

NO VA LAND INVESTMENT GROUP CORPORATION

**CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**



NO VA LAND INVESTMENT GROUP CORPORATION

**CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

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NO VA LAND INVESTMENT GROUP CORPORATION

CORPORATE INFORMATION

Enterprise registration certificate

No. 054350 dated 18 September 1992 was initially issued by the Department of Planning and Investment of Ho Chi Minh City with the latest 55th amendment No. 0301444753 dated 3 February 2021.

Board of Directors

Mr. Bui Thanh Nhon	Chairperson
Mr. Bui Xuan Huy	Member
Ms. Hoang Thu Chau	Member
Ms. Nguyen Thanh Bich Thuy	Independent Member (to 15 July 2020)
Mr. Pham Tien Van	Independent Member
Mr. Le Quoc Hung	Independent Member (from 5 June 2020)
Ms. Nguyen My Hanh	Independent Member (from 21 October 2020)

Audit Committee

Ms. Nguyen My Hanh	Head of Audit Committee (from 4 November 2020)
Ms. Pham Tien Van	Head of Audit Committee (from 30 July 2020 to 4 November 2020)
Ms. Nguyen Thanh Bich Thuy	Head of Audit Committee (to 30 July 2020)
Mr. Le Quoc Hung	Member (from 30 July 2020)
Mr. Pham Tien Van	Member (from 4 November 2020)
Ms. Nguyen Thi Minh Thanh	Member (to 4 November 2020)
Ms. Vo Thi Thu Van	Member (to 30 July 2020)

Board of Management

Mr. Bui Xuan Huy	General Director
Ms. Hoang Thu Chau	Deputy General Director

Legal representative

Mr. Bui Xuan Huy	General Director
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Registered office

313B - 315 Nam Ky Khoi Nghia Street, Vo Thi Sau Ward, District 3, Ho Chi Minh City, Vietnam

Operation office

65 Nguyen Du Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam

Auditor

PwC (Vietnam) Limited

NO VA LAND INVESTMENT GROUP CORPORATION

STATEMENT OF THE RESPONSIBILITY OF THE BOARD OF MANAGEMENT OF THE COMPANY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

The Board of Management of No Va Land Investment Group Corporation ("the Company") is responsible for preparing consolidated financial statements of the Company and its subsidiaries (together, "the Group") which give a true and fair view of the consolidated financial position of the Group as at 31 December 2020, and the consolidated results of its operations; and its consolidated cash flows for the year then ended. In preparing these consolidated financial statements, the Board of Management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent; and
- prepare the consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Group and enable consolidated financial statements to be prepared which comply with the basis of accounting set out in Note 2 to the consolidated financial statements. The Board of Management is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud or error.

APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

We hereby approve the accompanying consolidated financial statements as set out on pages 5 to 91 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, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements.

On behalf of the Board of Management



Bui Xuan Huy
General Director

Ho Chi Minh City, SR Vietnam
5 March 2021

**INDEPENDENT AUDITOR'S REPORT
TO THE SHAREHOLDERS OF NO VA LAND INVESTMENT GROUP CORPORATION**

We have audited the accompanying consolidated financial statements of No Va Land Investment Group Corporation ("the Company") and its subsidiaries (together, "the Group") which were prepared on 31 December 2020 and approved by the Board of Management on 5 March 2021. The consolidated financial statements 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 explanatory notes to the consolidated financial statements including significant accounting policies, as set out on pages 5 to 91.

Responsibility of the Board of Management

The Board of Management of the Company is responsible for the preparation and the true and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements and for such internal control which the Board of Management determines is necessary to enable the preparation and fair presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on consolidated the 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 standards and requirements and plan and perform the audit in order to obtain reasonable assurance as to 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 auditor's judgment, including an 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 true 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 the Board of 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.

Auditor's Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of Group as at 31 December 2020, its consolidated financial performance and consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on the preparation and presentation of consolidated financial statements.

Other Matter

This report is prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence.

