

An Gia Real Estate Investment and Development Corporation

Interim separate financial statements

For the six-month period ended 30 June 2021



An Gia Real Estate Investment and Development Corporation

Interim separate financial statements

For the six-month period ended 30 June 2021

安嘉地產投資及發展有限公司

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
Report on review of interim separate financial statements	3 - 4
Interim separate balance sheet	5 - 6
Interim separate income statement	7
Interim separate cash flow statement	8 - 9
Notes to the interim separate financial statements	10 - 44

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 the ticker symbol of AGG in accordance with the License No. 554/QD-SGDHCM issued by HOSE on 17 December 2019.

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

The Company's 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

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

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

AUDIT COMMITTEE UNDER THE BOARD OF DIRECTOR

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

Mr Do Le Hung	Head of Audit committee	
Mr Vu Quang Thinh	Member	
Mr Masakazu Yamaguchi	Member	appointed on 7 July 2021
Mr Nguyen Trung Tin	Member	resigned on 7 July 2021

MANAGEMENT

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

Mr Nguyen Trung Tin	Deputy General Director
Mr Nguyen Thanh Chau	Chief Accountant

LEGAL REPRESENTATIVE

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

AUDITORS

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

An Gia Real Estate Investment and Development Corporation

REPORT OF THE MANAGEMENT AND APPROVAL OF THE BOARD OF DIRECTORS

The Board of Directors of An Gia Real Estate Investment and Development Corporation ("the Company") presents this report relating to the interim separate financial statements of the Company for the six-month period ended 30 June 2021.

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

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

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

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

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

APPROVAL OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

We hereby approve the accompanying interim separate financial statements which give a true and fair view of the interim separate financial position of the Company as at 30 June 2021 and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

The Company has subsidiaries as disclosed in the interim separate financial statements. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. Concurrently, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2021 ("interim consolidated financial statements") dated 27 August 2021.

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

For and on behalf of Board of Directors:



Nguyen Ba Sang
Chairman

Ho Chi Minh City, Vietnam

27 August 2021

Reference: 61314331/22705178

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

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

We have reviewed the accompanying interim separate financial statements of An Gia Real Estate Investment and Development Corporation ("the Company") as prepared on 27 August 2021 and set out on pages 5 to 44, which comprise the interim separate balance sheet as at 30 June 2021, the interim separate income statement and the interim separate cash flow statement for the six-month period then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

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

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of the Company as at 30 June 2021, and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.



Pham Thi Cam Tu
Deputy General Director
Audit Practicing Registration Certificate
No. 2266-2018-004-1

Ho Chi Minh City, Vietnam

27 August 2021

INTERIM SEPARATE BALANCE SHEET
as at 30 June 2021

VND

Code	ASSETS	Notes	30 June 2021	31 December 2020
100	A. CURRENT ASSETS		1,322,203,857,180	1,278,104,008,385
110	I. Cash and cash equivalents	4	58,768,479,855	8,061,230,888
111	1. Cash		33,768,479,855	8,061,230,888
112	2. Cash equivalents		25,000,000,000	-
120	II. Short-term investment		80,763,813,108	97,270,406,552
123	1. Held-to-maturity investments	5.1	80,763,813,108	97,270,406,552
130	III. Current accounts receivable		1,158,151,038,723	1,142,259,680,707
131	1. Short-term trade receivables	6	42,931,547,742	45,645,172,884
132	2. Short-term advances to suppliers	7	2,526,228,636	6,824,797,680
135	3. Short-term loan receivables	8	743,645,254,131	710,183,201,300
136	4. Other short-term receivables	9	380,348,008,214	385,906,508,843
137	5. Provision for doubtful short-term receivables	9	(11,300,000,000)	(6,300,000,000)
140	IV. Inventory	10	18,920,034,599	19,255,507,021
141	1. Inventories		18,920,034,599	19,255,507,021
150	V. Other current asset		5,600,490,895	11,257,183,217
151	1. Short-term prepaid expenses	11	5,600,490,895	11,257,183,217
200	B. NON-CURRENT ASSETS		1,267,712,319,166	1,422,351,558,158
210	I. Long-term receivables		717,209,427,372	856,990,423,622
215	1. Long-term loan receivables	8	-	174,250,000,000
216	2. Other long-term receivables	9	717,209,427,372	682,740,423,622
220	II. Fixed assets		35,776,758,426	37,037,420,274
221	1. Tangible fixed assets	12	34,271,832,551	35,816,401,699
222	Cost		43,470,622,682	42,272,497,682
223	Accumulated depreciation		(9,198,790,131)	(6,456,095,983)
227	2. Intangible fixed assets		1,504,925,875	1,221,018,575
228	Cost		2,872,051,000	2,327,940,000
229	Accumulated amortisation		(1,367,125,125)	(1,106,921,425)
230	III. Investment properties	13	42,095,318,834	52,999,982,974
231	1. Cost		55,450,960,325	55,450,960,325
232	2. Accumulated depreciation		(13,355,641,491)	(2,450,977,351)
240	V. Long-term assets in progress		4,017,576,428	-
242	1. Construction in progress		4,017,576,428	-
250	IV. Long-term investments		456,134,338,344	456,558,115,570
251	1. Investments in subsidiaries	14.1	203,168,350,000	23,168,750,000
252	2. Investments in associates	14.2	1,750,450,000	1,350,450,000
253	3. Investments in other entities	14.3	639,000,000	179,029,000,000
254	4. Provision for diminution in value of long-term investments	14	(8,172,611,656)	(5,739,234,430)
255	5. Held-to-maturity investments	5.2	258,749,150,000	258,749,150,000
260	V. Other long-term asset		12,478,899,762	18,765,615,718
261	1. Long-term prepaid expenses	11	12,478,899,762	18,765,615,718
270	TOTAL ASSETS		2,589,916,176,346	2,700,455,566,543

