	4,947,486,710	12,548,333,333
	BCC contribution	-	200,000,000,000
	Lending collection	-	12,570,000,000
	Interest income	-	455,874,659

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

27. TRANSACTIONS WITH RELATED PARTIES (continued)

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

			VND
		For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
Related parties	Transactions		
Significant transactions with related parties for D7 project			
AGI & ACT	Deposit collection	-	25,221,714,000
	Lending collection	-	12,977,000,000
	Interest income	-	36,264,493
Significant transactions with related parties for Riverside and Skyline projects			
Phu Thuan	Deposit repayment	150,000,000	2,092,000,000
	Deposit received	-	27,225,000
Significant transactions with related parties for West Gate project			
Western City	Collecting from BCC	200,000,000,000	-
	Lending collection	101,658,000,000	-
	Lending	40,000,000,000	-
	Fixed income from BCC	2,798,630,137	-
	Lending interest	937,153,179	-
	BCC contribution	-	500,000,000,000
	Borrowing	-	80,000,000,000
	Loan repayment	-	80,000,000,000
	Interest expenses	-	361,643,836

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended**27. TRANSACTIONS WITH RELATED PARTIES (continued)**

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

		VND	
<i>Related parties</i>	<i>Transactions</i>	<i>For the six-month period ended 30 June 2023</i>	<i>For the six-month period ended 30 June 2022</i>
<i>Significant transactions with related parties for The Gio</i>			
Loc Phat	Fixed income from BCC	18,239,593,150	-
	Interest income	20,827,397	9,554,795
	Lending	-	500,000,000
Dong Nam	Lending collection	175,500,000,000	30,399,000,000
	Lending	47,761,000,000	51,227,200,000
	Interest income	7,752,459,479	754,662,943
<i>Significant transactions with related parties for other projects</i>			
An Gia Housing	Loan repayment	254,700,000,000	-
	Revenue from rendering service (*)	29,441,645,308	-
	Interest expense	2,191,664,795	-
An Gia Hung Phat	BCC contribution	622,619,000,000	-
	Fixed income from BCC	21,318,707,399	-
Vinh Nguyen	Fixed income from BCC	8,839,298,807	-
	BCC contribution	1,000,000,000	-
(*) Sales to related parties (Note 20.1)		<u>29,441,645,308</u>	<u>16,500,000,000</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

27. TRANSACTIONS WITH RELATED PARTIES (continued)

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

		VND	
Related parties	Transactions	30 June 2023	31 December 2022
Short-term trade receivables (Note 6)			
An Gia Housing	Rendering of services	52,750,839,600	21,891,127,111
Gia Linh	Rendering of services	6,745,000,000	6,745,000,000
		59,495,839,600	28,636,127,111
Short-term loan receivables (Note 7)			
Gia Linh	Lending	475,666,916,000	475,561,916,000
AGI & HSR	Lending	174,250,000,000	174,250,000,000
Dong Nam	Lending	56,108,200,000	99,107,200,000
Loc Phat	Lending	560,000,000	560,000,000
Western City	Lending	-	61,658,000,000
		706,585,116,000	811,137,116,000
Other short-term receivables (Note 8)			
An Gia Hung Phat	BCC capital contribution (i)	622,619,000,000	-
	BCC interest	21,318,707,399	-
Western City	BCC capital contribution (ii)	300,000,000,000	200,000,000,000
	BCC interest	1,404,166,549	11,301,369,864
	Lending interest	-	93,040,768
Vinh Nguyen	BCC capital contribution (iii)	238,110,060,000	237,110,060,000
	BCC interest, lending interest	30,052,009,963	21,312,711,156
AGI & HSR	Interest receivable	62,788,315,896	56,687,219,036
Gia Linh	Interest receivable	62,351,030,646	37,919,412,265
Loc Phat	BCC interest	27,660,838,357	9,371,724,657
	Lending interest	-	28,693,153
Dong Nam	Interest receivable	12,143,182,106	2,005,145,093
Le Gia	BCC interest	3,520,080,544	2,572,593,833
	BCC capital contribution	-	203,849,000,000
Other parties	Lending, advance, interest receivable	1,206,000,000	1,206,000,000
		1,383,173,391,460	783,456,969,825