For and on behalf of PwC (Vietnam) Limited



Nguyen Hoang Nam
Audit Practising Licence No.
0849-2018-006-1
Authorised signatory



Tran Van Thang
Audit Practising Licence No.
3586-2021-006-1

Report reference number: HCM10044
Ho Chi Minh City, 5 March 2021

CONSOLIDATED BALANCE SHEET

Code	ASSETS	Note	As at 31 December	
			2020 VND	2019 VND
100	CURRENT ASSETS		114,203,561,614,442	71,194,821,173,128
110	Cash and cash equivalents	4	11,558,787,555,672	6,466,219,516,377
111	Cash		7,069,734,042,545	1,951,125,604,251
112	Cash equivalents		4,489,053,513,127	4,515,093,912,126
120	Short-term investments		721,829,853,961	466,222,941,609
123	Investments held-to-maturity	5(a)(i)	721,829,853,961	466,222,941,609
130	Short-term receivables		13,797,994,628,756	5,894,052,885,444
131	Short-term trade accounts receivable	6	1,252,610,948,704	1,076,689,087,366
132	Short-term prepayments to suppliers	7	1,466,925,680,402	833,905,092,647
135	Short-term lendings	8(a)	3,019,394,229,338	768,720,953,764
136	Other short-term receivables	9(a)	8,069,327,416,090	3,225,001,397,445
137	Provision for doubtful debts – short-term	10	(10,263,645,778)	(10,263,645,778)
140	Inventories	11(a)	86,864,906,421,772	57,205,793,200,220
141	Inventories		86,867,908,152,180	57,209,437,130,190
149	Provision for decline in value of inventories		(3,001,730,408)	(3,643,929,970)
150	Other current assets		1,260,043,154,281	1,162,532,629,478
151	Short-term prepaid expenses	12(a)	108,660,292,416	75,480,339,169
152	Value Added Tax ("VAT") to be reclaimed	20(a)	1,100,087,503,087	978,926,176,534
153	Tax and other receivables from the State	20(a)	51,295,358,778	108,126,113,775

The notes on pages 11 to 91 are an integral part of these consolidated financial statements.

CONSOLIDATED BALANCE SHEET
(continued)

Code	ASSETS (continued)	Note	As at 31 December	
			2020 VND	2019 VND
200	LONG-TERM ASSETS		30,332,784,019,580	18,784,421,425,391
210	Long-term receivables		17,643,772,978,338	370,739,066,748
215	Long-term loan receivables	8(b)	175,500,000,000	-
216	Other long-term receivables	9(b)	17,468,272,978,338	370,739,066,748
220	Fixed assets		1,218,441,600,419	840,044,553,105
221	Tangible fixed assets	13	1,101,914,150,337	698,416,074,605
222	Historical cost		1,277,840,271,192	907,176,013,686
223	Accumulated depreciation		(175,926,120,855)	(208,759,939,081)
227	Intangible fixed assets	14	116,527,450,082	141,628,478,500
228	Historical cost		163,641,147,507	168,706,830,022
229	Accumulated amortisation		(47,113,697,425)	(27,078,351,522)
230	Investment properties	15	2,824,247,750,920	3,798,441,570,836
231	Historical cost		3,098,824,389,592	4,011,909,056,671
232	Accumulated depreciation		(274,576,638,672)	(213,467,485,835)
240	Long-term assets in progress		285,769,526,186	850,087,814,441
241	Long-term work in progress	11(b)	181,996,664,704	181,995,269,013
242	Construction in progress	16	103,772,861,482	668,092,545,428
250	Long-term investments		1,891,042,286,029	5,744,314,191,185
252	Investments in associates and joint ventures	5(b)	1,645,203,026,029	5,694,610,841,185
253	Investments in other entities	5(c)	9,649,750,000	7,939,750,000
255	Investments held to maturity	5(a)(ii)	236,189,510,000	41,763,600,000
260	Other long-term assets		6,469,509,877,688	7,180,794,229,076
261	Long-term prepaid expenses	12(b)	419,763,171,833	262,799,866,843
262	Deferred income tax assets	38(a)	98,904,564,199	76,536,421,869
269	Goodwill	17	5,950,842,141,656	6,841,457,940,364
270	TOTAL ASSETS		144,536,345,634,022	89,979,242,598,519

The notes on pages 11 to 91 are an integral part of these consolidated financial statements.

CONSOLIDATED BALANCE SHEET
(continued)

