

An Gia Real Estate Investment and Development Corporation

Consolidated financial statements

For the year ended 31 December 2020



An Gia Real Estate Investment and Development Corporation

Consolidated financial statements

For the year ended 31 December 2020



An Gia Real Estate Investment and Development Corporation

CONTENTS

| | <i>Pages</i> |
|---|--------------|
| General information | 1 |
| Report of the Management and Approval of the Board of Directors | 2 |
| Independent auditors' report | 3 - 4 |
| Consolidated balance sheet | 5 - 7 |
| Consolidated income statement | 8 |
| Consolidated cash flow statement | 9 - 10 |
| Notes to the consolidated financial statements | 11 - 45 |

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 14th amended BRC dated 24 February 2021.

The Company's shares were listed on the Ho Chi Minh Stock Exchange ("HOSE") with 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; 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 head office is located at No. 30, Nguyen Thi Dieu Street, Vo Thi Sau Ward, District 3, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

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

| | |
|-----------------------|--------------------|
| Mr Nguyen Ba Sang | Chairman |
| Mr Nguyen Trung Tin | Deputy Chairman |
| Mr Masakazu Yamaguchi | Member |
| Mr Do Le Hung | Independent member |
| Mr Vu Quang Thinh | Independent member |

MANAGEMENT

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

| | | |
|---------------------|-------------------------|---------------------------|
| Mr Nguyen Ba Sang | General Director | resigned on 1 August 2020 |
| Mr Nguyen Trung Tin | Deputy General Director | |

LEGAL REPRESENTATIVE

The legal representative of the Company during the year 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 consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2020.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

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

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

APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

We hereby approve the accompanying consolidated financial statements, which give a true and fair view of the consolidated financial position of the Group as at 31 December 2020 and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

For and on behalf of Board of Directors:



Nguyen Ba Sang
Chairman

Ho Chi Minh City, Vietnam

4 March 2021

Reference: 61314331/22013053-HN

INDEPENDENT AUDITOR'S REPORT

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

We have audited the accompanying consolidated financial statements of An Gia Real Estate Investment and Development Corporation ("the Company") and its subsidiaries ("the Group") as prepared on 4 March 2021 and set out on pages 5 to 45, which comprise the consolidated balance sheet as at 31 December 2020, the consolidated income statement and the consolidated cash flow statement for the year then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

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

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

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

Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 31 December 2020, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

Ernst & Young Vietnam Limited



Phạm Thị Cẩm Tú
Deputy General Director
Audit Practicing Registration Certificate
No. 2266-2018-004-1



Ly Hong My
Auditor
Audit Practicing Registration Certificate
No. 4175-2017-004-1

Ho Chi Minh City, Vietnam

5 March 2021

CONSOLIDATED BALANCE SHEET
as at 31 December 2020

VND

| Code | ASSETS | Notes | Ending balance | Beginning balance |
|------------|--|----------|--------------------------|--------------------------|
| 100 | A. CURRENT ASSETS | | 9,016,316,498,310 | 4,684,824,193,068 |
| 110 | I. Cash and cash equivalents | 5 | 518,612,185,572 | 138,166,033,448 |
| 111 | 1. Cash | | 429,852,185,572 | 88,001,249,132 |
| 112 | 2. Cash equivalents | | 88,760,000,000 | 50,164,784,316 |
| 120 | II. Short-term investment | | 108,630,406,552 | 140,252,607,068 |
| 123 | 1. Held-to-maturity investments | 6.1 | 108,630,406,552 | 140,252,607,068 |
| 130 | III. Current accounts receivable | | 1,877,514,984,735 | 1,306,926,141,077 |
| 131 | 1. Short-term trade receivables | 7 | 274,619,105,688 | 132,895,880,834 |
| 132 | 2. Short-term advances to suppliers | 8 | 129,554,470,860 | 108,138,498,921 |
| 135 | 3. Short-term loan receivables | 9 | 718,138,601,300 | 476,969,032,877 |
| 136 | 4. Other short-term receivables | 10 | 761,502,806,887 | 590,532,728,445 |
| 137 | 5. Provision for doubtful short-term receivables | 10 | (6,300,000,000) | (1,610,000,000) |
| 140 | IV. Inventory | | 5,734,218,227,175 | 2,611,316,273,160 |
| 141 | 1. Inventories | 11 | 5,734,218,227,175 | 2,611,316,273,160 |
| 150 | V. Other current assets | | 777,340,694,276 | 488,163,138,315 |
| 151 | 1. Short-term prepaid expenses | 12 | 731,729,523,816 | 455,121,070,636 |
| 152 | 2. Value-added tax deductible | | 45,522,987,127 | 32,953,884,346 |
| 153 | 3. Tax and other receivables from the State | | 88,183,333 | 88,183,333 |

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2020


VND

| Code | ASSETS | Notes | Ending balance | Beginning balance |
|------------|--|-----------|--------------------------|--------------------------|
| 200 | B. NON-CURRENT ASSETS | | 737,075,325,732 | 714,088,690,934 |
| 210 | I. Non-current receivable | | 282,740,423,622 | 37,381,857,255 |
| 216 | 1. Other long-term receivables | 10 | 282,740,423,622 | 37,381,857,255 |
| 220 | II. Fixed assets | | 37,037,420,274 | 10,975,812,911 |
| 221 | 1. Tangible fixed asset | 13 | 35,816,401,699 | 10,724,812,919 |
| 222 | Cost | | 42,272,497,682 | 17,263,970,409 |
| 223 | Accumulated depreciation | | (6,456,095,983) | (6,539,157,490) |
| 227 | 2. Intangible fixed asset | | 1,221,018,575 | 250,999,992 |
| 228 | Cost | | 2,443,440,000 | 1,299,450,000 |
| 229 | Accumulated amortisation | | (1,222,421,425) | (1,048,450,008) |
| 230 | III. Investment properties | 14 | 43,697,446,054 | 44,625,595,769 |
| 231 | 1. Cost | | 45,758,363,074 | 45,758,363,074 |
| 232 | 2. Accumulated depreciation | | (2,060,917,020) | (1,132,767,305) |
| 240 | IV. Long-term asset in progress | | - | 3,172,876,588 |
| 242 | 1. Long-term construction in progress | | - | 3,172,876,588 |
| 250 | V. Long-term investments | | 327,426,352,760 | 583,976,327,241 |
| 252 | 1. Investments in associates | 15.1 | 647,802,760 | 57,388,677,241 |
| 253 | 2. Investments in other entities | 15.2 | 179,029,000,000 | 247,638,500,000 |
| 255 | 3. Held-to-maturity investments | 6 | 147,749,550,000 | 278,949,150,000 |
| 260 | VI. Other long-term assets | | 46,173,683,022 | 33,956,221,170 |
| 261 | 1. Long-term prepaid expenses | 12 | 18,765,615,718 | 11,905,281,944 |
| 262 | 2. Deferred tax assets | 31.3 | 27,408,067,304 | 22,050,939,226 |
| 270 | TOTAL ASSETS | | 9,753,391,824,042 | 5,398,912,884,002 |

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2020

VND

| Code | RESOURCES | Notes | Ending balance | Beginning balance |
|------------|---|-------------|--------------------------|--------------------------|
| 300 | C. LIABILITIES | | 7,432,653,801,550 | 3,945,462,938,108 |
| 310 | I. Current liabilities | | 4,461,043,585,827 | 2,989,776,572,922 |
| 311 | 1. Short-term trade payables | 16 | 842,305,577,682 | 466,075,575,533 |
| 312 | 2. Short-term advances from customers | 17 | 2,553,000,051,766 | 1,271,714,156,715 |
| 313 | 3. Statutory obligations | 18 | 63,723,979,509 | 32,868,461,489 |
| 314 | 4. Payables to employees | | 680,000,000 | 9,000,000 |
| 315 | 5. Short-term accrued expenses | 19 | 257,680,999,555 | 127,407,836,301 |
| 318 | 6. Short-term unearned revenues | | 7,254,885,600 | 647,727,273 |
| 319 | 7. Other short-term payables | 20 | 226,996,123,421 | 828,690,063,863 |
| 320 | 8. Short-term loans | 21 | 509,401,968,294 | 262,363,751,748 |
| 330 | II. Non-current liabilities | | 2,971,610,215,723 | 955,686,365,186 |
| 333 | 1. Long-term accrued expenses | 19 | 18,016,438,356 | 24,457,645,798 |
| 337 | 2. Other long-term liabilities | | 579,020,321 | 545,309,885 |
| 338 | 3. Long-term loans | 21 | 1,973,864,024,081 | 808,088,662,042 |
| 340 | 4. Preference shares | 22 | 515,000,400,000 | - |
| 341 | 5. Deferred tax liabilities | 31.3 | 440,786,869,414 | 102,016,704,490 |
| 342 | 6. Long-term provisions | 23 | 23,363,463,551 | 20,578,042,971 |
| 400 | D. OWNER'S EQUITY | | 2,320,738,022,492 | 1,453,449,945,894 |
| 410 | I. Capital | 24.1 | 2,320,738,022,492 | 1,453,449,945,894 |
| 411 | 1. Share capital | | 824,925,170,000 | 750,000,000,000 |
| 411a | - Shares with voting rights | | 824,925,170,000 | 750,000,000,000 |
| 412 | 2. Share premium | | 179,620,018,200 | 179,620,018,200 |
| 415 | 3. Treasury shares | | (1,300,000,000) | - |
| 421 | 4. Undistributed earnings | | 704,122,332,375 | 364,334,165,655 |
| 421a | - Undistributed earnings by the end of prior year | | 289,408,995,655 | 45,886,315,642 |
| 421b | - Undistributed earnings of current year | | 414,713,336,720 | 318,447,850,013 |
| 429 | 5. Non-controlling interests | | 613,370,501,917 | 159,495,762,039 |
| 440 | TOTAL LIABILITIES AND OWNERS' EQUITY | | 9,753,391,824,042 | 5,398,912,884,002 |