INTERIM SEPARATE BALANCE SHEET (continued)
as at 30 June 2021

VND

Code	RESOURCES	Notes	30 June 2021	31 December 2020
300	C. LIABILITIES		1,443,896,770,137	1,556,996,125,538
310	I. Current liabilities		478,788,505,590	382,607,148,725
311	1. Short-term trade payables	15	62,936,633,020	59,593,028,035
313	2. Statutory obligations	16	5,322,337,343	9,160,984,395
314	3. Payables to employees		-	680,000,000
315	4. Short-term accrued expenses	17	77,252,721,663	80,244,480,707
319	5. Other short-term payables	18	46,113,647,405	47,842,391,937
320	6. Short-term loans	19	267,163,166,159	185,086,263,651
322	7. Bonus and welfare fund	3.14	20,000,000,000	-
330	II. Non-current liabilities		965,108,264,547	1,174,388,976,813
337	1. Other long-term payables		628,037,583	579,020,321
338	2. Long-term loans	19	959,916,064,054	1,167,997,812,044
342	3. Long-term provisions	20	4,564,162,910	5,812,144,448
400	D. OWNERS' EQUITY		1,146,019,406,209	1,143,459,441,005
410	I. Capital	21.1	1,146,019,406,209	1,143,459,441,005
411	1. Share capital		827,505,770,000	824,925,170,000
411a	- Shares with voting rights		827,505,770,000	824,925,170,000
412	2. Share premium		179,314,188,200	179,620,018,200
415	3. Treasury shares		-	(1,300,000,000)
421	4. Undistributed earnings		139,199,448,009	140,214,252,805
421a	- Undistributed earnings by the end of prior period		120,214,252,805	113,150,254,678
421b	- Undistributed earnings of the period		18,985,195,204	27,063,998,127
440	TOTAL LIABILITIES AND OWNERS' EQUITY		2,589,916,176,346	2,700,455,566,543


Pham Thi Tra My
Preparer

Nguyen Thanh Chau
Chief AccountantNguyen Ba Sang
Legal representative

27 August 2021

INTERIM SEPARATE INCOME STATEMENT
for the six-month period ended 30 June 2021

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
01	1. Revenue from sale of goods and rendering of services	22.1	80,179,016,372	65,005,699,746
10	2. Net revenue from sale of goods and rendering of services	22.1	80,179,016,372	65,005,699,746
11	3. Cost of goods sold and services rendered	23, 27	(56,647,785,862)	(33,176,572,126)
20	4. Gross profit from sale of goods and rendering of services		23,531,230,510	31,829,127,620
21	5. Finance income	22.2	119,864,182,344	17,701,176,492
22 23	6. Finance expenses <i>In which: Interest expense</i>	24	(74,132,055,947) (67,747,495,282)	(25,625,482,681) (21,588,397,776)
25	7. Selling expenses	27	(260,806,766)	(295,435,043)
26	8. General and administrative expenses	25, 27	(49,714,933,942)	(40,737,589,712)
30	9. Operating profit (loss)		19,287,616,199	(17,128,203,324)
31	10. Other income	26	5,750,014	37,513,462,978
32	11. Other expenses	26	(308,171,009)	(16,589,923,362)
40	12. Other (loss) profit	26	(302,420,995)	20,923,539,616
50	13. Accounting profit before tax		18,985,195,204	3,795,336,292
51	14. Current corporate income tax expense	28.1	-	(1,088,920,974)
60	15. Net profit after tax		18,985,195,204	2,706,415,318


Pham Thi Tra My
Preparer

Nguyen Thanh Chau
Chief AccountantNguyen Ba Sang
Legal representative

27 August 2021

INTERIM SEPARATE CASH FLOW STATEMENT
for the six-month period ended 30 June 2021

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		18,985,195,204	3,795,336,292
	<i>Adjustments for:</i>			
02	Depreciation and amortisation		13,907,561,988	1,655,589,592
03	Provisions		6,185,395,688	2,481,485,866
04	Foreign exchange (gains) losses arisen from revaluation of monetary accounts denominated in foreign currency		(400,161,954)	377,182,480
05	Profits from investing activities		(119,464,020,277)	(38,794,370,939)
06	Interest expenses and allocation of bond issuance cost	24	68,436,803,722	21,886,049,292
08	Operating loss before changes in working capital		(12,349,225,629)	(8,598,727,417)
09	Decrease in receivables		97,515,047,949	22,562,123,269
10	Decrease (increase) in inventories		335,472,422	(1,591,123,247)
11	Decrease in payables		(2,864,263,398)	(59,801,948,552)
12	Decrease in prepaid expenses		11,943,408,278	10,526,447,406
14	Interest paid		(64,188,756,712)	(5,550,513,494)
15	Corporate income tax paid	16	(6,900,360,053)	(19,902,274,096)
20	Net cash flows from (used in) operating activities		23,491,322,857	(62,356,016,131)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(5,400,455,928)	(671,347,000)
22	Proceeds from disposals of fixed assets		-	258,363,636
23	Loans to other entities and bank term deposits		(240,708,577,160)	(298,993,151,154)
24	Collections from borrowers and bank term deposits		398,003,117,773	440,134,032,217
25	Payments for investments in other entities		(33,920,257,534)	(55,239,177,534)
26	Proceeds from sale of investments in other entities		-	45,774,260,000
27	Interest and dividen received		31,961,320,927	6,622,841,347
30	Net cash flows from investing activities		149,935,148,078	137,885,821,512

INTERIM SEPARATE CASH FLOW STATEMENT (continued)
for the six-month period ended 30 June 2021

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Issuance of shares	21.1	3,574,770,000	-
32	Treasury shares redemption	21.1	-	(1,000,000,000)
33	Drawdown of borrowings		54,824,070,688	182,293,157,873
34	Repayment of borrowings		(181,118,024,610)	(86,690,265,307)
40	Net cash flows (used in) from financing activities		(122,719,183,922)	94,602,892,566
50	Net increase in cash of the period		50,707,287,013	170,132,697,947
60	Cash at beginning of period		8,061,230,888	27,737,261,484
61	Impact of exchange rate fluctuation		(38,046)	17,520
70	Cash and cash equivalents at end of period	4	58,768,479,855	197,869,976,951



Pham Thi Tra My
Preparer



Nguyen Thanh Chau
Chief Accountant



Nguyen Ba Sang
Legal representative

27 August 2021

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
as at 30 June 2021 and for the six-month period then ended

1. CORPORATE INFORMATION

An Gia Real Estate Investment and Development Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 0311500196 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 18 January 2012 and the 14th amended BRC dated 24 February 2021.

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

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

The Company's 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 Company's employees as at 30 June 2021 was 200 (31 December 2020: 197).

2. BASIS OF PREPARATION

2.1 Purpose of preparing the interim separate financial statements

The Company has subsidiaries as disclosed in Note 14.1 of the interim separate financial statements. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. Concurrently, the Company has also prepared the interim consolidated financial statements of the Group for the six-month period ended 30 June 2021 dated 27 August 2021.

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

2.2 Accounting standards and system

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

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

2. BASIS OF PREPARATION (continued)

2.3 *Applied accounting documentation system*

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

2.4 *Fiscal year*

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

2.5 *Accounting currency*

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 *Inventories*

Inventory properties

Inventory properties, comprising mainly real estate properties, acquired 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.