Code	RESOURCES	Note	As at 31 December	
			2020 VND	2019 VND
300	LIABILITIES		112,604,198,448,315	65,518,168,766,672
310	Short-term liabilities		31,427,343,626,571	18,809,633,988,008
311	Short-term trade accounts payable	18	2,796,907,426,567	2,544,601,659,105
312	Short-term advances from customers	19	4,087,250,768,389	1,254,023,590,387
313	Tax and other payables to the State	20(b)	282,435,420,985	205,713,049,755
314	Payables to employees	21	68,800,136,838	31,296,329,923
315	Short-term accrued expenses	22	3,521,965,253,981	2,697,796,706,234
318	Short-term unearned revenue		6,629,217,351	1,677,668,051
319	Other short-term payables	23(a)	6,095,948,983,201	3,624,338,062,834
320	Short-term borrowings and finance lease liabilities	24(a)	14,544,114,172,196	8,444,638,010,326
321	Provisions for short-term payables	25	17,743,381,768	-
322	Bonus and welfare fund		5,548,865,295	5,548,911,393
330	Long-term liabilities		81,176,854,821,744	46,708,534,778,664
336	Long-term unearned revenue		17,570,621,661	18,307,529,783
337	Other long-term payables	23(b)	37,466,617,172,442	14,133,031,990,444
338	Long-term borrowings and finance lease liabilities	24(b)	34,357,216,078,896	26,145,644,448,493
341	Deferred income tax liabilities	38(a)	9,200,704,471,191	6,255,537,958,898
342	Provision for long-term liabilities	25	134,746,477,554	156,012,851,046
400	OWNERS' EQUITY		31,932,147,185,707	24,461,073,831,847
410	Capital and reserves		31,932,147,185,707	24,461,073,831,847
411	Owners' capital	26, 27	9,862,852,970,000	9,695,407,970,000
411a	- Ordinary shares with voting rights		9,862,852,970,000	9,695,407,970,000
412	Share premiums	27	3,970,259,281,026	3,860,189,781,026
421	Undistributed earnings	27	12,051,422,037,059	8,722,828,720,589
421a	- Undistributed post-tax profits of previous years		8,722,828,720,589	5,618,698,169,829
421b	- Post-tax profit of current year		3,328,593,316,470	3,104,130,550,760
429	Non-controlling interests	27	6,047,612,897,622	2,182,647,360,232
440	TOTAL RESOURCES		144,536,345,634,022	89,979,242,598,519


 Nguyen Ngoc Bang
 Preparer


 Huynh Minh Lam
 Chief Accountant




 Bui Xuan Huy
 General Director
 5 March 2021

The notes on pages 11 to 91 are an integral part of these consolidated financial statements

CONSOLIDATED INCOME STATEMENT

Code	Note	Year ended 31 December	
		2020 VND	2019 VND
01	Revenue from sales of goods and rendering of services	5,241,732,045,264	11,026,232,997,553
02	Less deductions	(215,373,635,826)	(95,249,885,633)
10	Net revenue from sales of goods and rendering of services	5,026,358,409,438	10,930,983,111,920
11	Cost of goods sold and services rendered	(3,193,479,439,283)	(7,779,325,178,076)
20	Gross profit from sales of goods and rendering of services	1,832,878,970,155	3,151,657,933,844
21	Financial income	6,210,337,779,881	1,027,208,421,374
22	Financial expenses	(1,537,268,550,611)	(2,084,814,480,224)
23	- Including: Interest expense	(566,129,859,176)	(1,145,609,766,192)
24	Loss sharing from joint ventures and associates	(2,552,533,101)	(9,578,783,868)
25	Selling expenses	(164,007,104,072)	(294,869,082,499)
26	General and administration expenses	(1,290,197,237,197)	(1,197,219,171,605)
30	Net operating profit	5,049,191,325,055	592,384,837,022
31	Other income	325,517,674,148	3,847,134,745,198
32	Other expenses	(725,686,652,892)	(167,283,905,748)
40	Net other (expense)/income	(400,168,978,744)	3,679,850,839,450
50	Net accounting profit before tax	4,649,022,346,311	4,272,235,676,472
51	Business income tax ("BIT") - current	(280,426,493,741)	(692,528,132,718)
52	BIT - deferred	(462,094,272,894)	(192,385,441,843)
60	Net profit after tax	3,906,501,579,676	3,387,322,101,911
Attributable to:			
61	Owners of the Company	3,919,071,634,099	3,431,331,162,442
62	Non-controlling interests	(12,570,054,423)	(44,009,060,531)
70	Basic earnings per share	4,021	3,579
71	Diluted earnings per share	3,946	3,533


 Nguyen Ngoc Bang
 Preparer


 Huynh Minh Lam
 Chief Accountant


 Bui Xuan Huy
 General Director
 5 March 2021

CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)