 Nguyen Thi My Nhung
Preparer


 Nguyen Thanh Chau
Chief Accountant


 Nguyen Ba Sang
Legal representative


4 March 2021

CONSOLIDATED INCOME STATEMENT
for the year ended 31 December 2020

VND

| Code | ITEMS | Notes | Current year | Previous year |
|------|---|-------|---------------------|-------------------|
| 01 | 1. Revenue from sale of goods and rendering of services | 25.1 | 1,753,642,818,367 | 384,626,718,133 |
| 10 | 2. Net revenue from sales of goods and rendering of services | 25.1 | 1,753,642,818,367 | 384,626,718,133 |
| 11 | 3. Cost of goods sold and services rendered | 26 | (1,481,813,828,861) | (103,708,085,761) |
| 20 | 4. Gross profit from sales of goods and rendering of services | | 271,828,989,506 | 280,918,632,372 |
| 21 | 5. Finance income | 25.2 | 445,510,000,512 | 212,650,573,762 |
| 22 | 6. Finance expenses | 27 | (64,544,829,544) | (39,977,263,275) |
| 23 | In which: Interest expense | | (50,368,291,477) | (38,468,986,456) |
| 24 | 7. Shares of (loss) profit of associates | 15.1 | (14,032,515,295) | 54,237,827,241 |
| 25 | 8. Selling expenses | 28 | (129,796,417,414) | (6,188,087,324) |
| 26 | 9. General and administrative expenses | 28 | (86,837,318,486) | (127,781,581,226) |
| 30 | 10. Operating profit | | 422,127,909,279 | 373,860,101,550 |
| 31 | 11. Other income | 29 | 78,295,255,625 | 41,429,156 |
| 32 | 12. Other expenses | 29 | (21,424,494,636) | (7,038,569,437) |
| 40 | 13. Other profit (loss) | 29 | 56,870,760,989 | (6,997,140,281) |
| 50 | 14. Accounting profit before tax | | 478,998,670,268 | 366,862,961,269 |
| 51 | 15. Current corporate income tax expense | 31.1 | (74,338,072,276) | (30,368,626,946) |
| 52 | 16. Deferred tax income (expense) | 31.1 | 40,087,597,848 | (3,266,776,879) |
| 60 | 17. Net profit after tax | | 444,748,195,840 | 333,227,557,444 |
| 61 | 18. Net profit after tax attributable to shareholders of the parent | | 414,713,336,720 | 326,497,011,845 |
| 62 | 19. Net profit after tax attributable to non-controlling interests | | 30,034,859,120 | 6,730,545,599 |
| 70 | 20. Basic earnings per share | 24.5 | 5,031 | 4,184 |
| 71 | 21. Diluted earnings per share | 24.5 | 5,031 | 4,184 |

Nguyen Thi My Nhung
Preparer

Nguyen Thanh Chau
Chief Accountant

Nguyen Ba Sang
Legal representative

4 March 2021

CONSOLIDATED CASH FLOW STATEMENT
for the year ended 31 December 2020

VND

| Code | ITEMS | Notes | Current year | Previous year |
|-----------|--|-------|--------------------------|-------------------------|
| | I. CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| 01 | Accounting profit before tax | | 478,998,670,268 | 366,862,961,269 |
| | <i>Adjustments for:</i> | | | |
| 02 | Depreciation and amortisation | | 4,186,123,898 | 2,677,537,025 |
| 03 | Provision (reversal of provisions) | | 7,475,420,580 | (2,554,919,092) |
| 04 | Foreign exchange gains arising from revaluation of monetary accounts denominated in foreign currency | | (393,324,029) | (59,760,101) |
| 05 | Profits from investing activities | | (483,342,792,926) | (264,305,137,226) |
| 06 | Interest expenses and allocation of bond issuance costs | 27 | 51,314,779,572 | 38,468,986,456 |
| 08 | Operating profit before changes in working capital | | 58,238,877,363 | 141,089,668,331 |
| 09 | (Increase) decrease in receivables | | (150,107,665,696) | 82,027,476,399 |
| 10 | Decrease in inventories | | 541,853,318,151 | 48,831,852,947 |
| 11 | Decrease in payables | | (468,100,756,026) | (366,542,134,632) |
| 12 | Decrease in prepaid expenses | | 101,650,782,979 | 20,811,479,345 |
| 13 | Decrease in held-for-trading securities | | - | 235,000,000,000 |
| 14 | Interest paid | | (17,971,525,904) | (30,630,636,240) |
| 15 | Corporate income tax paid | | (38,746,136,935) | (146,226,114,053) |
| 20 | Net cash flows from (used in) operating activities | | 26,816,893,932 | (15,638,407,903) |
| | II. CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| 21 | Purchase and construction of fixed assets | | (40,582,051,475) | (10,696,130,311) |
| 22 | Proceeds from disposal of fixed assets | | 1,167,454,545 | 272,727,273 |
| 23 | Loans to other entities and payments for term bank deposits | | (966,838,128,810) | (1,148,152,509,158) |
| 24 | Collections from borrowers and term bank deposits | | 714,636,160,903 | 1,152,498,118,863 |
| 25 | Net payments for investments in other entities | | (214,645,216,567) | (149,567,337,919) |
| 26 | Proceeds from sale of investments in other entities | | 253,015,471,327 | - |
| 27 | Interest received | | 35,130,750,848 | 69,137,702,635 |
| 30 | Net cash flows used in investing activities | | (218,115,559,229) | (86,507,428,617) |

CONSOLIDATED CASH FLOW STATEMENT (continued)
for the year ended 31 December 2020

VND

| Code | ITEMS | Notes | Current year | Previous year |
|------|---|----------|------------------------|--------------------------|
| | III. CASH FLOWS FROM FINANCING ACTIVITIES | | | |
| 31 | Issuance of shares | 24.1 | - | 176,400,000,000 |
| | Capital contributed by non-controlling interests | | 1,000,000 | - |
| 32 | Treasury shares redemption | 24.1 | (1,300,000,000) | - |
| 33 | Drawdown of borrowings | | 1,074,035,431,206 | 758,702,843,465 |
| 34 | Repayment of borrowings | | (500,991,337,814) | (739,394,295,679) |
| 36 | Dividends paid to non-controlling interests | 24.3 | - | (286,447,875,270) |
| 40 | Net cash flows from (used in) financing activities | | 571,745,093,392 | (90,739,327,484) |
| 50 | Net increase (decrease) in cash for the year | | 380,446,428,095 | (192,885,164,004) |
| 60 | Cash and cash equivalents at beginning of the year | | 138,166,033,448 | 331,051,237,351 |
| 61 | Impact of exchange rate fluctuation | | (275,971) | (39,899) |
| 70 | Cash and cash equivalents at end of the year | 5 | 518,612,185,572 | 138,166,033,448 |



Nguyen Thi My Nhung
Preparer



Nguyen Thanh Chau
Chief Accountant



Nguyen Ba Sang
Legal representative

4 March 2021

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at 31 December 2020 and for the year 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 14th amended BRC dated 24 February 2021.

The Company's shares were listed on the Ho Chi Minh Stock Exchange ("HOSE") with 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 and its subsidiaries ("the Group") 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 head office is located at No. 30, Nguyen Thi Dieu Street, Vo Thi Sau Ward, District 3, Ho Chi Minh City, Vietnam.

The number of the Group's employees as at 31 December 2020 is 197 (31 December 2019: 184).

Corporate structure

As at 31 December 2020, the Company has five (5) direct subsidiaries and three (3) indirect subsidiaries as follows:

| Name of subsidiaries | Activities | Status | % holding | | % voting right | |
|--|---------------------------------------|-----------|----------------|-------------------|----------------|-------------------|
| | | | Ending balance | Beginning balance | Ending balance | Beginning balance |
| Direct subsidiaries | | | | | | |
| AGI & HSR Consultant Joint Stock Company ("AGI & HSR") | Investment and management consultancy | Operating | 50.09 | 50.09 | 50.09 | 50.09 |
| CRE & AGI Consultant Joint Stock Company ("CRE & AGI") | | | 99.80 | 99.80 | 99.80 | 99.80 |
| Hoang An Consultant Joint Stock Company ("Hoang An") | | | 50.01 | 45.01 | 50.01 | 45.01 |
| Gia Khanh Management and Development Joint Stock Company ("Gia Khanh") | | | 50.01 | 45.01 | 50.01 | 45.01 |
| An Gia Phu Thuan Real Estate Investment Company Limited ("Phu Thuan") | Trade real estate | | 100 | 99.80 | 100 | 100 |
| Viet Address Office Housing Development JSC ("Viet Address") | Leasing of offices | | - | 99.98 | - | 99.98 |
| Indirect subsidiaries | | | | | | |
| Phuoc Loc Investment Construction Tourism Corporation ("Phuoc Loc") | Trade real estate | Operating | 50.00 | - | 99.98 | - |
| Western City Company Limited ("Western") | | | 50.00 | - | 99.99 | - |
| An Gia Phu Thinh Joint Stock Company ("Phu Thinh") | | | 50.09 | 50.09 | 99.998 | 99.998 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

2. BASIS OF PREPARATION

2.1 Accounting standards and system

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

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

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

2.2 Applied accounting documentation system

The applied accounting documentation system is General Journal system.

2.3 Fiscal year

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

2.4 Accounting currency

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

2.5 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the year ended 31 December 2020.

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

The financial statements of subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies.

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

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

3.2 Inventories

Inventory properties

Inventory properties, comprising mainly real estate properties, 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 and is measured at the lower of cost and net realisable value.

Cost includes:

- Land use rights;
- Interest expense is capitalised;
- Construction and development costs; and
- 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 balance sheet 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 recognised in the consolidated income statement on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

Other inventories

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

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

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

| | |
|---------------------|---|
| Merchandise | - cost of purchase on a specific identification basis |
| Service in progress | - actual cost as incurred |

3.3 Receivables

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

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

3.4 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 consolidated income statement as incurred.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Tangible fixed assets (continued)

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

3.5 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use. Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred.

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

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 Group.

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 consolidated income statement in the period of retirement or disposal.