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 interim separate income statement on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on 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 interim separate financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use. Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim separate income statement as incurred.

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

3.5 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

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

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

3.6 *Depreciation and amortisation*

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

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

3.7 *Investment properties*

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

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

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

For long-term lease of investment properties which the Company receives rental fee in advance for many periods and rental income is recognised one time at the entire rental amount received in advance as presented in Note 3.15, depreciation and amortisation of these investment properties are recognised with entire amount at the point of revenue recognition.

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Investment properties (continued)

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

3.8 Borrowing costs

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

3.9 Prepaid expenses

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

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

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

3.10 Investments

Investments in subsidiaries

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

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

Investment in associates

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

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

Held-for-trading securities and investments in other entities

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

Provision for diminution in value of investments

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Investments (continued)

Held-to-maturity investments

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

3.11 Payables and accruals

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

3.12 Provisions

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

Provision for warranty obligation of apartments is estimated ranging from 1% to 2% on value of construction costs of projects.

3.13 Foreign currency transactions

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

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

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

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

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

3.14 Appropriation of net profits

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

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

Bonus and welfare fund

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Revenue recognition

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

Sale of completed property

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 consulting, real estate brokerage and other services

Revenues are recognised upon completion of the services provided.

Lease of apartments

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

For lease of assets which the Company receives rental fee in advance for many periods and the lease periods cover more than 90% of the useful life of the assets, rental income is recognised one time at the entire rental amount received in advance when all these conditions are met:

- ▶ The lessee is not entitled to cancel the lease contract and the Company has no obligation to repay the amount received in advance in all cases and in all forms;
- ▶ The amount received in advance from the lease is not less than 90% of the total rental amount expected to be fulfilled under the contract during the lease term and the lessee must pay the entire amount of lease within 12 months from the beginning of the lease;
- ▶ Almost all the risks and benefits associated with ownership of the leased asset are transferred to the lessee; and
- ▶ The Company must estimate relatively the full cost of the lease.

Interest income

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

Dividends

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

3.16 Taxation

Current income tax

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

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Taxation (continued)

Deferred tax

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

Deferred tax liabilities are recognised for all taxable temporary differences.

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

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

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

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

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

3.17 Related parties

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

4. CASH AND CASH EQUIVALENTS

	VND	
	30 June 2021	31 December 2020
Cash on hand	69,991,352	134,238,604
Cash at banks	33,698,488,503	7,926,992,284
Cash equivalent (*)	25,000,000,000	-
TOTAL	58,768,479,855	8,061,230,888

(*) Cash equivalent represents short-term investment in bond with original maturity term of one (1) month and earn interest of 6.7% per annum.

5. HELD-TO-MATURITY INVESTMENTS

	VND	
	30 June 2021	31 December 2020
Short-term deposits at banks (Note 5.1)	80,763,813,108	97,270,406,552
Long-term investments in redeemable preference shares ("RPS") (Note 5.2)	258,749,150,000	258,749,150,000
TOTAL	339,512,963,108	356,019,556,552

5.1 Short-term held-to-maturity investments

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

5.2 Long-term held-to-maturity investments

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

The Issuers	30 June 2021		Redemption date
	No. of shares	Value VND	
Gia Khanh Management and Development Joint Stock Company ("Gia Khanh")	6,899,980	68,999,800,000	Not later than August 2024
Hoang An Consultant Joint Stock Company ("Hoang An")	6,199,980	61,999,800,000	
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		258,749,150,000	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

5. HELD-TO-MATURITY INVESTMENTS (continued)

5.2 Long-term held-to-maturity investments (continued)

The terms and conditions relevant to the above are as follows:

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

6. SHORT-TERM TRADE RECEIVABLES

	VND	
	30 June 2021	31 December 2020
Trade receivables from customers	42,931,547,742	44,842,795,544
Viet Address Office Housing Development Joint Stock Company ("Viet Address")	16,890,000,000	5,830,000,000
Individual customers who bought apartments An Gia Housing Development Joint Stock Company ("An Gia Housing")	15,151,517,969	15,151,518,480
Others	10,337,353,213	22,012,048,279
Trade receivables from related parties (Note 29)	552,676,560	1,849,228,785
	-	802,377,340
TOTAL	42,931,547,742	45,645,172,884

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

7. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	30 June 2021	31 December 2020
FPT Information System Corporation Branch in Ho Chi Minh City	2,359,988,636	-
Tan Binh Investment and Construction Corporation	-	4,920,202,000
Others	166,240,000	1,904,595,680
TOTAL	2,526,228,636	6,824,797,680

8. LOAN RECEIVABLES

	VND	
	30 June 2021	31 December 2020
Short-term	743,645,254,131	710,183,201,300
Loan to related parties (Note 29)	256,210,000,000	354,294,000,000
Loan to other parties	487,435,254,131	355,889,201,300
Long-term	-	174,250,000,000
Loan to related parties (Note 29)	-	174,250,000,000
TOTAL	743,645,254,131	884,433,201,300

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

8. LOAN RECEIVABLES (continued)

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

Borrower	30 June 2021 VND	Repayment term of principal
Short-term loans to related parties	256,210,000,000	
AGI & HSR Consultant Joint Stock Company ("AGI & HSR")	174,250,000,000	16 June 2022
Gia Linh Real Estate Corporation ("Gia Linh")	57,440,000,000	From 25 October 2021 to 17 May 2022
AGI & ACT Consultant Joint Stock Company ("AGI & ACT")	12,977,000,000	14 March 2022
Dong Nam Construction Trading Service Company Limited ("Dong Nam")	10,517,000,000	From 27 April 2022 to 29 June 2022
Hoosiers Living Service Viet Nam Company Limited ("Hoosiers Living")	450,000,000	11 November 2021
Gia An Consultant Joint Stock Company ("Gia An")	391,000,000	17 January 2022
Thinh Phat Management and Development Joint Stock Company ("Thinh Phat")	115,000,000	14 April 2022
An Tuong Trading Investment and Development Joint Stock Company ("An Tuong")	70,000,000	31 December 2021
Short-term loans to other parties	487,435,254,131	
Hung An Development Company Limited	210,987,000,000	From 5 November 2021 to 23 June 2022
Hoang Bach Management and Development Joint Stock Company Thien An	164,117,377,831	From 23 December 2021 to 27 April 2022
	77,333,870,000	From 5 May 2022 to 22 May 2022
Viet Address	25,802,640,000	From 19 November 2021 to 31 December 2021
Hoang Phat Management and Investment Company Limited	8,952,000,000	10 December 2021
Hoang Long Management and Investment Company Limited	138,366,300	14 May 2021
An Gia Thinh Vuong Real Estate Investment Corporation	104,000,000	31 January 2022
TOTAL	743,645,254,131	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