		Year ended 31 December	
Code	Note	2020 VND	2019 VND
CASH FLOWS FROM OPERATING ACTIVITIES			
01	Net accounting profit before tax	4,649,022,346,311	4,272,235,676,472
	Adjustments for:		
02	Depreciation, amortization, goodwill allocation and bargain gain	736,177,431,407	(2,750,422,518,755)
03	Provisions	5,192,553,925	152,077,733,090
04	Unrealised foreign exchange (gain)/losses	(27,868,814,565)	4,193,535,205
05	Profits from investing activities	(6,091,949,021,258)	(974,173,763,255)
06	Interest expense and bond issuance costs	578,300,666,760	1,186,691,999,092
08	Operating (loss)/profit before changes in working capital	(151,124,837,420)	1,890,602,661,849
09	(Increase)/decrease in receivables	(14,437,175,827,623)	1,262,582,829,809
10	(Increase)/decrease in inventories	(14,079,277,627,374)	2,487,766,869,299
11	Increase in payables	28,866,405,419,147	937,271,650,485
12	(Increase)/decrease in prepaid expenses	(215,741,856,085)	119,120,886,872
14	Interest paid	(3,153,979,701,397)	(2,649,633,213,153)
15	BIT paid	(314,609,953,451)	(971,247,780,944)
20	Net cash (outflows)/inflows from operating activities	(3,485,504,384,203)	3,076,463,904,217
CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases of fixed assets and other long-term assets	(199,370,665,048)	(383,243,115,853)
22	Proceeds from disposals of fixed assets and long-term assets	27,802,740,778	11,199,068,191
23	Loans granted, purchases of debt instruments of other entities	(6,049,173,230,372)	(1,109,336,844,946)
24	Collection of loans, proceeds from sales of debt instruments of other entities	3,177,225,898,286	460,664,701,169
25	Investments in other entities	(12,825,776,162,226)	(14,398,343,074,655)
26	Proceeds from divestment in other entities	10,670,255,300,571	1,716,435,250,550
27	Dividends and interest received	288,396,281,192	296,593,687,515
30	Net cash outflows from investing activities	(4,910,639,836,819)	(13,406,030,328,029)

The notes on pages 11 to 91 are an integral part of these consolidated financial statements.

CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)
(continued)

		Year ended 31 December		
Code	Note	2020 VND	2019 VND	
CASH FLOWS FROM FINANCING ACTIVITIES				
31	Proceeds from issuance of shares and capital contribution	668,326,860,000	205,939,730,000	
32	Payments for share returns and repurchases	(1,508,355,000)	(82,000,000)	
33	Proceeds from borrowings	30,262,787,111,740	20,460,412,729,964	
34	Repayments of borrowings	(17,390,409,779,888)	(16,150,195,525,803)	
36	Dividends paid	(49,516,473,359)	(19,719,873,178)	
40	Net cash inflows from financing activities	13,489,679,363,493	4,496,355,060,983	
50	Net increase/(decrease) in cash and cash equivalents	5,093,535,142,471	(5,833,211,362,829)	
60	Cash and cash equivalents at beginning of year	4	6,466,219,516,377	12,315,170,763,611
61	Effect of foreign exchange differences		(967,103,176)	(15,739,884,405)
70	Cash and cash equivalents at end of year	4	11,558,787,555,672	6,466,219,516,377



Nguyen Ngoc Bang
Preparer



Huynh Minh Lam
Chief Accountant





Bui Xuan Huy
General Director
5 March 2021

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020****1 GENERAL INFORMATION**

No Va Land Investment Group Corporation ("the Company") is a joint stock company which was established in SR Vietnam pursuant to Enterprise registration certificate No. 054350, which was initially issued by the Department of Planning and Investment of Ho Chi Minh City, dated 18 September 1992 and the 55th amended Enterprise registration certificate No. 0301444753 dated 3 February 2021. The Company is formerly known as Thanh Nhon Trading Limited, which was established and operated under the Enterprise registration certificate as above.

The Company's shares were officially listed on Ho Chi Minh City Stock Exchange ("HOSE") on 28 December 2016 under the code "NVL" pursuant to Decision No 500/QD-SGDHCM issued by the General Director of HOSE on 19 December 2016.

The principal activities of the Company and its subsidiaries ("the Group") are resident project development; real estate trading; civil and industrial construction; providing design and management consultancy services; providing real estate brokerage services.

The normal business cycle of the Group's projects is within 36 months.

As at 31 December 2020, the Group had 2,248 employees (as at 31 December 2019: 2,247 employees).