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

3.8 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds and recorded as expense during the period in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.8 Borrowing costs (continued)

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

3.9 Prepaid expenses

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

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

- Tools and consumables with large value and can be used for more than one year;
- Office rental;
- Gallery house; and
- Commission fees.

3.10 Business combination and goodwill

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

Goodwill is initially measured at cost being the excess of the cost of the business combination over the Group's share in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of acquisition is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less accumulated amortization. Amortization of goodwill is calculated on a straight-line basis over ten (10) years during which the source embodying economic benefits are recovered by the Group. The Company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the annually allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

3.11 Investments

Investments in associates

The Group's investments in its associate are accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiaries nor joint venture. The Group generally deems they have significant influence if they have from and above 20% of the voting rights.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 Investments (continued)

Investments in associates (continued)

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

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

Held-for-trading securities and investments in other entities

Held-for-trading securities and in 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 balance sheet date.

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

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as expense in the consolidated financial statements and deducted against the value of such investments.

3.12 Payables and accruals

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

3.13 Provisions

Provisions are recognised when the Group 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.

Warranty obligation of apartments is provided from 1% to 2% of construction costs.

3.14 Foreign currency transactions

Transactions in currencies other than the Group'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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Foreign currency transactions (continued)

At the end of the year, 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 Group conducts transactions regularly; and
- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Group conducts transactions regularly.

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

3.15 Appropriation of net profits

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

3.16 Earnings per share

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

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

3.17 Revenue recognition

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

Sale of properties

A property is regarded as sold when the significant risks and returns have been transferred to the buyer, which is normally on unconditional exchange of contracts. For conditional exchanges, sales are recognised only when all the significant conditions are satisfied.

Rendering of brokerage service, consultation service and other services

Revenue is recognised when rendering services is rendered and completed.

Interest income

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

Dividends

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Taxation

Current income tax

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

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

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

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 consolidated 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 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 year when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied on the same taxable entity by the same taxation entity or when the Group 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 year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Segment information

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment), or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments. As the Group's revenue and profit are derived mainly from real estate business in Vietnam while other sources of revenue are not material as a whole, the management accordingly believed that the Group operates in a sole business segment of real estate. Geographical segment of the Group is in Vietnam only. Accordingly, segment information is not presented.

3.20 Related parties

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

4. SIGNIFICANT EVENTS

4.1 Covid-19 pandemic

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

4.1 Business combination

Acquisition of Hoang An & Phuoc Loc ("Hoang An sub-group")

On 26 June 2020, the Group has completed the acquisition of additional 5% shares in Hoang An to obtain control over Hoang An (the Group's former associate). Accordingly, the Group increased its ownership in Hoang An from 45.01% to 50.01% and Hoang An became a subsidiary of the Group since 26 June 2020. Consequently, the Group also gained control over Phuoc Loc due to Hoang An owing of 99.98% voting right in this company.

Acquisition of Gia Khanh & Western ("Gia Khanh sub-group")

On 31 December 2020, the Group has completed the acquisition of additional 5% shares in Gia Khanh to obtain control over Gia Khanh (the Group's former associate). Accordingly, the Group increased its ownership in Gia Khanh from 45.01% to 50.01% and Gia Khanh became a subsidiary of the Group since 31 December 2020. Consequently, the Group also gained control over Western due to Gia Khanh owing of 99.99% voting right in this company.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

4. SIGNIFICANT EVENTS (continued)

4.2 Business combination (continued)

The fair value of the identifiable assets and liabilities of Hoang An and Gia Khanh sub-groups as at the acquisition dates are as follows:

| | VND | |
|---|--------------------------|--------------------------|
| | Hoang An sub-group | Gia Khanh sub-group |
| Assets | 2,514,869,729,855 | 1,462,162,191,168 |
| Cash and cash equivalents | 71,848,295,213 | 1,920,105,301 |
| Short-term receivables | 125,667,220,982 | 119,020,035,413 |
| Inventories | 1,945,499,433,507 | 1,323,198,515,228 |
| Prepaid expenses | 368,594,994,731 | 16,524,575,202 |
| Deferred tax assets | 3,259,785,422 | 1,498,960,024 |
| Liabilities | 1,996,584,206,732 | 1,133,095,698,009 |
| Short-term trade payables | 171,567,701,032 | 19,736,866,991 |
| Loans from other parties (Note 21) | 184,400,000,000 | 657,626,688,006 |
| Deferred tax liabilities | 277,155,250,537 | 101,104,129,603 |
| Other short-term liabilities | 1,019,680,577,416 | 6,556,412,383 |
| Redeemable preference shares (Note 22) | 236,000,200,000 | 279,000,200,000 |
| Other payables | 107,599,800,000 | 68,999,800,000 |
| Non-controlling interest | 180,677,747 | 71,601,026 |
| Total net assets | 518,285,523,123 | 329,066,493,159 |
| Total net assets acquired (50.01%) | 259,194,590,114 | 164,566,153,229 |
| Gains from bargain purchase (Note 29) | (7,716,514,746) | (16,321,097,036) |
| Consideration paid | 251,478,075,368 | 148,245,056,193 |
| <i>In which:</i> | | |
| <i>Fair value of the 45.01% investment in sub-group at the acquisition date to obtain control (*)</i> | | |
| | 233,361,637,012 | 148,145,056,193 |
| <i>Additional consideration (5%)</i> | | |
| | 18,116,438,356 | 100,000,000 |

(*) The difference of VND 338,799,992,744 between the fair value of the 45.01% investment in Hoang An and Gia Khanh sub-groups at the acquisition dates and the carrying amount using the equity method of accounting at the pre-acquisition date (valued of VND 42,706,700,461 (Note 15.1)) has been recognised to finance income in the consolidated income statement (Note 25.2).

5. CASH AND CASH EQUIVALENTS

| | VND | |
|-----------------------|------------------------|------------------------|
| | Ending balance | Beginning balance |
| Cash on hand | 891,753,592 | 803,713,762 |
| Cash at banks (*) | 428,960,431,980 | 87,197,535,370 |
| Cash equivalents (**) | 88,760,000,000 | 50,164,784,316 |
| TOTAL | 518,612,185,572 | 138,166,033,448 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended**5. CASH AND CASH EQUIVALENTS (continued)**

(*) In which the amount of 3,000,000,000 VND is being restricted according to the decision of active judgment execution 1440/QD-CCTHADS dated 15 June 2020 of Civil Judgment Enforcement Authorities of District 3, Ho Chi Minh City.

(**) This amount represented the deposits in commercial banks with original maturity from one (1) to three (3) months and earn interest at the applicable rates.

6. HELD-TO-MATURITY INVESTMENTS

| | VND | |
|---|------------------------|--------------------------|
| | <i>Ending balance</i> | <i>Beginning balance</i> |
| Short-term | 108,630,406,552 | 140,252,607,068 |
| Deposits in commercial banks (Note 6.1) | 108,630,406,552 | 140,252,607,068 |
| Long-term | 147,749,550,000 | 278,949,150,000 |
| Redeemable preference shares ("RPS") (Note 6.2) | 127,749,550,000 | 258,949,150,000 |
| Bonds (*) | 20,000,000,000 | 20,000,000,000 |
| TOTAL | 256,379,956,552 | 419,201,757,068 |

(*) The long-term bonds represented Bond Notes issued by Vietnam Joint Stock Commercial Bank for Industry and Trade with term of 7 years and maturing from 27 September 2026 to 27 October 2026.

6.1 Short-term held-to-maturity investments

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

6.2 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:

| <i>Issuers of RPS</i> | <i>Ending balance</i> | | <i>Redemption date</i> |
|--|-----------------------|------------------------|---------------------------|
| | <i>No. of shares</i> | <i>Value VND</i> | |
| AGI & DDC Consultant Joint Stock Company ("AGI & DDC") | 4,605,684 | 46,056,840,000 | Not later than April 2023 |
| AGI & GLC Consultant Joint Stock Company ("AGI & GLC") | 4,585,797 | 45,857,970,000 | |
| AGI & HVC Consultant Joint Stock Company ("AGI & HVC") | 3,583,474 | 35,834,740,000 | |
| TOTAL | | 127,749,550,000 | |

The terms and conditions relevant to the RPS which were issued by the Issuers are as follows:

- The shareholders held 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 shareholders held RPS will have the right at its option, to require the Issuers to redeem all or part of its RPS on the put redeemable date at the redemption price;

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended**6. HELD TO MATURITY INVESTMENTS (continued)****6.2 Long-term held-to-maturity investments (continued)**

The terms and conditions relevant to the RPS which were issued by the Issuers are as follows: (continued)

- The Issuers may redeem all or a portion of the outstanding RPS, at the option of the Issuers, without the consent of the shareholders held RPS 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 held RPS holding at least 80% of the outstanding RPS (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 payment period where the Issuers declare and pays dividends to its ordinary shareholders, the shareholders held 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 shareholders held 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 shareholders held RPS shall not be entitled to share in any further distribution of the property or assets of the Issuers.