9. OTHER RECEIVABLES

	VND	
	30 June 2021	31 December 2020
Short-term	380,348,008,214	385,906,508,843
Advance for transferring of charter capital/shares in:		
AGI & ACT	142,016,438,356	186,591,780,822
Others	130,000,000,000	130,000,000,000
Interest receivables	12,016,438,356	56,591,780,822
Deposits of terminated contracts	91,647,803,420	60,118,107,820
Dividend receivables	84,000,000,000	84,000,000,000
Receivable on disposal of investments	50,090,000,000	-
Others	-	43,767,400,000
	12,593,766,438	11,429,220,201
Long-term	717,209,427,372	682,740,423,622
Business Cooperation Contract ("BCC") capital contribution		
BCC with related parties (Note 29)	678,886,000,000	650,000,000,000
BCC with Nam Phuong Management and Development Joint Stock Company ("Nam Phuong") (i)	520,000,000,000	520,000,000,000
Deposits for developing real estate projects	158,886,000,000	130,000,000,000
Interest receivables	32,440,423,622	32,740,423,622
	5,883,003,750	-
TOTAL	1,097,557,435,586	1,068,646,932,465
Provision for doubtful short-term receivables	(11,300,000,000)	(6,300,000,000)
NET	1,086,257,435,586	1,062,346,932,465
<i>In which:</i>		
Due from related parties - short term (Note 29)	260,102,903,659	189,954,904,340
Due from related parties - long term (Note 29)	520,000,000,000	520,000,000,000
Due from other parties	306,154,531,927	352,392,028,125

- (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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

10. INVENTORIES

	VND	
	30 June 2021	31 December 2020
Service in progress	16,254,604,547	16,617,390,878
Property inventories available for sale	1,813,061,597	1,813,061,597
<i>An Gia Riverside</i>	1,813,061,597	1,813,061,597
Merchandise goods	852,368,455	825,054,546
TOTAL	18,920,034,599	19,255,507,021

11. PREPAID EXPENSES

	VND	
	30 June 2021	31 December 2020
Short-term	5,600,490,895	11,257,183,217
Rental fee of advertising panels	925,356,577	5,429,666,665
Construction of event house	-	1,237,500,000
Others	4,675,134,318	4,590,016,552
Long-term	12,478,899,762	18,765,615,718
Office rental	4,800,170,791	7,680,273,266
Rental fee of advertising panels	4,698,278,666	6,894,000,000
Office renovation	1,372,400,840	1,745,776,910
Tools and supplies	1,007,163,506	967,841,841
Brand development cost	410,339,365	915,033,119
Others	190,546,594	562,690,582
TOTAL	18,079,390,657	30,022,798,935

An Gia Real Estate Investment and Development Corporation

B09a-DN

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

12. TANGIBLE FIXED ASSETS

	Means of transportation	Office equipment	Other tangible assets	VND Total
Cost				
As at 31 December 2020	41,205,418,182	907,079,500	160,000,000	42,272,497,682
New purchase	-	1,198,125,000	-	1,198,125,000
As at 30 June 2021	41,205,418,182	2,105,204,500	160,000,000	43,470,622,682
<i>In which:</i>				
Fully depreciated	-	743,724,500	-	743,724,500
Accumulated depreciation				
As at 31 December 2020	(5,548,519,563)	(848,909,746)	(58,666,674)	(6,456,095,983)
Depreciation for the period	(2,575,338,630)	(151,355,516)	(16,000,002)	(2,742,694,148)
As at 30 June 2021	(8,123,858,193)	(1,000,265,262)	(74,666,676)	(9,198,790,131)
Net carrying amount				
As at 31 December 2020	35,656,898,619	58,169,754	101,333,326	35,816,401,699
As at 30 June 2021	33,081,559,989	1,104,939,238	85,333,324	34,271,832,551
<i>In which:</i>				
Pledged as loans security (Note 19.3)	32,975,082,507	-	-	32,975,082,507

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

13. INVESTMENT PROPERTIES

	VND		
	<i>Apartments for lease</i>	<i>Apartments held for capital appreciation</i>	<i>Total</i>
Cost			
As at 31 December 2020	43,664,027,206	11,786,933,119	55,450,960,325
Long-term lease	<u>5,734,705,699</u>	<u>(5,734,705,699)</u>	<u>-</u>
As at 30 June 2021	<u>49,398,732,905</u>	<u>6,052,227,420</u>	<u>55,450,960,325</u>
Accumulated depreciation			
As at 31 December 2020	(2,450,977,351)	-	(2,450,977,351)
Depreciation for the period	<u>(10,904,664,140)</u>	<u>-</u>	<u>(10,904,664,140)</u>
As at 30 June 2021	<u>(13,355,641,491)</u>	<u>-</u>	<u>(13,355,641,491)</u>
Net carrying amount			
As at 31 December 2020	<u>41,213,049,855</u>	<u>11,786,933,119</u>	<u>52,999,982,974</u>
As at 30 June 2021	<u>36,043,091,414</u>	<u>6,052,227,420</u>	<u>42,095,318,834</u>

Additional disclosures:

Cost and accumulated depreciation of long-term lease investment properties which the Company receives rental fee for many periods and rental income is recognised one time at the entire rental amount received in advance, are VND 10,538,918,794 as at the balance sheet date (as at 31 Dec 2020: VND 0)

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

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Rental income from investment properties	29,053,352,698	691,532,315
Direct operating expenses of investment properties that generated rental income during the year	(10,904,664,140)	(574,435,239)

The future annual rental receivable under the operating leases is disclosed in Note 30.

The fair value of the investment property had not yet been formally assessed and determined as at 30 June 2021. However, based on the current occupancy rate and the market value of these properties, management believes that these properties' fair values are higher than their carrying values at the balance sheet date.