As at 31 December 2020, the Group had 80 subsidiaries and 7 associates (as at 31 December 2019: 74 subsidiaries and 5 associates). The details are as follows:

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09 – DN/HN

1 GENERAL INFORMATION (continued)

	No	Name	Location	Principal activity	31.12.2020		31.12.2019	
					Percentage of		Percentage of	
					ownership	voting rights	ownership	voting rights
I – Subsidiaries								
	1	No Va Land Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.91	99.91	99.91	99.91
	2	No Va Thao Dien Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
	3	No Va Festival Corporation	Ho Chi Minh City	Real estate trading	99.17	99.46	94.02	94.02
	4	Nova Saigon Royal Investment Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	99.99	99.99
	5	Sai Gon Housing and Infrastructure Development Company Limited	Ho Chi Minh City	Real estate trading	99.96	99.96	99.96	99.96
	6	Nova Lucky Palace Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
	7	The Prince Residence Joint Stock Company	Ho Chi Minh City	Real estate trading	99.81	99.81	99.81	99.81
	8	Thanh Nhon Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.72	99.72	99.72	99.72
	9	Nova Sagel Company Limited	Ho Chi Minh City	Real estate trading	83.81	74.00	83.81	74.00
	10	Novaland Agent Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
	11	Phuoc Long Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.98	99.99
	12	Vung Tau Youth Hotel and Travel Joint Stock Company	Ho Chi Minh City	Real estate trading	93.40	95.00	65.00	65.00
	13	Nova Richstar Joint Stock Company	Ho Chi Minh City	Real estate trading, factory and warehouse lease	99.98	99.99	99.98	99.99
	14	Khai Hung Real Estate Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
	15	Nova Nam A Company Limited	Ho Chi Minh City	Real estate trading	92.71	92.71	92.71	92.71
	16	Nova Sasco Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
	17	No Va My Dinh Land Joint Stock Company	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
	18	Thanh Nhon Investment Real Estate Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
	19	Nova An Phu Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
	20	Nova Phuc Nguyen Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.97	99.97	99.89	99.89
	21	Tuong Minh Investment and Real Estate Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	99.99	99.99
	22	The 21st Century International Development Company Limited	Ho Chi Minh City	Real estate trading	98.97	98.97	98.96	98.97
	23	Phuong Dong Building Joint Stock Company	Ho Chi Minh City	Real estate trading	99.89	99.89	99.88	99.89
	24	Nova Rivergate Company Limited	Ho Chi Minh City	Real estate trading	99.77	99.77	99.77	99.77
	25	Nova Princess Residence Joint Stock Company	Ho Chi Minh City	Real estate trading	99.90	99.90	99.90	99.90
	26	Nha Rong Investment and Commercial Joint Stock Company	Ho Chi Minh City	Real estate trading	99.97	99.97	99.97	99.97

NO VA LAND INVESTMENT GROUP CORPORATION

Form B 09 – DN/HN

1 GENERAL INFORMATION (continued)

	No	Name	Location	Principal activity	31.12.2020		31.12.2019	
					Percentage of ownership	Percentage of voting rights	Percentage of ownership	Percentage of voting rights
I – Subsidiaries (continued)								
	27	Mega Housing Joint Stock Company	Ho Chi Minh City	Real estate trading	98.60	98.60	98.60	98.60
	28	Mega Tie Company Limited	Ho Chi Minh City	Real estate trading	98.59	99.99	98.59	99.99
	29	Bach Hop Real Estate Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
	30	Gia Duc Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
	31	Gia Phu Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
	32	Nova Riverside Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.97	99.98	99.97	99.98
	33	Ngoc Linh Hoa Joint Stock Company	Ho Chi Minh City	Real estate trading	99.83	99.83	99.83	99.83
	34	Nova Property Management Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
	35	Merufa-Nova Company Limited	Ho Chi Minh City	Real estate trading	99.89	99.90	99.88	99.90
	36	Nhat Hoa Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.81	99.98	99.81	99.98
	37	Ky Nguyen Urban Development Joint Stock Company	Ho Chi Minh City	Real estate trading	100.00	100.00	99.99	99.99
	38	Dinh Phat Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.95	99.96	99.95	99.96
	39	350 Real Estate Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	99.97	99.99	99.97	99.99
	40	CQ89 Real Estate Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	99.56	99.59	99.56	99.59
	41	Gia Huy Real Estate Investment and Development Company Limited	Ho Chi Minh City	Real estate trading	51.00	51.00	51.00	51.00
	42	Thinh Vuong Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.98	99.98	99.98	99.98
	43	Thai Binh Real Estate Trading Joint Stock Company	Ho Chi Minh City	Real estate trading	99.95	99.96	99.95	99.96
	44	Nova Hospitality Joint Stock Company	Ho Chi Minh City	Real estate trading	100.00	100.00	100.00	100.00
	45	Truong Tay Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.97	99.98	99.97	99.98
	46	Dat Viet Development Joint Stock Company	Ho Chi Minh City	Real estate trading	99.67	99.69	99.67	99.69
	47	An Phu Dong Real Estate Development Investment Company Limited	Ho Chi Minh City	Real estate trading	51.00	51.00	79.93	80.00
	48	Aqua City Company Limited	Dong Nai Province	Real estate trading	69.87	70.00	69.87	70.00
	49	Huynh Gia Huy Joint Stock Company	Binh Thuan Province	Short-term accommodation activities	99.98	99.98	99.98	99.98
	50	38 Real Estate Investment and Trading Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
	51	Hoa Thang Tourism Service Joint Stock Company	Binh Thuan Province	Short-term accommodation activities	95.79	95.80	95.79	95.80