7. SHORT-TERM TRADE RECEIVABLES

| | VND | |
|--|------------------------|--------------------------|
| | <i>Ending balance</i> | <i>Beginning balance</i> |
| Individual customers buying apartments An Gia Housing Joint Stock Company ("An Gia Housing") | 244,769,227,503 | 31,741,433,446 |
| Viet Address | 22,012,048,279 | - |
| Thien An Management and Development Company Limited ("Thien An") | 5,830,000,000 | - |
| Gia Hung Real Estate Investment and Development Company Limited ("Gia Hung") | 227,982,171 | 80,137,900,566 |
| Others | - | 20,535,019,910 |
| | 1,779,847,735 | 481,526,912 |
| TOTAL | 274,619,105,688 | 132,895,880,834 |

8. SHORT-TERM ADVANCES TO SUPPLIERS

| | VND | |
|---|------------------------|--------------------------|
| | <i>Ending balance</i> | <i>Beginning balance</i> |
| Ricons Investment and Construction Joint Stock Company | 116,451,523,389 | 86,900,000,000 |
| Tan Binh Investment and Construction Corporation | 4,920,202,000 | 5,000,000,000 |
| An Gia Housing | 3,178,000,000 | - |
| Tan Viet Phat Joint Stock Company | - | 11,283,911,170 |
| Others | 5,004,745,471 | 4,954,587,751 |
| TOTAL | 129,554,470,860 | 108,138,498,921 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

9. SHORT-TERM LOAN RECEIVABLES

| | VND | |
|-----------------------------------|------------------------|------------------------|
| | Ending balance | Beginning balance |
| Loan to related parties (Note 32) | 354,294,000,000 | 367,744,500,000 |
| Loans to other parties | 363,844,601,300 | 109,224,532,877 |
| TOTAL | 718,138,601,300 | 476,969,032,877 |

Those unsecured loan receivables earn negotiable market-based interest rates ranging from 5% - 7.5% per annum, with details as follows:

| Borrower | Ending balance | Repayment term of principal |
|--|------------------------|---|
| | VND | |
| Loan to related parties | 354,294,000,000 | |
| Hung Vuong Real Estate Management and Development Joint Stock Company ("Hung Vuong") | 126,490,000,000 | From 11 October 2021 to 17 December 2021 |
| Dang Duong Real Estate Development Joint Stock Company ("Dang Duong") | 116,280,000,000 | From 25 October 2021 to 17 December 2021 |
| Gia Linh Real Estate Corporation ("Gia Linh") | 98,120,000,000 | From 25 October 2021 to 23 December 2021 |
| AGI & ACT Consultant Joint Stock Company ("AGI & ACT") | 12,884,000,000 | 14 March 2021 |
| Hoosiers Living Service Viet Nam Company Limited ("Hoosiers Living") | 450,000,000 | 11 November 2021 |
| An Tuong Trading Investment and Development Joint Stock Company ("An Tuong") | 70,000,000 | 10 May 2021 |
| Loans to other parties | 363,844,601,300 | |
| Hung An Development Company Limited | 139,330,000,000 | From 23 June 2021 to 30 December 2021 |
| Hoang Bach Management and Development Joint Stock Company | 108,224,725,000 | From 23 December 2021 to 29 December 2021 |
| Thien An | 74,713,470,000 | From 14 May 2021 to 18 September 2021 |
| Viet Address | 30,122,640,000 | From 19 November 2021 to 31 December 2021 |
| An Gia Housing | 7,955,400,000 | 17 December 2021 |
| Hoang Phat Management and Investment Company Limited | 3,210,000,000 | 10 December 2021 |
| Hoang Long Management and Investment Company Limited | 288,366,300 | 14 May 2021 |
| TOTAL | 718,138,601,300 | |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

10. OTHER RECEIVABLES

| | VND | |
|--|--------------------------|------------------------|
| | Ending balance | Beginning balance |
| Short-term | 761,502,806,887 | 590,532,728,445 |
| Advance for transferring of capital in: | 186,591,780,822 | 226,975,342,466 |
| <i>Thin Phat Management and Development Joint Stock Company ("Thin Phat")</i> | 130,000,000,000 | 130,000,000,000 |
| Others | 56,591,780,822 | 96,975,342,466 |
| Deposits for developing real estate projects | 320,417,957,302 | 322,588,873,537 |
| <i>Van Phat Hung Joint Stock Company</i> | 274,456,379,883 | 268,678,873,537 |
| Others | 45,961,577,419 | 53,910,000,000 |
| Advance to Projects' management board | 85,617,810,881 | - |
| Deposits of terminated contracts | 84,000,000,000 | - |
| Receivable on disposal of investments | 43,767,400,000 | - |
| Corporate income tax provision | 19,817,850,146 | 16,755,390,450 |
| Interest receivables | 10,473,267,209 | 10,219,552,584 |
| Payments on behalf and lending | 1,527,631,887 | 9,043,320,000 |
| Advance to employees | 1,252,259,123 | 1,192,421,677 |
| Others | 8,036,849,517 | 3,757,827,731 |
| Long-term | 282,740,423,622 | 37,381,857,255 |
| Business Cooperation Contract ("BCC") capital contribution | 250,000,000,000 | - |
| <i>BCC with Nam Phuong Management and Development Joint Stock Company ("Nam Phuong") (i)</i> | 130,000,000,000 | - |
| <i>BCC with Le Gia Real Estate Investment Corporation ("Le Gia") (ii)</i> | 120,000,000,000 | - |
| Deposits for developing real estate projects | 32,740,423,622 | 37,001,564,720 |
| Interest receivables | - | 380,292,535 |
| TOTAL | 1,044,243,230,509 | 627,914,585,700 |
| Provision for doubtful short-term receivables | (6,300,000,000) | (1,610,000,000) |
| NET | 1,037,943,230,509 | 626,304,585,700 |
| <i>In which:</i> | | |
| <i>Due from other parties</i> | 695,432,139,470 | 482,619,480,642 |
| <i>Short-term receivables from related parties (Note 32)</i> | 222,511,091,039 | 143,655,442,659 |
| <i>Long-term receivables from a related party (Note 32)</i> | 120,000,000,000 | 29,662,399 |

(i) The Company and Nam Phuong agreed to cooperate to seek and develop a real estate project for a period of thirty-six (36) months from 25 December 2020.

(ii) The Company and Le Gia agreed to cooperate in investing, implementing the construction, operating and sharing profit from the The Standard Project for the period of thirty (30) months from 25 December 2020.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended**11. INVENTORIES**

| | VND | |
|---|--------------------------|--------------------------|
| | Ending balance | Beginning balance |
| Inventories properties in progress | 5,698,677,174,776 | 2,582,731,275,190 |
| <i>The Sóng (i)</i> | 2,608,806,199,263 | - |
| <i>West Gate (ii) (Note 4.2)</i> | 1,323,198,515,228 | - |
| <i>River Panorama 1 (iii)</i> | 307,992,198,198 | 829,783,521,737 |
| <i>River Panorama 2 (iii)</i> | 329,067,344,379 | 823,933,700,447 |
| <i>Sky 89 (iii)</i> | 876,854,251,639 | 678,505,750,462 |
| <i>Signal</i> | 252,758,666,069 | 250,508,302,544 |
| Real estate inventories available for sales | 18,098,606,975 | 18,098,606,975 |
| Cost of service in progress | 16,617,390,878 | 9,932,027,973 |
| Merchandise | 825,054,546 | 554,363,022 |
| TOTAL | 5,734,218,227,175 | 2,611,316,273,160 |

- (i) Property rights and benefits associated with or arising from the project, were being pledged as collateral for the long-term bond that has arranged to issue by Tien Phong Commercial Joint Stock Bank ("Tien Phong Bank") (Note 21.4).
- (ii) Property rights and benefits associated with or arising from the project were being pledged as collateral for the Group's long-term bond that has arranged to issue by Military Commercial Joint Stock Bank ("MB Bank") (Note 21.4).
- (iii) Land use rights, along with the rights and benefits associated with or arising from the projects, were being pledged as collateral for the Group's long-term loan at Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 11 Ho Chi Minh City ("VietinBank – Branch 11 HCM") (Note 21.3).

12. PREPAID EXPENSES

| | VND | |
|----------------------------------|------------------------|------------------------|
| | Ending balance | Beginning balance |
| Short-term | 731,729,523,816 | 455,121,070,636 |
| Commission fee | 658,624,967,141 | 411,891,764,715 |
| Gallery house | 36,660,771,458 | 7,728,601,196 |
| Gift for customers | 26,424,102,000 | 19,261,205,781 |
| Rental fee of advertising panels | 5,429,666,665 | 10,444,485,456 |
| Others | 4,590,016,552 | 5,795,013,488 |
| Long-term | 18,765,615,718 | 11,905,281,944 |
| Rental fee of advertising panels | 7,809,033,119 | 2,128,855,577 |
| Office rental | 7,680,273,266 | 7,588,843,335 |
| Office renovation | 1,745,776,910 | - |
| Others | 1,530,532,423 | 2,187,583,032 |
| TOTAL | 750,495,139,534 | 467,026,352,580 |

An Gia Real Estate Investment and Development Corporation

B09-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

13. TANGIBLE FIXED ASSETS

| | Means of transportation | Office equipment | Others tangible assets | VND Total |
|---------------------------------------|-------------------------|------------------|------------------------|-----------------|
| Cost | | | | |
| Beginning balance | 16,196,890,909 | 907,079,500 | 160,000,000 | 17,263,970,409 |
| New purchase | 30,371,400,000 | - | - | 30,371,400,000 |
| Disposal | (5,362,872,727) | - | - | (5,362,872,727) |
| Ending balance | 41,205,418,182 | 907,079,500 | 160,000,000 | 42,272,497,682 |
| <i>In which:</i> | | | | |
| Fully depreciated | - | 743,724,500 | - | 743,724,500 |
| Accumulated depreciation | | | | |
| Beginning balance | (5,700,042,114) | (812,448,706) | (26,666,670) | (6,539,157,490) |
| Depreciation for the year | (3,015,541,722) | (36,461,040) | (32,000,004) | (3,084,002,766) |
| Disposal | 3,167,064,273 | - | - | 3,167,064,273 |
| Ending balance | (5,548,519,563) | (848,909,746) | (58,666,674) | (6,456,095,983) |
| Net carrying amount | | | | |
| Beginning balance | 10,496,848,795 | 94,630,794 | 133,333,330 | 10,724,812,919 |
| Ending balance | 35,656,898,619 | 58,169,754 | 101,333,326 | 35,816,401,699 |
| <i>In which:</i> | | | | |
| Pledged as loans security (Note 21.3) | 35,493,407,505 | - | - | 35,493,407,505 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

14. INVESTMENT PROPERTIES

| | | | VND |
|---------------------------------|---------------------------------|---|-----------------|
| | <i>Apartments for lease</i> | <i>Apartments held for capital appreciation</i> | <i>Total</i> |
| Cost | | | |
| Beginning balance | 28,632,657,886 | 17,125,705,188 | 45,758,363,074 |
| Change of using purpose | 7,545,686,600 | (7,545,686,600) | - |
| Ending balance | 36,178,344,486 | 9,580,018,588 | 45,758,363,074 |
| Accumulated depreciation | | | |
| Beginning balance | (1,132,767,305) | - | (1,132,767,305) |
| Depreciation for the year | (928,149,715) | - | (928,149,715) |
| Ending balance | (2,060,917,020) | - | (2,060,917,020) |
| Net carrying amount | | | |
| Beginning balance | 27,499,890,581 | 17,125,705,188 | 44,625,595,769 |
| Ending balance | 34,117,427,466 | 9,580,018,588 | 43,697,446,054 |

Additional disclosures:

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

| | | VND |
|---|---------------------|----------------------|
| | <i>Current year</i> | <i>Previous year</i> |
| Rental income from investment properties | 1,802,492,658 | 1,078,390,691 |
| Direct operating expenses of investment properties that generated rental income during the year | 928,149,715 | 703,736,253 |

The future annual rental receivable under the operating leases is disclosed in Note 33.