14. LONG-TERM INVESTMENTS

	VND	
	<i>30 June 2021</i>	<i>31 December 2020</i>
Investments in subsidiaries (Note 14.1)	203,168,350,000	23,168,750,000
Investments in associates (Note 14.2)	1,750,450,000	1,350,450,000
Investments in other entities (Note 14.3)	639,000,000	179,029,000,000
Held-to-maturity investments (Note 5.2)	258,749,150,000	258,749,150,000
Provision for long-term investments	(8,172,611,656)	(5,739,234,430)
TOTAL	456,134,338,344	456,558,115,570

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

14. LONG-TERM INVESTMENTS (continued)

14.1 Investments in subsidiaries

Detail of investments in those below operating subsidiaries are as follows:

Name	Business activities	30 June 2021			31 December 2020		
		% Owner- ship (%)	% voting right	Cost of investment (VND'000)	% Owner- ship (%)	% voting right (%)	Cost of investment (VND'000)
An Tuong Investment Trading And Development Joint Stock Company	Investment and management consultancy	99.99	99.98	179,999,600	-	-	-
An Gia Phu Thuan Investment Company Limited ("Phu Thuan")	Trade real estate	100	100	18,920,000	100	100	18,920,00
CRE & AGI Consultant Joint Stock Company ("CRE & AGI")	Investment and management consultancy	99.80	99.80	1,497,000	99.80	99.80	1,497,000
Hoang An Gia Khanh		50.01	50.01	1,000,200	50.01	50.01	1,000,200
AGI & HSR (*)		50.01	50.01	1,000,200	50.01	50.01	1,000,200
		50.09	50.09	751,350	50.09	50.09	751,350
TOTAL				203,168,350			23,168,750

(*) As at 30 June 2021, 52,635 and 22,500 shares of AGI & HSR owned by the Company were pledged as collateral for the short-term loan from Vietnam Joint Stock Commercial Bank for Industry and Trade – Branch 11 (Note 19.1) and the current portion of long-term loans from Hoosiers - VN1 Limited ("Hoosiers") (Note 29).

14.2 Investments in associates

Detail of investments in those below operating associates are as follows:

Name	Business activities	30 June 2021		31 December 2020	
		% ownership and voting right (%)	Cost of investment (VND'000)	% ownership and voting right (%)	Cost of investment (VND'000)
AGI & HVC	Investment and management consultancy	30.01	450,150	30.01	450,150
AGI & DDC		30.01	450,150	30.01	450,150
AGI & GLC		30.01	450,150	30.01	450,150
Loc Phat Investment Joint Stock Company		40.00	400,000	-	-
TOTAL			1,750,450		1,350,450

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

14. LONG-TERM INVESTMENTS (continued)

14.3 Investments in other entities

Name	Business activities	Status	30 June 2021		31 December 2020	
			%	Cost of	%	Cost of
			Voting	investment	Voting	investment
			right		right	
			(%)	(VND'000)	(%)	(VND'000)
Hoosiers Living	Investment and management consultancy	Operating	15	639,000	15	639,000
An Tuong			-	-	19.5	390,000
			-	-	-	178,000,000
TOTAL				639,000		179,029,000

15. SHORT-TERM TRADE PAYABLES

	VND	
	30 June 2021	31 December 2020
Trade payables to suppliers	62,936,633,020	59,584,748,940
<i>Ricons Construction Investment</i>		
<i>Joint Stock Company</i>	55,000,000,000	55,000,000,000
<i>Others</i>	7,936,633,020	4,584,748,940
Trade payables to related parties (Note 29)	-	8,279,095
TOTAL	62,936,633,020	59,593,028,035

16. STATUTORY OBLIGATION

	VND			
	31 December 2020	Increase in period	Decrease in period	30 June 2021
Value-added tax	399,100,151	5,057,534,721	(684,190,576)	4,772,444,296
Personal income tax	1,045,365,682	2,965,890,761	(3,592,971,218)	418,285,225
Others	816,158,509	618,246,182	(1,302,796,869)	131,607,822
Corporate income tax	6,900,360,053	-	(6,900,360,053)	-
TOTAL	9,160,984,395	8,641,671,664	(12,480,318,716)	5,322,337,343

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

17. SHORT-TERM ACCRUED EXPENSES

	VND	
	30 June 2021	31 December 2020
Interest expenses	45,000,954,369	41,321,143,856
Project transferring expenses	11,387,102,737	16,307,304,737
Legal fee	2,840,000,000	2,840,000,000
Bonus to employees	2,637,416,233	5,808,736,815
Brokerage and consultancy fees	1,830,770,515	1,510,300,915
Others	13,556,477,809	12,456,994,384
TOTAL	77,252,721,663	80,244,480,707
<i>In which:</i>		
<i>Due to other parties</i>	65,069,649,776	73,188,535,954
<i>Due to related parties (Note 29)</i>	12,183,071,887	7,055,944,753

18. OTHER SHORT-TERM PAYABLES

	VND	
	30 June 2021	31 December 2020
Interest expenses	37,285,301,522	37,406,373,465
Deposits received	6,695,000,000	10,390,000,000
Borrowings	2,000,000,000	-
Others	133,345,883	46,018,472
TOTAL	46,113,647,405	47,842,391,937
<i>In which:</i>		
<i>Due to related parties (Note 29)</i>	45,980,301,522	47,796,373,465
<i>Due to other parties</i>	133,345,883	46,018,472

19. LOANS

	VND	
	30 June 2021	31 December 2020
Short-term	267,163,166,159	185,086,263,651
Current portion of long-term loans from related parties (Note 29)	106,296,800,000	74,523,483,368
Current portion of long-term bond (Note 19.3)	99,404,696,974	-
Short-term loans from banks (Note 19.1)	56,122,950,271	80,224,061,364
Current portion of loans from banks (Note 19.2)	5,338,718,914	5,338,718,919
Short-term loans from another party	-	25,000,000,000
Long-term	959,916,064,054	1,167,997,812,044
Bonds issuance (Note 19.3)	679,421,008,653	778,136,397,187
Long-term loan from related parties (Note 29)	170,000,000,000	276,697,000,000
Long-term loans from banks (Note 19.2)	110,495,055,401	113,164,414,857
TOTAL	1,227,079,230,213	1,353,084,075,695

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

19. LOANS (continued)

Movement of loans are as follows:

		VND
	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
As at 1 January	1,353,084,075,695	381,767,905,183
Drawdown of borrowings	105,324,070,688	106,893,157,873
Issuance of bond	-	98,214,090,910
Repayment of borrowings	(231,618,024,610)	(111,290,265,307)
Foreign exchange differences	(400,200,000)	377,200,000
Allocation of bond issuance expenses	689,308,440	297,651,516
As at 30 June	1,227,079,230,213	476,259,740,175

The loans and bonds bear applicable interest rates, ranging from 5% to 11.75% per annum.