NO VA LAND INVESTMENT GROUP CORPORATION

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1 GENERAL INFORMATION (continued)

	No	Name	Location	Principal activity	31.12.2020		31.12.2019	
					Percentage of ownership	Percentage of voting rights	Percentage of ownership	Percentage of voting rights
I – Subsidiaries (continued)								
52		Thu Minh Nguyen Investment Joint Stock Company	Binh Thuan Province	Short-term accommodation activities	96.14	96.15	96.14	96.15
53		Khanh An Real Estate Investment and Development Joint Stock Company	Ho Chi Minh City	Real estate trading	99.94	99.99	99.94	99.99
54		Carava Resort Company Limited	Khanh Hoa Province	Real estate trading	95.44	95.49	95.44	95.49
55		Ho Tram Botanic Garden Company Limited	Ba Ria - Vung Tau Province	Botanical and zoological gardens and nature reserves activities	99.00	99.00	99.00	99.00
56		Van Phat Real Estate Investment and Development Joint Stock Company	Ho Chi Minh City	Real estate trading	97.99	97.99	97.98	97.99
57		The Forest City Company Limited	Ba Ria - Vung Tau Province	Real estate trading	97.89	99.90	97.89	99.90
58		Ngoc Uyen Real Estate and Investment JSC	Ho Chi Minh City	Real estate trading	99.99	99.99	99.99	99.99
59		Bao Phuc Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	99.98	99.99
60		Nova Lexington Real Estate Joint Stock Company	Ho Chi Minh City	Real estate trading	99.95	99.97	99.92	99.94
61		KM Investment Group Ltd.	Ho Chi Minh City	Investment consulting	99.85	99.90	99.82	99.90
62		Binh Thuan Delta - Valley Company Limited	Binh Thuan Province	Real estate trading	99.85	100.00	99.82	100.00
63		Truong Thanh Real Estate Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	99.99	100.00	99.99	100.00
64		Long Hung Phat Consulting Company Limited	Ho Chi Minh City	Real estate trading	79.94	80.00	66.62	66.67
65		Long Hung Phat Real Estate Investment Company Ltd.	Ho Chi Minh City	Real estate trading	79.94	100.00	66.62	100.00
66		Thuan Phat Real Estate Investment and Development JSC	Ho Chi Minh City	Real estate trading	99.98	99.98	99.98	99.98
67		Cuu Long Real Estate Investment and Development Ltd. Co	Ho Chi Minh City	Real estate trading	99.97	99.99	96.88	96.90
68		Lucky House Investment Service Joint Stock Company	Ho Chi Minh City	Real estate trading	99.99	100.00	-	-
69		Tan Kim Yen Real Estate Investment Company Limited	Ho Chi Minh City	Real estate trading	99.99	99.99	-	-

NO VA LAND INVESTMENT GROUP CORPORATION

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1 GENERAL INFORMATION (continued)

	No	Name	Location	Principal activity	31.12.2020		31.12.2019	
					Percentage of ownership	Percentage of voting rights	Percentage of ownership	Percentage of voting rights
I – Subsidiaries (continued)								
	70	Phuc Hoa Real Estate Company Limited	Ho Chi Minh City	Real estate trading	69.86	99.99	-	-
	71	The Ky Hoang Kim Real Estate Company Limited	Ho Chi Minh City	Real estate trading	100.00	100.00	-	-
	72	Nova Holiday Joint Stock Company (i)	Ho Chi Minh City	Short-term accommodation activities	99.98	99.98	-	-
	73	Phuc Thinh Real Estate Investment Company Limited (ii)	Ho Chi Minh City	Real estate trading	100.00	100.00	-	-
	74	An Phat Real Estate Development and Investment Company Limited (iii)	Ho Chi Minh City	Real estate trading	100.00	100.00	-	-
	75	Big Ben Holiday Joint Stock Company (iv)	Ho Chi Minh City	Short-term accommodation activities	99.98	99.98	-	-
	76	An Huy Investment and Development Real Estate Company Limited	Ho Chi Minh City	Real estate trading	99.98	99.99	-	-
	77	Ngan Hiep Real Estate Joint Stock Company	Ba Ria - Vung Tau Province	Real estate trading	99.96	99.98	-	-
	78	Liberty Investment Joint Stock Company	Ho Chi Minh City	Consulting, brokerage, real estate auction, land use right auction	99.98	99.98	-	-
	79	Thanh My Loi Joint Stock Company (v)	Ho Chi Minh City	Real estate trading	69.75	70.00	-	-
	80	Vietnam Youth Tourist Joint Stock Company (vi)	Ho Chi Minh City	Trade promotion and introduction organization	94.67	94.67	-	-
	81	Nova Nippon Joint Stock Company (vii)	Ho Chi Minh City	Real estate trading	-	-	99.98	99.98
	82	Vuong Gia Real Estate Investment Joint Stock Company (vii)	Ho Chi Minh City	Real estate trading	-	-	99.81	99.83
	83	Phuc Binh Real Estate Company Limited (vii)	Ho Chi Minh City	Real estate trading	-	-	97.77	97.95
	84	Sun City Real Estate Investment & Development Company Limited (vii)	Ho Chi Minh City	Real estate trading	-	-	98.86	100.00
	85	Phong Dien Real Estate Investment Joint Stock Company (viii)	Ho Chi Minh City	Real estate trading	-	-	50.99	50.99