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

27. TRANSACTIONS WITH RELATED PARTIES (continued)

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

		VND	
Related parties	Transactions	30 June 2023	31 December 2022
Long-term loan receivables (Note 7)			
Gia Linh	Lending	93,831,000,000	73,676,000,000
Dong Nam	Lending	-	84,740,000,000
		93,831,000,000	158,416,000,000
Other long-term receivables (Note 8)			
Loc Phat	BCC capital contribution (iv)	350,300,000,000	350,300,000,000
Western City	BCC capital contribution	-	300,000,000,000
Gia Linh	Interest receivable	-	3,289,198,974
Dong Nam	Interest receivable	-	2,385,577,534
		350,300,000,000	655,974,776,508
Short-term accrued expenses (Note 16)			
Phuoc Loc	Interest expenses	34,282,873,639	-
Phu Thinh	Interest expenses	2,232,140,753	51,586,849
An Gia Housing	Interest expenses	-	3,890,547,945
		36,515,014,392	3,942,134,794
Other short-term payables (Note 17)			
Phu Thinh	Interest expenses	37,285,301,522	37,285,301,522
Phuoc Loc	Interest expenses	29,811,062,900	29,811,062,900
Phu Thuan	Deposits received	1,854,000,000	2,004,000,000
An Gia Housing	Interest expenses	1,056,500,959	-
Western City	Interest expenses	414,789,963	414,789,963
		70,421,655,344	69,515,154,385

- (i) The Company and An Gia Hung Phat agreed to cooperate to consulting, brokerage and marketing services for The Gió project for a period of twelve (12) months since 26 April 2023.
- (ii) The Company and Western City cooperate in investing, implementing the construction, operating and sharing profit from the Tan Tuc Commercial center and housing for the period of eighteen (18) months from 30 March 2022 with profit to be shared up to 15% of the total profit after tax of the project.
- (iii) The Company and Vinh Nguyen agreed to cooperate in investing, implementing the construction, operating and sharing profit from the real estate projects for the period twelve (12) months from 22 December 2022.
- (iv) The Company and Loc Phat cooperate in investing, implementing the construction, operating and sharing profit from The Gió Project for the period of thirty-six (36) months from 14 September 2022 with the profit to be shared by 10% of the total profit after tax of the project.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

27. TRANSACTIONS WITH RELATED PARTIES (continued)

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

		VND	
Related parties	Transactions	30 June 2023	31 December 2022
Short-term loans (Note 18)			
Phuoc Loc	Unsecured loans (*)	317,864,600,000	1,145,366,000,000
Phu Thinh	Unsecured loans (*)	38,355,000,000	55,555,000,000
An Gia Housing	Unsecured loans	-	254,700,000,000
		356,219,600,000	1,455,621,000,000

(*) This is the short-term loan to finance its working capital requirements, bearing applicable interest rate. Details of the short-term loans are as follows:

Lender	30 June 2023	Principal repayment term	Description of collaterals
Phuoc Loc	317,864,600,000	From 7 November 2023 to 25 December 2023	Unsecured
Phu Thinh	38,355,000,000	27 December 2023	Unsecured

Transactions with other related parties

Remuneration to members of the Board of Directors and Management:

Individuals	VND	
	Remuneration	
	For the six-month period ended 30 June 2023	For the six-month period ended 30 June 2022
Mrs Nguyen Mai Giang	507,600,000	831,280,000
Mr Nguyen Thanh Chau	489,348,000	602,100,000
Mr Do Le Hung	266,666,664	333,333,336
Mr Vu Quang Thinh	266,666,664	333,333,336
Mr Dao Thai Phuc	266,666,664	138,888,890
Mr Nguyen Ba Sang	246,600,000	1,246,500,000
Ms Huynh Thi Kim Anh	136,100,000	-
TOTAL	2,179,647,992	3,485,435,562

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2023 and for the six-month period then ended

28. COMMITMENTS

Operating lease commitment (lessee)

The Company leases its premises under operating lease arrangements. The minimum lease commitment as at the balance sheet dates under the operating lease agreements are as follows:

	30 June 2023	31 December 2022
Less than 1 year	11,858,368,368	4,657,117,476
From 1 - 5 years	41,504,289,288	2,328,558,738
TOTAL	53,362,657,656	6,985,676,214

Operating lease commitment (lessor)

The Company lets out apartments under operating lease arrangement. The future minimum rental receivables as at the balance sheet dates under the operating lease agreements are as follows:

	30 June 2023	31 December 2022
Less than 1 year	1,046,167,110	848,922,200
From 1 - 5 years	2,949,133,620	2,279,693,680
TOTAL	3,995,300,730	3,128,615,880

29. EVENT AFTER THE INTERIM BALANCE SHEET DATE

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

Nguyen Quang Anh
Preparer

Nguyen Thanh Chau
Chief Accountant

Nguyen Ba Sang
Legal representative

Ho Chi Minh City

25 August 2023