19.1 Short-term loans from banks

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

Bank	30 June 2021	Principal repayment term	Description of collaterals
	VND		
Vietnam Joint Stock Commercial Bank for Industry and Trade – Branch 11	35,124,070,688	From 4 July 2021 to 29 December 2021	Rights associated with 52,635 shares of AGI & HSR hold by the Company (Note 14.1); Fixed term deposit contracts and means of transportation
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ky Dong Branch	20,998,879,583	From 28 July 2021 to 23 September 2021	Unsecured
TOTAL	56,122,950,271		

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

19. LOANS (continued)

19.2 Long-term loans from banks

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

Bank	30 June 2021	Principal repayment term	Purpose	Description of collaterals
	VND			
Tien Phong Commercial Joint Stock Bank	100,000,000,000	30 June 2023	Invest in BCC No. 06/2020/HDHTKD/AG-LG	Land use rights, house ownership and other properties associated with lands owned by the Company and other parties
Bao Viet Joint Stock Commercial Bank - Ho Chi Minh City Branch	6,570,000,000	From 9 July 2021 to 30 December 2025	Purchase of means of transportation	Means of transportation (Note 12)
Shinhan Bank Vietnam Limited - Binh Duong Branch	6,324,324,327	From 25 July 2021 to 18 August 2023		
United Overseas Bank (Vietnam)	2,939,449,988	From 5 July 2021 to 19 December 2024		

115,833,774,315

In which:

Current portion

5,338,718,914

Non-current portion

110,495,055,401

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

19. LOANS (continued)

19.3 Bond issuance

The Company issued the long-term bond at total par value of VND 780 billion to finance the Company'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>30 June 2021</i>	<i>Interest rate</i>	<i>Description of collaterals</i>
			VND		
Tien Phong Commercial Joint Stock Bank	31 July 2020	Thirty-five (35) months from the date of issuance	599,884,675,327	Applicable interest rate	Land use rights, house ownership and other properties 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	99,404,696,974 79,536,333,326	Applicable interest rate	Land use rights, house ownership and other properties associated with lands owned by the Company and other parties
			778,825,705,627		
<i>In which:</i>					
<i>Current portion</i>			99,404,696,974		
<i>Non-current portion</i>			679,421,008,653		

20. LONG-TERM PROVISIONS

The balance represents the provision for apartments warranty for items completed and handed over as at the balance sheet date ranging from 1% to 2% of construction cost, based on specific features of projects and the managements' practical experiences.

An Gia Real Estate Investment and Development Corporation

B09a-DN

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

21. OWNERS' EQUITY

21.1 Increase and decrease in owners' equity

	Share capital	Share premium	Treasury shares	Undistributed earnings	VND Total
For the six-month period ended 30 June 2020					
As at 31 December 2019	750,000,000,000	179,620,018,200	-	188,075,424,678	1,117,695,442,878
Repurchase of shares	-	-	(1,000,000,000)	-	(1,000,000,000)
Net profit for the period	-	-	-	2,706,415,318	2,706,415,318
As at 30 June 2020	750,000,000,000	179,620,018,200	(1,000,000,000)	190,781,839,996	1,119,401,858,196
For the six-month period ended 30 June 2021					
As at 31 December 2020	824,925,170,000	179,620,018,200	(1,300,000,000)	140,214,252,805	1,143,459,441,005
Issuance of shares under the Employee Stock Ownership Plan ("ESOP")	2,580,600,000	(305,830,000)	1,300,000,000	-	3,574,770,000
Bonus and welfare fund	-	-	-	(20,000,000,000)	(20,000,000,000)
Net profit for the period	-	-	-	18,985,195,204	18,985,195,204
As at 30 June 2021	827,505,770,000	179,314,188,200	-	139,199,448,009	1,146,019,406,209

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

21. OWNERS' EQUITY (continued)

21.2 Contributed share capital

	30 June 2021			31 December 2020		
	Number of shares	Amount VND'000	% ownership	Number of shares	Amount VND'000	% ownership
Truong Giang Management and Investment Joint Stock Company	31,079,046	310,790,460	37.56	31,079,046	310,790,460	37.67
Others	51,671,531	516,715,310	62.44	51,314,054	513,140,540	62.21
Treasury shares	-	-	-	99,417	994,170	0.12
TOTAL	82,750,577	827,505,770	100	82,492,517	824,925,170	100

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

21.3 Capital transactions with owners

	VND	
	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Contributed capital		
As at 1 January	824,925,170,000	750,000,000,000
Insurance of share under ESOP (*)	2,580,600,000	-
As at 30 June	827,505,770,000	750,000,000,000

(*) On 7 January 2021, the Company issued additional 258,060 ordinary shares at the price of VND 10,000/share and re-issued 99,417 treasure shares of VND 1,300,000,000 to its key executives under ESOP program in accordance with the General Meeting Resolution No. 17/2020/QD-AGI-PL dated 24 April 2020. On 24 February 2021, the DPI of Ho Chi Minh City issued the 14th amended BRC approving the said increase up to VND 827,505,770,000 in share capital.

21.4 Shares

	Number of shares	
	30 June 2021	31 December 2020
Authorised shares	82,750,577	82,492,517
Issued and paid-up shares		
Ordinary shares	82,750,577	82,492,517
Treasury shares		
Ordinary shares	-	99,417
Shares in circulation		
Ordinary shares	82,750,577	82,393,100

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

22. REVENUES

22.1 Net revenue from sale of goods and rendering of services

	VND	
	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Gross revenue	80,179,016,372	65,005,699,746
<i>In which:</i>		
<i>Rendering of long-term leasing service (*)</i>	28,600,000,000	-
<i>Rendering of brokerage and marketing services</i>	25,600,689,800	34,381,333,981
<i>Rendering of consulting services</i>	25,404,973,874	27,692,920,421
<i>Sale of others</i>	573,352,698	2,931,445,344
Net revenue	80,179,016,372	65,005,699,746
<i>In which:</i>		
<i>Sales to other parties</i>	80,179,016,372	57,876,822,683
<i>Sales to related parties</i>	-	7,128,877,063

- (*) Long-term rental income is revenue recognised one time at the entire received amount for apartments which have long-term lease of many periods and the leased periods cover more than 90% of useful life of the assets, following the accounting policy as presented in Note 3.15. If the revenue from these leases is allocated on a straight-line basis over the lease term, the impact to revenue, cost of goods sold and services rendered, and gross profit are as follows:

	VND	
	For the six-month period ended 30 June 2021	
	Revenue recognized in full	Revenue is amortized over the lease term
Net revenue	28,600,000,000	-
Cost of goods sold and service rendered	(10,358,760,806)	-
Gross profit	18,241,239,194	-

22.2 Finance income

	VND	
	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Interest income	32,554,349,860	17,693,057,116
Dividends (Note 29)	50,090,000,000	-
Share profit from BCC contract	36,819,670,417	-
Foreign exchange gains	400,162,067	-
Others	-	8,119,376
TOTAL	119,864,182,344	17,701,176,492