NO VA LAND INVESTMENT GROUP CORPORATION

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1 GENERAL INFORMATION (continued)

	No	Name	Location	Principal activity	31.12.2020		31.12.2019	
					Percentage of ownership	Percentage of voting rights	Percentage of ownership	Percentage of voting rights
II – Associates								
1		Sai Gon Electronics and Industrial Service Joint Stock Company	Ho Chi Minh City	Electronic components and telecommunication trading	37.75	37.75	37.75	37.75
2		Ben Thanh Housing Service and Development Joint Stock Company	Ho Chi Minh City	Real estate trading	25.00	25.00	25.00	25.00
3		Saigon Golf Company Limited	Ho Chi Minh City	Real estate trading	49.86	50.00	49.86	50.00
4		Thanh My Loi Joint Stock Company (v)	Ho Chi Minh City	Real estate trading	-	-	55.64	55.88
5		Phu Dinh Port Joint Stock Company (ix)	Ho Chi Minh City	Support activities related to transportation, real estate trading	43.45	43.45	83.45	83.45
6		Nova SQN Investment Joint Stock Company	Ho Chi Minh City	Real estate trading	49.72	49.72	49.72	49.72
7		Hung Ngu Security Joint Stock Company (x)	Ho Chi Minh City	Security activities	23.98	24.00	-	-
8		Phu Tri Real Estate Investment Commercial Joint Stock Company (xi)	Ho Chi Minh City	Real estate trading	48.98	48.98	99.98	99.98

1 GENERAL INFORMATION (continued)

- (i) According to Decision No.08/2020-QD-HPT dated 1 June 2020, the Board of Directors of Nova Hospitality Joint Stock Company approved the capital contribution for the establishment of Nova Holiday Joint Stock Company ("Nova Holiday") with total par value of VND19,996,000,000, accounting for 99.98% of the contributed capital in Nova Holiday.
- (ii) According to Decision No.05/2020-QD-BH dated 7 July 2020, the Board of Members of Bach Hop Real Estate Company Limited ("Bach Hop") has approved the split of Bach Hop into two companies, including Bach Hop Real Estate Company Limited and Phuc Thinh Real Estate Investment Company Limited.
- (iii) According to Resolution No.84/2020-NQ.HDQT-NVLG dated 5 August 2020, the Board of Directors approved the capital contribution for the establishment of An Phat Real Estate Development and Investment Company Limited ("An Phat") with total capital contribution of VND19,998,000,000, equivalent to 99.99% of the charter capital of An Phat. According to Resolution No.100/2020-NQ.HDQT-NVLG dated 7 August 2020, the Board of Directors approved the additional contribution of VND1,612,500,000,000 to An Phat to increase An Phat's charter capital from VND20,000,000,000 to VND1,632,500,000,000. As at 31 December 2020, the Group had completed its capital contribution with the Group's total contributed capital in An Phat being VND1,632,498,000,000, equivalent to 99.99% of its charter capital in An Phat.
- (iv) According to Decision No.13/2020-QD-HPT dated 21 August 2020, the Board of Directors of Nova Hospitality Joint Stock Company approved the capital contribution for the establishment of Big Ben Holiday Joint Stock Company ("Big Ben Holiday") with a total par value of VND19,996,000,000, accounting for 99.98% of the contributed capital in Big Ben Holiday.
- (v) As at 31 December 2019, the Group held 55.64% interest in Thanh My Loi Joint Stock Company ("Thanh My Loi") and had significant influence but not control due to the terms of the shareholder agreement; therefore, Thanh My Loi was accounted for as an associate of the Group. As at 31 December 2020, the Group held 69.75% interest in and controlled Thanh My Loi so Thanh My Loi was accounted for as a subsidiary of the Group.
- (vi) According to Decision No. 07A/2020-QD-LKH dated 17 August 2020, the Board of Directors of Lucky House Investment Services Joint Stock Company ("Lucky House") approved of Lucky House purchasing (through public auction or direct stock plan) shares in initial public offering for the equitization of Vietnam Youth Tourist Company Limited ("Vietnam Youth Tourist"). By 31 December 2020, Lucky House had successfully completed the purchase of 94.67% of the charter capital of Vietnam Youth Tourist for a total consideration of VND53,048,022,255.