The fair value of the investment properties had not yet been formally assessed and determined as at 31 December 2020. 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 dates.

15. LONG-TERM INVESTMENTS

| | | VND |
|---|------------------------|--------------------------|
| | <i>Ending balance</i> | <i>Beginning balance</i> |
| Investments in associates (Note 15.1) | 647,802,760 | 57,388,677,241 |
| Investments in other entities (Note 15.2) | 179,029,000,000 | 247,638,500,000 |
| Held-to-maturity investments (Note 6) | 147,749,550,000 | 278,949,150,000 |
| TOTAL | 327,426,352,760 | 583,976,327,241 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

15. LONG-TERM INVESTMENTS (continued)

15.1 Investments in associates

| Name | Operating | Status | Ending balance | |
|--------------|---|-----------|-----------------------|--------------------|
| | | | % Voting right (%) | Value (VND) |
| AGI & DDC | Investment and management consultancy } | Operating | 30.01 | 479,460,926 |
| AGI & HVC | | | 30.01 | 168,341,834 |
| AGI & GLC | | | 30.01 | - |
| TOTAL | | | | 647,802,760 |

Detail of investments in associates are as follows:

VND
Total

Cost of investment:

| | |
|--|-----------------|
| Beginning balance | 3,150,850,000 |
| Decrease due to business combination (*) | (1,800,400,000) |
| Ending balance | 1,350,450,000 |

Accumulated share in post-acquisition profit (loss) of the associates:

| | |
|---|------------------|
| Beginning balance | 54,237,827,241 |
| Share loss of the associates for the year | (14,032,515,295) |
| Decrease due to business combination (*) | (40,906,300,461) |
| Others | (1,658,725) |
| Ending balance | (702,647,240) |

Net carrying amount:

| | |
|-------------------|----------------|
| Beginning balance | 57,388,677,241 |
| Ending balance | 647,802,760 |

(*) The carrying amount of investment in Hoang An and Gia Khanh using the equity method of accounting at the pre-acquisition date was VND 42,706,700,461 and nil, respectively (Note 4.2).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

15. LONG-TERM INVESTMENTS (continued)

15.2 Investments in other entities

| Name | Business activities | Status | Ending balance | | Beginning balance | |
|-----------------|---------------------------------------|-----------|---------------------|-------------------------|---------------------|-------------------------|
| | | | % | Cost of | % | Cost of |
| | | | Voting right (%) | investment (VND'000) | Voting right (%) | investment (VND'000) |
| An Tuong | Investment and management consultancy | Operating | - | 178,000,000 (*) | - | 118,000,000 |
| Hoosiers Living | | | 19.5 | 390,000 | 19.5 | 390,000 |
| AGI & ACT | | | 15 | 639,000 | - | - |
| | | | - | - | - | 129,248,500 |
| TOTAL | | | | 179,029,000 | | 247,638,500 |

(*) The investment in An Tuong in form of RPS.

Terms and conditions of those RPS are as the same with terms and conditions of those which are disclosed in Note 6.2, except that the redemption date are not pre-defined.

16. SHORT-TERM TRADE PAYABLES

| | VND | |
|---|------------------------|------------------------|
| | Ending balance | Beginning balance |
| Trade payables to suppliers | 842,305,577,682 | 461,794,471,729 |
| - Newtecons Construction Investment Joint Stock Company | 419,389,105,031 | - |
| - Ricons Construction Investment Joint Stock Company | 405,088,474,277 | 452,792,640,623 |
| - An Gia Housing | 7,003,744,000 | - |
| - Other suppliers | 10,824,254,374 | 9,001,831,106 |
| Due to a related party (Note 32) | - | 4,281,103,804 |
| TOTAL | 842,305,577,682 | 466,075,575,533 |

17. SHORT-TERM ADVANCES FROM CUSTOMERS

| | VND | |
|--|--------------------------|--------------------------|
| | Ending balance | Beginning balance |
| Individual customers - purchasing apartments | 2,552,965,806,526 | 1,141,714,156,715 |
| Covestcons Company Limited - purchasing apartments | - | 130,000,000,000 |
| Others | 34,245,240 | - |
| TOTAL | 2,553,000,051,766 | 1,271,714,156,715 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

18. STATUTORY OBLIGATIONS

| | | | | | VND |
|----------------------|--------------------------|-------------------------|-------------------------|---|-----------------------|
| | <i>Beginning balance</i> | <i>Increase in year</i> | <i>Decrease in year</i> | <i>Increase due to business acquisition</i> | <i>Ending balance</i> |
| Corporate income tax | 30,104,964,036 | 74,432,855,648 | (43,731,922,943) | - | 60,805,896,741 |
| Personal income tax | 1,395,487,020 | 8,579,929,949 | (9,482,672,290) | 718,687,671 | 1,211,432,350 |
| Value-added tax | 103,720,863 | 5,058,397,550 | (5,962,918,877) | 1,644,274,704 | 843,474,240 |
| Others | 1,264,289,570 | 2,883,036,446 | (3,284,149,838) | - | 863,176,178 |
| TOTAL | 32,868,461,489 | 90,954,219,593 | (62,461,663,948) | 2,362,962,375 | 63,723,979,509 |

19. ACCRUED EXPENSES

| | | VND |
|---|------------------------|--------------------------|
| | <i>Ending balance</i> | <i>Beginning balance</i> |
| Short-term | 257,680,999,555 | 127,407,836,301 |
| Interest expenses | 87,183,869,307 | 14,939,159,853 |
| Expense for project development | 66,328,877,893 | 5,462,672,927 |
| Consultancy and commission fee | 62,694,740,017 | 50,634,633,829 |
| Project transferring costs | 16,307,304,737 | 29,260,746,522 |
| Bonus to employees | 5,808,736,815 | 11,892,246,972 |
| Others | 19,357,470,786 | 15,218,376,198 |
| Long-term | 18,016,438,356 | 24,457,645,798 |
| Business combination consideration | 18,016,438,356 | - |
| Interest expenses | - | 24,457,645,798 |
| TOTAL | 275,697,437,911 | 151,865,482,099 |
| <i>In which:</i> | | |
| Due to other parties - short term | 220,799,463,101 | 124,025,610,453 |
| Due to related parties - short-term (Note 32) | 36,881,536,454 | 3,382,225,848 |
| Due to other parties - long term | 18,016,438,356 | - |
| Due to a related party - long-term (Note 32) | - | 24,457,645,798 |

20. OTHER SHORT-TERM PAYABLES

| | | VND |
|--|------------------------|--------------------------|
| | <i>Ending balance</i> | <i>Beginning balance</i> |
| Payables to customers due to termination of contracts | 122,583,994,163 | 11,334,574,518 |
| Deposits received from customers purchasing apartments | 72,861,946,815 | 751,554,708,938 |
| Receipt on behalf | 29,851,186,100 | - |
| Borrowing | - | 60,000,000,000 |
| Others | 1,698,996,343 | 5,800,780,407 |
| TOTAL | 226,996,123,421 | 828,690,063,863 |
| <i>In which:</i> | | |
| Due to other parties | 226,996,123,421 | 768,690,063,863 |
| Due to a related party (Note 32) | - | 60,000,000,000 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

21. LOANS

| | VND | |
|---|--------------------------|--------------------------|
| | Ending balance | Beginning balance |
| Short-term | 509,401,968,294 | 262,363,751,748 |
| Loans from another party (Note 21.2) | 228,239,188,011 | - |
| Current portion of loans from banks (Note 21.3) | 182,938,718,920 | 178,799,200,000 |
| Short-term loans from banks (Note 21.1) | 98,224,061,363 | 8,364,551,748 |
| Short-term loans from related parties (Note 32) | - | 75,200,000,000 |
| Long-term | 1,973,864,024,081 | 808,088,662,042 |
| Bond issuance (Note 21.4) | 1,234,023,897,182 | - |
| Long-term loans from banks (Note 21.3) | 454,541,626,899 | 522,396,562,042 |
| Long-term loan from a related party (Note 32) | 285,298,500,000 | 285,692,100,000 |
| TOTAL | 2,483,265,992,375 | 1,070,452,413,790 |

Movement of loans are as follows:

| | VND | |
|---|-------------------|-------------------|
| | Current year | Previous year |
| Beginning balance | 1,070,452,413,790 | 362,519,157,397 |
| Drawdown of borrowings | 338,635,431,206 | 1,016,940,493,465 |
| Issuance of long-term bond | 777,189,909,092 | - |
| Increase due to business combination (Note 4.2) | 842,026,688,006 | 688,684,508,607 |
| Repayment of borrowings | (545,591,337,814) | (997,631,945,679) |
| Allocation of bond issuance cost | 946,488,095 | - |
| Foreign exchange differences due to revaluation | (393,600,000) | (59,800,000) |
| Ending balance | 2,483,265,992,375 | 1,070,452,413,790 |

The loans bear applicable interest rates.