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

23. COST OF GOODS SOLD AND SERVICES RENDERED

		VND
	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Cost of brokerage and marketing service rendered	28,302,491,765	8,893,425,062
Cost of consulting service rendered	17,440,629,957	22,841,279,350
Cost of leasing	10,358,760,806	-
Cost of other services rendered	545,903,334	1,441,867,714
TOTAL	56,647,785,862	33,176,572,126

24. FINANCE EXPENSES

		VND
	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Interest expense and allocation of bond issuance costs	68,436,803,722	21,886,049,292
Provision for investments	2,433,377,226	3,362,250,413
Foreign exchange losses	-	377,182,480
Others	3,261,874,999	496
TOTAL	74,132,055,947	25,625,482,681

25. GENERAL AND ADMINISTRATIVE EXPENSES

		VND
	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
External services expenses	26,026,772,162	20,977,784,673
Labor costs	13,978,338,863	16,016,736,069
Provision	5,000,000,000	690,000,000
Depreciation and amortisation expenses	2,697,025,928	1,052,321,007
Tools and supplies	698,738,177	515,791,123
Others	1,314,058,812	1,484,956,840
TOTAL	49,714,933,942	40,737,589,712

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

26. OTHER INCOME AND EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Other income	5,750,014	37,513,462,978
Contract violation penalty received	-	37,000,000,000
Others	5,750,014	513,462,978
Other expenses	(308,171,009)	(16,589,923,362)
Penalties	(308,170,497)	(15,808,314,000)
Loss from disposal of assets	-	(120,426,187)
Others	(512)	(661,183,175)
NET OTHER (LOSS) PROFIT	(302,420,995)	20,923,539,616

27. OPERATING COST

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
External services	54,590,070,693	30,156,355,625
Labor costs	31,418,968,820	38,858,015,419
Depreciation and amortisation expenses	13,907,561,988	1,655,589,592
Others	6,706,925,069	3,539,636,245
TOTAL	106,623,526,570	74,209,596,881

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

28. CORPORATE INCOME TAX

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

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

28.1 CIT expenses

	VND	
	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Current tax expense	-	1,088,920,974

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

	VND	
	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Accounting profit before tax	18,985,195,204	3,795,336,292
At CIT rate applicable to the Company	3,797,039,041	759,067,258
<i>Adjustments:</i>		
Non-deductible expenses	691,375,036	421,853,716
Dividend income	(10,018,000,000)	-
Loss carried in the period	5,513,626,323	-
Unrecognised deferred tax assets	15,959,600	(92,000,000)
CIT expense	-	1,088,920,974

28.2 Current tax

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

29. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during this period and previous period were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
------------------------	---------------------	---------------------	--	--

Significant transactions with related parties for BC27 project

Hung Vuong	Related party	Lending collecting	127,044,000,000	-
		Interest income	3,077,991,370	-
		Lending	554,000,000	-
Dang Duong	Related party	Lending collecting	116,280,000,000	-
		Interest income	2,819,391,783	-
Gia Linh	Related party	Lending collection	49,740,000,000	-
		Lending	9,060,000,000	-
		Interest income	3,119,184,245	164,651,176
		Loan drawdown	-	14,000,000,000
		Loan repayment	-	14,000,000,000
		Lending collection	-	2,860,000,000
		Interest expenses	-	21,095,890

Significant transactions with related parties for The Sóng project

Phuoc Loc Investment Construction Tourism Corporation ("Phuoc Loc")	Subsidiary	Loan repayment	62,800,000,000	38,700,000,000
		BCC shared profit	23,630,000,000	-
		Loan drawdown	19,500,000,000	10,600,000,000
		Interest expenses	11,467,993,151	2,894,109,589
		Other income	-	473,577,987

Significant transactions with related parties for River Panorama and Sky 89 projects

AGI & HSR	Subsidiary	Dividend	50,090,000,000	-
		Interest income	5,453,030,078	5,156,441,021
An Gia Phu Thinh Joint Stock Company ("Phu Thinh")	Subsidiary	Loan repayment	41,423,483,368	19,700,000,000
		Loan drawdown	13,700,000,000	15,382,879,933
		Interest expenses	19,229,431	10,828,601,590
		Revenue from brokerage and consulting services	-	7,128,877,063
		Received on behalf	-	4,950,000,000
Hoosiers	Shareholder	Interest expenses	2,632,156,444	2,663,213,445

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during this period and previous period were as follows: (continued)

				VND
			For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Related parties	Relationship	Transactions		
Significant transactions with related parties for The Standard project				
An Tuong	Subsidiary	Purchase of RPS	-	60,000,000,000
		Repayment of borrowing	-	60,000,000,000
		Payment on behalf	-	6,429,591,877
		Lending	-	4,164,753,151
Le Gia	Subsidiary	BCC shared profit	7,306,666,667	-
		Lending	-	2,563,363,412
Tan Loc Management and development Company Limited ("Tan Loc")	Subsidiary	Lending collection	-	240,000,000,000
		Reversal of interest income	-	681,863,015
Significant transactions with related parties for D7 project				
Thinh Phat	Related party	Lending	4,815,000,000	-
		Lending collection	4,700,000,000	-
		Interest income	467,808	-
AGI & ACT	Related party	Interest income	385,445,588	328,162,847
		Lending	93,000,000	180,000,000
Significant transactions with related parties for Riverside and Skyline projects				
Phu Thuan	Subsidiary	Deposit repayment	3,695,000,000	-
		Deposit received	-	12,000,000,000
Creed	Shareholder	Service fee	683,255,931	1,046,778,655
CRE & AGI	Subsidiary	Lending collection	-	20,300,000,000
		Shares transferring	-	18,920,000,000
		Reversal of interest income	-	1,243,568,219
Significant transactions with related parties for West Gate project				
Gia Khanh	Subsidiary	Loan repayment	1,500,000,000	-
		Interest expenses	29,095,887	-
		Lending collection	-	22,800,000,000
		Lending	-	6,600,000,000
		Interest income	-	637,643,835

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during this period and previous period were as follows: (continued)

				VND
			For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Related parties	Relationship	Transactions		
Significant transactions with related parties for Newtech project				
Kien Van Consultant Joint Stock Company ("Kien Van")	Related party	Fines against contract violations	-	37,000,000,000
		Interest income	-	8,760,303,561
Significant transactions with related parties for other projects				
Project management boards	Related party	Advance Collection of advances	5,647,005,690 2,051,898,772	2,363,167,620 -
Gia An	Common key management personnel	Lending Interest income	391,000,000 7,589,178	- -
Viet Address (until June 2020)	Former subsidiary	Lending collection	-	37,990,000,000
		Advance for office rental	-	21,232,640,000
		Lending	-	14,590,000,000
		Reversal of interest income	-	223,356,824