21.1 Short-term loans from banks

The short-term loans from banks were obtained to finance the Group's working capital, as follows:

| Bank | Ending balance VND | Principal repayment term | Purpose | Description of collaterals |
|---|-----------------------|---|-------------------------|---|
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ky Dong Branch | 49,966,011,839 | From 28 January 2021 to 23 September 2021 | Finance working capital | Unsecured |
| VietinBank - Branch 11 HCM | 30,258,049,524 | From 28 January 2021 to 29 April 2021 | | Rights associated with 52,635 shares of AGI & HSR hold by the Company |
| Loan 1 | 18,000,000,000 | 30 May 2021 | | Unsecured |
| Loan 2 | 18,000,000,000 | 30 May 2021 | | |
| TOTAL | 98,224,061,363 | | | |

An Gia Real Estate Investment and Development Corporation

B09-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

21. LOANS (continued)

21.2 Short-term loans from another party

| <i>Lender</i> | <i>Ending balance VND</i> | <i>Principal repayment term</i> |
|-------------------------|-------------------------------|---|
| An Gia Housing - Loan 1 | 203,239,188,011 | 15 March 2021 |
| An Gia Housing - Loan 2 | 25,000,000,000 | From 10 December 2021 to 22 December 2021 |
| | <u>228,239,188,011</u> | |

Purpose

To finance working capital

Description of collaterals

Unsecured

21.3 Long-term loans from banks

| <i>Banks</i> | <i>Ending balance VND</i> | <i>Principal repayment term</i> |
|---|-------------------------------|--|
| VietinBank – Branch 11 HCM | 518,977,212,043 | From 25 January 2021 to 4 August 2023 |
| Tien Phong Bank | 100,000,000,000 | 30 June 2023 |
| Shinhan Bank Vietnam Limited - Binh Duong Branch | 7,783,783,785 | From 25 January 2021 to 18 August 2023 |
| Bao Viet Joint Stock Commercial Bank - Ho Chi Minh City Branch | 7,300,000,000 | From 9 January 2021 to 30 December 2025 |
| United Overseas Bank Vietnam | 3,419,349,991 | From 5 January 2021 to 19 December 2024 |
| TOTAL | <u>637,480,345,819</u> | |

Purpose

Payment for the development
cost of Phu Thuan Ward's
Residential Compound project

Invest in Business BCC
No. 06/2020/HDHTKD/AG-LG

Property rights and benefits associated
with or arising from the Phu Thuan Ward
Residential Compound project (Note 11)

Land use rights, house ownership and
other properties associated with lands
owned by the Company and other parties

Description of collaterals

Means of transportation (Note 13)

In which:

Current portion

Long-term portion

An Gia Real Estate Investment and Development Corporation

B09-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

21. LOANS (continued)

21.4 Bonds issuance

The Group issued the long-term bond at total par value of VND 1,240 billion to finance the Group's working capital. Details of bond issuance are as follow:

| <i>Arrangement organization</i> | <i>Date of issuance</i> | <i>Principal repayment term</i> | <i>Ending balance</i> VND | <i>Description of collaterals</i> |
|--|-------------------------------|--|----------------------------------|--|
| Tien Phong Bank | 31 July 2020 | Thirty-five (35) months from the date of issuance | 599,855,844,157 | Land use rights, house ownership and other properties associated with lands owned by the Company and other parties |
| MB Bank | 26 September 2019 | Thirty-six (36) months from the date of issuance | 455,887,499,995 | Land use rights and property rights associated with lands owned by the Company and other parties |
| Vietcombank Securities Co., Ltd - Ho Chi Minh City Branch | 3 March 2020 6 August 2020 | Twenty-four (24) months from the date of issuance | 98,958,219,700 79,322,333,330 | Land use rights, house ownership and other properties associated with lands owned by the Company and other parties |
| | | | 1,234,023,897,182 | |

22. PREFERENCE SHARES

This amount represented the RPS without voting rights had been issued to shareholders of Hoang An and Gia Khanh – Group's entities with terms and conditions of those RPS are as the same with terms and conditions of those which are disclosed in Note 6.2. Par value of RPS is VND 10,000/RPS. Hoang An and Gia Khanh committed to redeem all the RPS no later than August 2024, or at any time as defined by the Resolution of Shareholder General Meeting of each entities.

23. LONG-TERM PROVISIONS

The balance represents the provision for warranty of apartments completed and handed-over as at the balance sheet dates being provided at rate ranging from 1% to 2% of construction costs, based on specific features of projects and the management's practical experiences.

An Gia Real Estate Investment and Development Corporation

B09-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

24. OWNERS' EQUITY

24.1 Increase and decrease in owners' equity

| | Share capital | Share premium | Treasury shares | Undistributed earnings | Non-controlling interests | Total | VND |
|---|-----------------|-----------------|-----------------|------------------------|---------------------------|-------------------|-----|
| Previous year | | | | | | | |
| Beginning balance | 450,000,000,000 | 71,420,018,200 | - | 277,686,315,642 | 40,240,855,016 | 839,347,188,858 | |
| Issuance of shares from undistributed earnings | 231,800,000,000 | - | - | (231,800,000,000) | - | - | |
| Issuance of shares to strategic investors | 50,000,000,000 | 90,000,000,000 | - | - | - | 140,000,000,000 | |
| Issuance of shares under the Employee Stock Ownership Plan ("ESOP") | 18,200,000,000 | 18,200,000,000 | - | - | - | 36,400,000,000 | |
| Increase due to business acquisition | - | - | - | - | 159,519,323,049 | 159,519,323,049 | |
| Change of equity interest in subsidiaries | - | - | - | (8,049,161,832) | 7,300,661,832 | (748,500,000) | |
| Dividend for non-controlling interests | - | - | - | - | (54,295,623,457) | (54,295,623,457) | |
| Net profit for the year | - | - | - | 326,497,011,845 | 6,730,545,599 | 333,227,557,444 | |
| Ending balance | 750,000,000,000 | 179,620,018,200 | - | 364,334,165,655 | 159,495,762,039 | 1,453,449,945,894 | |
| Current year | | | | | | | |
| Beginning balance | 750,000,000,000 | 179,620,018,200 | - | 364,334,165,655 | 159,495,762,039 | 1,453,449,945,894 | |
| Stock dividend (*) | 74,925,170,000 | - | - | (74,925,170,000) | - | - | |
| Treasury shares | - | - | (1,300,000,000) | - | - | (1,300,000,000) | |
| Increase due to business acquisition | - | - | - | - | 423,839,880,758 | 423,839,880,758 | |
| Net profit for the year | - | - | - | 414,713,336,720 | 30,034,859,120 | 444,748,195,840 | |
| Ending balance | 824,925,170,000 | 179,620,018,200 | (1,300,000,000) | 704,122,332,375 | 613,370,501,917 | 2,320,738,022,492 | |

(*) On 28 September 2020, the Company issued 7,492,517 ordinary shares at the ratio of 10% (10:1) to pay dividend for the year 2019 in accordance with the General Meeting Resolution No. 17/2020/NQ-AGI date 24 June 2020. On 2 October 2020, the DPI of Ho Chi Minh City issued the 13th amended BRC approving the said increase up to VND 824,925,170,000 in share capital.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended**24. OWNERS' EQUITY (continued)****24.2 Share capital**

| | <i>Ending balance</i> | | | <i>Beginning balance</i> | | |
|--|-------------------------|-----------------------|----------------------|--------------------------|-----------------------|----------------------|
| | <i>Number of shares</i> | <i>Amount VND'000</i> | <i>% owner -ship</i> | <i>Number of shares</i> | <i>Amount VND'000</i> | <i>% owner -ship</i> |
| Truong Giang Management and Investment Joint Stock Company | 31,079,046 | 310,790,460 | 37.67 | 27,000,000 | 270,000,000 | 36.00 |
| Creed Investment VN-1 Limited ("Creed") | 4,541,500 | 45,415,000 | 5.51 | 9,082,999 | 90,829,990 | 12.11 |
| Others | 46,772,554 | 467,725,540 | 56.70 | 38,917,001 | 389,170,010 | 51.89 |
| Treasury shares | 99,417 | 994,170 | 0.12 | - | - | - |
| TOTAL | 82,492,517 | 824,925,170 | 100 | 75,000,000 | 750,000,000 | 100 |

Par value of share: VND 10,000/share (Treasury shares are presented as par value). Shareholders holding common shares of the Company are entitled to receive dividends declared by the Company. Each common stock represents a voting right, without restriction.

24.3 Capital transactions with owners

| | <i>Current year</i> | <i>VND Previous year</i> |
|--|------------------------|--------------------------|
| Share capital | | |
| Beginning balance | 750,000,000,000 | 450,000,000,000 |
| Stock dividend | 74,925,170,000 | - |
| Insurance of share under ESOP | - | 18,200,000,000 |
| Issuance of shares from undistributed earnings | - | 231,800,000,000 |
| Insurance of shares | - | 50,000,000,000 |
| Ending balance | <u>824,925,170,000</u> | <u>750,000,000,000</u> |
| Dividends declared during the year | | |
| Dividends on ordinary shares | | |
| Stock dividends declared | 74,925,170,000 | - |
| Dividends paid during the year | | |
| Dividend paid to non-controlling interests | - | 286,447,875,270 |

24.4 Shares

| | <i>Number of shares</i> | |
|---------------------------|-------------------------|--------------------------|
| | <i>Ending balance</i> | <i>Beginning balance</i> |
| Authorised shares | 82,492,517 | 75,000,000 |
| Issued and paid-up shares | | |
| Ordinary shares | 82,492,517 | 75,000,000 |
| Treasury shares | | |
| Ordinary shares | 99,417 | - |
| Shares in circulation | | |
| Ordinary shares | 82,393,100 | 75,000,000 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended**24. OWNERS' EQUITY (continued)****24.5 Earning per shares**

Basic and diluted earnings per share are calculated as follows:

| | Current year | Previous year |
|---|-----------------|-----------------|
| Net profit after tax attributable to ordinary shareholders (VND) | 414,713,336,720 | 326,497,011,845 |
| Weighted average number of ordinary shares adjusted during the year (i) | 82,437,898 | 78,043,403 |
| Earnings per share (VND) | | |
| Basic earnings per share | 5,031 | 4,184 |
| Diluted earnings per share | 5,031 | 4,184 |

- (i) The weighted average number of shares in circulation for the year ended 31 December 2019 were adjusted to reflect the issuance dividend shares at ratio of 10% (10:1) to the Company's existing shareholders in 2020.