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

			VND	
Related parties	Relationship	Transactions	30 June 2021	31 December 2020
Short-term trade receivable				
Phu Thinh	Subsidiary	Rendering of services	-	802,377,340
Short-term loan receivables				
AGI & HSR	Subsidiary	Lending	174,250,000,000	-
Gia Linh	Related party	Lending	57,440,000,000	98,120,000,000
AGI & ACT	Related party	Lending	12,977,000,000	12,884,000,000
Dong Nam	Related party	Lending	10,517,000,000	-
Hoosiers Living	Related party	Lending	450,000,000	450,000,000
Gia An	Related party	Lending	391,000,000	-
Thinh Phat	Related party	Lending	115,000,000	-
An Tuong	Subsidiary	Lending	70,000,000	70,000,000
Hung Vuong	Related party	Lending	-	126,490,000,000
Dang Duong	Related party	Lending	-	116,280,000,000
			256,210,000,000	354,294,000,000
Other short-term receivables				
AGI & ACT	Related party	Advance	130,000,000,000	130,000,000,000
		Interest	1,521,634,023	1,136,188,435
AGI & HSR	Subsidiary	Dividend	50,090,000,000	-
		Interest	39,167,231,185	33,714,201,107
Phuoc Loc	Subsidiary	BCC shared profit	19,630,000,001	16,013,490,002
Le Gia	Subsidiary	BCC shared profit	7,526,666,667	228,913,219
Gia Linh	Related party	Interest	4,061,693,835	942,509,590
An Tuong	Related party	Payment on behalf	330,000,000	330,000,000
		Interest	105,819,384	103,215,960
Hung Vuong	Related party	Interest	-	1,762,954,109
Dang Duong	Related party	Interest	-	1,752,723,286
Other parties	Related party	Lending, advance, interest	7,669,858,564	3,970,708,632
			260,102,903,659	189,954,904,340

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

			VND	
Related parties	Relationship	Transactions	30 June 2021	31 December 2020
Long-term loan receivable				
AGI & HSR	Subsidiary	Lending	-	174,250,000,000
Other long-term receivables				
Phuoc Loc	Subsidiary	BCC capital contribution (i)	400,000,000,000	400,000,000,000
Le Gia	Subsidiary	BCC capital contribution (ii)	120,000,000,000	120,000,000,000
			520,000,000,000	520,000,000,000
Short-term trade payable				
Creed	Shareholder	Consulting services	-	8,279,095
Short-term accrued expenses				
Phuoc Loc	Subsidiary	Interest expenses	10,352,301,372	5,545,643,838
Creed	Shareholder	Consulting service	1,830,770,515	1,510,300,915
			12,183,071,887	7,055,944,753
Other short-term payables				
Phu Thinh	Subsidiary	Interest expenses	37,285,301,522	37,266,072,092
Phu Thuan	Subsidiary	Deposits received	6,695,000,000	10,390,000,000
Phuoc Loc	Subsidiary	Borrowings	2,000,000,000	-
Gia Khanh	Subsidiary	Interest expenses	-	140,301,373
			45,980,301,522	47,796,373,465

(i) The Company and Phuoc Loc cooperate in investing, implementing the construction, operating and sharing profit from The Sóng Project for the period of thirty-five (35) months from 10 August 2020.

(ii) The Company and Le Gia 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 INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

			VND	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>30 June 2021</i>	<i>31 December 2020</i>
Short-term loans				
Hoosiers	Shareholder	Loans (*)	106,296,800,000	-
Phuoc Loc	Subsidiary	Unsecured loans	-	45,300,000,000
Phu Thinh	Subsidiary	Unsecured loans	-	27,723,483,368
Gia Khanh	Subsidiary	Unsecured loans	-	1,500,000,000
			106,296,800,000	74,523,483,368

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

		30 June 2021		<i>Principal repayment term</i>	<i>Description of collaterals</i>
<i>Lender</i>		<i>VND</i>	<i>Original currency US Dollar</i>		
Hoosiers	106,296,800,000	4,600,000		5 June 2022	22,500 shares of AGI & HSR owned by the Company (Note 14.1)

			VND	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>30 June 2021</i>	<i>31 December 2020</i>
Long-term loans				
Phuoc Loc	Subsidiary	Loans	170,000,000,000	170,000,000,000
Hoosiers	Shareholder	Loans	-	106,697,000,000
			170,000,000,000	276,697,000,000

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

		30 June 2021		<i>Principal repayment term</i>	<i>Description of collaterals</i>
<i>Lender</i>		<i>VND</i>			
Phuoc Loc	170,000,000,000			30 June 2023	Unsecured

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration to members of the Board of Directors and Management:

Individuals	Position	Remuneration		VND
		For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020	
Mr Nguyen Ba Sang	Chairman	228,500,000	906,500,000	
Mr Nguyen Trung Tin	Deputy Chairman cum Deputy General			
	Director	230,060,000	788,060,000	
Mr Do Le Hung	Member	333,333,336	333,333,336	
Mr Vu Quang Thinh	Member	333,333,336	333,333,336	
Mr Nguyen Thanh Chau	Chief Accountant	475,245,000	392,427,123	
TOTAL		1,600,471,672	2,753,653,795	

30. COMMITMENTS

Operating lease commitment (lessee)

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

	30 June 2021	31 December 2020	VND
Less than 1 year	1,108,839,316	-	
From 1 - 5 years	12,529,872,788	13,638,712,104	
TOTAL	13,638,712,104	13,638,712,104	

Operating lease commitment (lessor)

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

	30 June 2021	31 December 2020	VND
Less than 1 year	1,789,373,322	1,206,885,384	
From 1 - 5 years	4,903,049,368	4,196,305,820	
TOTAL	6,692,422,690	5,403,191,204	

Capital commitments

As at 30 June 2021, the Company had a commitment of VND 1,499,700,000 (as at 31 December 2020: VND 1,499,700,000) principally relating to capital contribution of subsidiaries.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2021 and for the six-month period then ended

31. IMPORTANT EVENT IN THE YEAR

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 interim separate financial statements.

32. EVENT AFTER THE INTERIM BALANCE SHEET DATE

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



Pham Thi Tra My
Preparer



Nguyen Thanh Chau
Chief Accountant



Nguyen Ba Sang
Legal representative

27 August 2021