There have been no dilutive potential ordinary shares during the year and up to the date of these consolidated financial statements.

25. REVENUE**25.1 Revenue from sale of goods and rendering of services**

| | Current year | Previous year |
|---|--------------------------|------------------------|
| Revenue from sale of apartments | 1,628,826,302,148 | 104,821,258,462 |
| Rendering of brokerage and marketing services | 54,099,614,675 | 120,764,215,334 |
| Rendering of consulting service | 54,054,906,929 | 155,457,870,857 |
| Rendering of other services | 16,661,994,615 | 3,583,373,480 |
| TOTAL | 1,753,642,818,367 | 384,626,718,133 |
| <i>In which:</i> | | |
| Sales to others | 1,753,642,818,367 | 364,229,605,226 |
| Sales to related parties | - | 20,397,112,907 |

25.2 Finance income

| | Current year | Previous year |
|--|------------------------|------------------------|
| Gains from increase in fair value of the investment (Note 4.2) | 338,799,992,744 | 159,960,767,312 |
| Gain from disposal of investments | 71,299,539,825 | - |
| Interest income from term deposits and loan receivables | 31,981,945,595 | 52,504,767,416 |
| BCC shared profit | 3,004,000,000 | - |
| Others | 424,522,348 | 185,039,034 |
| TOTAL | 445,510,000,512 | 212,650,573,762 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended**26. COST OF GOODS SOLD AND SERVICES RENDERED**

| | VND | |
|---|---------------------------------|-------------------------------|
| | <i>Current year</i> | <i>Previous year</i> |
| Cost of apartments sold | 1,395,598,855,035 | 51,308,597,235 |
| Cost of brokerage and marketing services rendered | 40,546,783,430 | 18,147,287,532 |
| Cost of consulting service rendered | 36,109,493,023 | 24,887,606,822 |
| Others | 9,558,697,373 | 9,364,594,172 |
| TOTAL | <u>1,481,813,828,861</u> | <u>103,708,085,761</u> |

27. FINANCE EXPENSES

| | VND | |
|---|------------------------------|------------------------------|
| | <i>Current year</i> | <i>Previous year</i> |
| Interest expenses and allocation of bond issuance costs | 51,314,779,572 | 38,468,986,456 |
| Payment discount | 7,658,297,893 | - |
| Early payment interest | 4,025,000,000 | - |
| Others | 1,546,752,079 | 1,508,276,819 |
| TOTAL | <u>64,544,829,544</u> | <u>39,977,263,275</u> |

28. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

| | VND | |
|--|-------------------------------|-------------------------------|
| | <i>Current year</i> | <i>Previous year</i> |
| Selling expenses | 129,796,417,414 | 6,188,087,324 |
| Brokerage commission expenses | 104,764,493,022 | 4,524,914,093 |
| Gallery house expenses | 22,518,105,213 | 382,366,379 |
| Others | 2,513,819,179 | 1,280,806,852 |
| General and administrative expenses | 86,837,318,486 | 127,781,581,226 |
| External services expenses | 47,676,459,584 | 71,136,297,518 |
| Labor cost | 26,697,260,690 | 50,443,069,509 |
| Provision for doubtful debt | 4,690,000,000 | - |
| Depreciation and amortisation expenses | 3,135,669,413 | 1,927,884,101 |
| Tools and supplies | 1,013,973,572 | 862,463,451 |
| Others | 3,623,955,227 | 3,411,866,647 |
| TOTAL | <u>216,633,735,900</u> | <u>133,969,668,550</u> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

29. OTHER INCOME AND EXPENSES

| | VND | |
|--|-----------------------|------------------------|
| | Current year | Previous year |
| Other income | 78,295,255,625 | 41,429,156 |
| Contract violation penalty received | 53,454,475,371 | - |
| Gains from bargain purchase (Note 4.2) | 24,037,611,782 | - |
| Others | 803,168,472 | 41,429,156 |
| Other expenses | 21,424,494,636 | 7,038,569,437 |
| Contract violation penalty paid | 19,967,349,326 | 4,091,852,761 |
| Loss from disposal of assets | 119,263,000 | 560,961,916 |
| Others | 1,337,882,310 | 2,385,754,760 |
| NET OTHER PROFIT (LOSS) | 56,870,760,989 | (6,997,140,281) |

30. OPERATING COST

| | VND | |
|--|--------------------------|------------------------|
| | Current year | Previous year |
| Cost of apartments sold | 1,395,598,855,035 | 51,308,597,235 |
| External services expenses | 206,904,284,240 | 94,190,865,522 |
| Labor cost | 83,480,827,274 | 75,330,676,331 |
| Depreciation and amortisation expenses | 4,186,123,898 | 2,677,537,025 |
| Others | 8,277,474,314 | 14,170,078,198 |
| TOTAL | 1,698,447,564,761 | 237,677,754,311 |

31. CORPORATE INCOME TAX

The CIT rate applicable to the Company and its subsidiaries is 20% of taxable income.

The tax returns filed by the Company and its subsidiaries are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could be changed at a later date upon final determination by the tax authorities.

31.1 CIT expense

| | VND | |
|---|-----------------------|-----------------------|
| | Current year | Previous year |
| Current tax expense | 74,442,407,564 | 30,368,626,946 |
| Over accrual of current CIT from prior year | (104,335,288) | - |
| | 74,338,072,276 | 30,368,626,946 |
| Deferred tax (income) expense | (40,087,597,848) | 3,266,776,879 |
| TOTAL | 34,250,474,428 | 33,635,403,825 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended**31. CORPORATE INCOME TAX (continued)****31.1 CIT expense (continued)**

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

| | VND | |
|--|------------------------|------------------------|
| | Current year | Previous year |
| Accounting profit before tax | 478,998,670,268 | 366,862,961,269 |
| At CIT rate applicable to the Company and its subsidiaries | 95,799,734,054 | 73,372,592,253 |
| <i>Adjustments:</i> | | |
| Non-deductible expenses | 2,553,677,000 | 886,043,264 |
| Loss (profit) from associates | 2,806,503,059 | (10,847,565,448) |
| Unrecognised deferred tax asset for tax loss | 9,572,873,356 | 967,898,370 |
| Tax loss carried forward | (457,133,372) | - |
| Gains from increase in fair value of investments | (73,097,128,870) | (32,017,200,897) |
| Unrecognised deferred tax assets | 708,000,000 | 1,273,636,283 |
| Tax deduction in accordance with Decree 114/2020/ND-CP | (3,020,208,866) | - |
| Others | (511,506,645) | - |
| Over accrual of CIT from prior year | (104,335,288) | - |
| CIT expense | 34,250,474,428 | 33,635,403,825 |

31.2 Current tax

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

31.3 Deferred tax

The following are the deferred tax assets (liabilities) recognised by the Group, and the movements thereon, during the current year and previous year as follows:

| | VND | | | |
|--|----------------------------|------------------------|-------------------------------|------------------------|
| | Consolidated balance sheet | | Consolidated income statement | |
| | Ending balance | Beginning balance | Current year | Previous year |
| Deferred tax assets | | | | |
| Temporarily nondeductible operating expenses | 21,543,177,845 | 13,958,870,717 | 2,825,561,682 | - |
| Unrealised profit | 5,864,889,459 | 8,092,068,509 | (2,227,179,050) | (3,266,776,879) |
| | 27,408,067,304 | 22,050,939,226 | 598,382,632 | (3,266,776,879) |
| Deferred tax liabilities | | | | |
| Difference in fair value of net assets on business combination | 420,540,682,595 | 92,489,094,518 | 37,552,352,098 | - |
| Capitalised interest expenses | 20,246,186,819 | 9,527,609,972 | 1,936,863,118 | - |
| | 440,786,869,414 | 102,016,704,490 | 39,489,215,216 | - |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended**32. TRANSACTIONS WITH RELATED PARTIES**

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

| | | | | VND |
|--|---|--------------------------|-----------------|-----------------|
| Related parties | Relationship | Transactions | Current year | Previous year |
| Significant transactions with related parties for The Sóng project | | | | |
| Phuoc Loc | Related party (until 26 June 2020) | Loan repayment | 38,700,000,000 | 30,000,000,000 |
| | | Loan drawdown | 10,600,000,000 | 103,700,000,000 |
| | | Interest expenses | 2,894,109,589 | - |
| | | Lending | - | 12,739,793,404 |
| | | Lending collection | - | 12,739,793,404 |
| Significant transactions with related parties for West Gate project | | | | |
| Gia Khanh | Associate (until 30 December 2020) | Lending collection | 22,800,000,000 | 152,615,800,000 |
| | | Lending | 6,600,000,000 | 168,815,800,000 |
| | | Interest income | 637,643,835 | 3,062,457,123 |
| | | Purchase of RPS | - | 69,099,800,000 |
| | | Loan drawdown | - | 1,500,000,000 |
| | | Capital contribution | - | 900,200,000 |
| Western | Related party (until 30 December 2020) | Leasing income | 4,555,555,562 | - |
| Significant transactions with related parties for River Panorama and Sky89 projects | | | | |
| Hoosiers | Shareholder | Interest expenses | 16,259,195,619 | 8,280,715,066 |
| | | Loan repayment | - | 186,056,000,000 |
| Significant transactions with related parties for Riverside and Skyline projects | | | | |
| Creed | Shareholder | Service fee | 2,138,066,857 | 4,676,094,696 |
| Significant transactions with related parties for The Standard project | | | | |
| Le Gia | Related party | BCC capital contribution | 120,000,000,000 | - |
| | | Lending | 18,709,623,412 | - |
| | | Lending collection | 18,709,623,412 | - |
| Tan Loc Management and Development Company Limited ("Tan Loc") | Related party | Lending collection | 240,000,000,000 | - |
| | | Lending | - | 240,000,000,000 |
| An Tuong | Related party | Purchase of RPS | 60,000,000,000 | 118,000,000,000 |
| | | Repayment of borrowing | 60,000,000,000 | - |
| | | Lending | 29,824,753,151 | 180,000,000,000 |
| | | Lending collection | 29,754,753,151 | 180,000,000,000 |
| | | Payment on behalf | 6,429,591,877 | 7,057,120,000 |
| | | Borrowing received | - | 60,000,000,000 |
| Significant transactions with related parties for D7 project | | | | |
| AGI & ACT | Related party | Lending | 1,911,000,000 | 10,973,000,000 |
| Thinh Phat | Related party | Loan drawdown | - | 5,000,000,000 |
| | | Loan repayment | - | 5,000,000,000 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended**32. TRANSACTIONS WITH RELATED PARTIES (continued)**

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

| | | | | VND | |
|--|---------------------------------|-----------------------------------|-----------------|-----------------|--|
| Related parties | Relationship | Transactions | Current year | Previous year | |
| Significant transactions with related parties for BC27 project | | | | | |
| Dang Duong | Related party | Lending | 166,280,000,000 | 52,000,000,000 | |
| | | Lending collection | 50,000,000,000 | 102,523,000,000 | |
| | | Interest income | 1,752,723,286 | - | |
| | | Loan drawdown | - | 79,500,000,000 | |
| | | Loan repayment | - | 79,500,000,000 | |
| Hung Vuong | Related party | Lending | 126,490,000,000 | 30,000,000,000 | |
| | | Interest income | 1,762,954,109 | - | |
| | | Loan drawdown | - | 67,037,650,000 | |
| | | Loan repayment | - | 67,037,650,000 | |
| | | Lending collection | - | 30,430,000,000 | |
| Gia Linh | Related party | Lending | 122,720,000,000 | 2,860,000,000 | |
| | | Lending collection | 27,460,000,000 | 148,029,450,000 | |
| | | Loan drawdown | 14,000,000,000 | 73,000,000,000 | |
| | | Loan repayment | 14,000,000,000 | 73,000,000,000 | |
| | | Interest income | 777,858,414 | 6,015,937,260 | |
| AGI & DDC | Associate | Purchase of RPS | - | 46,056,840,000 | |
| | | Lending collection | - | 19,290,000,000 | |
| AGI & GLC | Associate | Purchase of RPS | - | 45,857,970,000 | |
| | | Lending collection | - | 19,290,000,000 | |
| AGI & HVC | Associate | Purchase of RPS | - | 35,834,740,000 | |
| | | Lending collection | - | 18,775,000,000 | |
| | | Loan drawdown | - | 2,000,000,000 | |
| | | Loan repayment | - | 2,000,000,000 | |
| Significant transactions with related parties for Newtech project | | | | | |
| Kien Van Consultant Joint Stock Company ("Kien Van") | Related party | Lending collection | 97,550,000,000 | - | |
| | | Fines against contract violations | 37,000,000,000 | - | |
| | | Interest income | 8,762,340,822 | 4,435,850,959 | |
| | | Lending | - | 97,540,000,000 | |
| Significant transactions with related parties for other projects | | | | | |
| Gia An Consultant Joint Stock Company | Common key management personnel | BCC capital contribution | 200,000,000,000 | - | |
| | | Withdraw | - | - | |
| | | BCC capital | 200,000,000,000 | - | |
| | | BCC shared profit | 2,784,000,000 | - | |
| Board of project management | Related party | Advance | 68,949,888,095 | 11,770,424,086 | |
| | | Collection of advances | 29,947,769,409 | - | |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended**32. TRANSACTIONS WITH RELATED PARTIES (continued)**

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

| | | | VND | |
|--|---------------------|----------------------------|----------------------------------|--------------------------------|
| <i>Related parties</i> | <i>Relationship</i> | <i>Transactions</i> | <i>Ending balance</i> | <i>Beginning balance</i> |
| Short-term loan receivables | | | | |
| Hung Vuong | Related party | Lending | 126,490,000,000 | - |
| Dang Duong | Related party | Lending | 116,280,000,000 | - |
| Gia Linh | Related party | Lending | 98,120,000,000 | 2,860,000,000 |
| AGI & ACT | Related party | Lending | 12,884,000,000 | 10,973,000,000 |
| Hoosier Living | Related party | Lending | 450,000,000 | - |
| An Tuong | Related party | Lending | 70,000,000 | - |
| Tan Loc | Related party | Lending | - | 240,000,000,000 |
| Kien Van | Related party | Lending | - | 97,540,000,000 |
| Gia Khanh | Associate | Lending | - | 16,200,000,000 |
| An Gia Thinh | Former | Lending | - | 171,500,000 |
| Vuong Real Estate Investment Corporation | related party | | | |
| | | | 354,294,000,000 | 367,744,500,000 |
| Other short-term receivables | | | | |
| AGI & ACT | Related party | Advance Interest | 130,000,000,000 1,136,188,435 | 130,000,000,000 451,992,822 |
| Board of project management | Related party | Advance | 85,617,810,881 | - |
| Hung Vuong | Related party | Interest | 1,762,954,109 | - |
| Dang Duong | Related party | Interest | 1,752,723,286 | 100,923,890 |
| Gia Linh | Related party | Interest | 942,509,590 | 170,378,081 |
| An Tuong | Related party | Payment on behalf Interest | 330,000,000 103,215,960 | 7,065,120,000 17,753,425 |
| Le Gia | Related party | BCC shared profit Interest | 220,000,000 8,913,219 | - - |
| Tan Loc | Related party | Interest | 107,178,081 | 789,041,096 |
| Kien Van | Related party | Interest Lending | - - | 4,435,850,959 10,000,000 |
| Gia Khanh | Associate | Interest | - | 269,958,904 |
| Other related parties | Related party | Lending, advance, interest | 529,597,478 | 344,423,482 |
| | | | 222,511,091,039 | 143,655,442,659 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

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

| | | | VND | |
|---|---------------------------------|--------------------------|------------------------|--------------------------|
| <i>Related parties</i> | <i>Relationship</i> | <i>Transactions</i> | <i>Ending balance</i> | <i>Beginning balance</i> |
| <i>Other long-term receivable</i> | | | | |
| Le Gia | Related party | BCC capital contribution | 120,000,000,000 | - |
| Nam Hung Real Estate Joint Stock Company ("Nam Hung") | Common key management personnel | Interest | - | 29,662,399 |
| | | | 120,000,000,000 | 29,662,399 |
| <i>Short-term trade payables</i> | | | | |
| Nam Hung | Common key management personnel | Brokerage fee | - | 4,281,103,804 |
| <i>Short-term accrued expenses</i> | | | | |
| Hoosiers | Shareholder | Interest expenses | 35,371,235,539 | - |
| Creed | Shareholder | Consulting service fee | 1,510,300,915 | 2,824,910,779 |
| Phuoc Loc | Related party | Interest expenses | - | 507,260,273 |
| Gia Khanh | Associate | Interest expenses | - | 50,054,796 |
| | | | 36,881,536,454 | 3,382,225,848 |
| <i>Other short-term payables</i> | | | | |
| An Tuong | Related party | Borrowing | - | 60,000,000,000 |
| <i>Long-term accrued expense</i> | | | | |
| Hoosiers | Shareholder | Loan interest | - | 24,457,645,798 |
| <i>Short-term loan</i> | | | | |
| Phuoc Loc | Related party | Unsecured loan | - | 73,700,000,000 |
| Gia Khanh | Associate | Unsecured loan | - | 1,500,000,000 |
| | | | - | 75,200,000,000 |
| <i>Long-term loan</i> | | | | |
| Hoosiers | Shareholder | Loan | 285,298,500,000 | 285,692,100,000 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended**32. TRANSACTIONS WITH RELATED PARTIES (continued)**

Details of the long-term loans from a related party for financing working capital to develop real estate projects and bearing applicable interest rate, are as follows:

| <i>Lender</i> | <i>Ending balance</i> | | <i>Principal repayment term</i> | <i>Description of collaterals</i> |
|----------------------|------------------------|--|-------------------------------------|---|
| | <i>VND</i> | <i>Original currency US Dollar</i> | | |
| Hoosiers – Loan 1 | 178,601,500,000 | 7,700,000 | 5 June 2022 | Unsecured loan |
| Hoosiers – Loan 2 | 106,697,000,000 | 4,600,000 | 5 June 2022 | 22,500 shares of AGI & HSR owned by the Company |
| TOTAL | 285,298,500,000 | 12,300,000 | | |

Transactions with other related parties

Remuneration to members of the Board of Directors and Management:

| <i>Individuals</i> | <i>Position</i> | <i>Remuneration</i> | |
|---------------------|--|----------------------|----------------------|
| | | <i>Current year</i> | <i>Previous year</i> |
| Mr Nguyen Ba Sang | Chairman | 1,193,902,700 | 3,439,368,903 |
| Mr Nguyen Trung Tin | Deputy Chairman cum Deputy General Director | 1,077,415,300 | 3,033,328,903 |
| Mr Do Le Hung | Member | 666,666,672 | 222,222,224 |
| Mr Vu Quang Thinh | Member | 666,666,672 | 222,222,224 |
| TOTAL | | 3,604,651,344 | 6,917,142,254 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2020 and for the year then ended

33. COMMITMENTS

Operating lease commitment (lessee)

The Group 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:

| | VND | |
|------------------|----------------|-------------------|
| | Ending balance | Beginning balance |
| From 1 - 5 years | 13,638,712,104 | - |

Operating lease commitment (lessor)

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

| | VND | |
|------------------|----------------------|----------------------|
| | Ending balance | Beginning balance |
| Less than 1 year | 1,206,885,384 | 1,713,382,307 |
| From 1 - 5 years | 4,196,305,820 | 3,941,591,198 |
| TOTAL | 5,403,191,204 | 5,654,973,505 |

Capital commitments

As at 31 December 2020, the Group has a commitment of VND 1,499,700,000 (As at 31 December 2019: VND 2,498,700,000) relating to investment in subsidiaries.

34. EVENT AFTER THE BALANCE SHEET DATE

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



Nguyen Thi My Nhung
Preparer



Nguyen Thanh Chau
Chief Accountant



Nguyen Ba Sang
Legal representative

4 March 2021