1 GENERAL INFORMATION (continued)

- (vii) According to Decision No.03/2020-QD-PB dated 23 October 2020, the Board of Members of Phuc Binh Real Estate Company Limited ("Phuc Binh") approved the merger of Phuc Binh into Vuong Gia Real Estate Investment Joint Stock Company ("Vuong Gia"). Accordingly, all assets, liabilities and equity of Phuc Binh were transferred to Vuong Gia.

According to Decision No. 08/2020-QD-VG dated 25 November 2020, the General Meeting of Shareholders of Vuong Gia approved the merger of Vuong Gia into Nova Nippon Joint Stock Company ("Nova Nippon"). Accordingly, all assets, liabilities and equity of Vuong Gia were transferred to Nova Nippon.

According to Resolution No. 164/2020-NQ-HDQT-NVLG dated 16 November 2020, the Board of Directors approved the transfer of the Company's capital contribution at Sun City Real Estate Investment & Development Company Limited ("Sun City"). At the same time, according to Resolution No. 166/2020-NQ-HDQT-NVLG dated 16 November 2020, the Board of Directors approved the transfer of all contributed capital owned by the Company at Nova Nippon. In December 2020, the Group completed the transfer of these two subsidiaries for a total receipt of VND6,547,500,000,000. The gain of VND797,051,639,092 is the difference between the total transfer value and the carrying amount of the net asset and was recognised in the consolidated income statement (Note 32).

- (viii) According to Resolution No.24/2020-NQ.HDQT-NVLG dated 31 March 2020, the Board of Directors approved the transfer of capital contribution at Phong Dien Real Estate Investment Joint Stock Company ("Phong Dien") with the amount of VND189,980,000,000, accounting for 99.989% of the contributed capital in Phong Dien. In March 2020, the Group completed the transfer of this subsidiary for a total receipt of VND987,000,000,000. The gain of VND795,497,200,163 is the difference between the total transfer value and the carrying amount of the net asset, was recognised in the consolidated income statement (Note 32).
- (ix) According to Resolution No.58/2020-NQ.HDQT-NVLG dated 23 June 2020, the Board of Directors approved the transfer of 40,000,000 ordinary shares at Phu Dinh Port Joint Stock Company ("Phu Dinh"), accounting for 40% of the contributed capital in Phu Dinh. In June 2020, the Group completed the transfer of this subsidiary for a total receipt of VND2,395,640,000,000. The gain of VND1,707,671,035,676 is the difference between the total transfer value and the carrying amount of the net asset and was recognised in the consolidated income statement (Note 32). After the transfer, Phu Dinh became an associate of the Group as the Group still has significant influence on Phu Dinh.
- (x) According to Decision No.13/2020-QD-NVL dated 29 July 2020, the Board of Directors of No Va Land Investment Joint Stock Company approved the capital contribution for the establishment of Hung Ngu Security Joint Stock Company ("Hung Ngu Security") with a total par value of VND480,000,000, accounting for 24% of the contributed capital in Hung Ngu Security.
- (xi) According to Decision No.08/2020-QD-KH dated 18 September 2020, the Board of Members of Khai Hung Real Estate Company Limited approved the transfer of 18,513,000 ordinary shares at Phu Tri Real Estate Investment Commercial Joint Stock Company ("Phu Tri"), accounting for 51% of the contributed capital in Phu Tri. In September 2020, the Group completed the transfer of this subsidiary for a total receipt of VND928,000,000,000. The gain of VND57,698,145,385 is the difference between the total transfer value and the carrying amount of the net asset, was recognised in the consolidated income statement (Note 32). After the transfer, Phu Tri became an associate of the Group as the Group still has significant influence on Phu Tri.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**2.1 Basis of preparation of consolidated financial statements**

The consolidated financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements. The consolidated financial statements have been prepared under the historical cost convention except for investments in associates and joint ventures, and business combinations as presented in Note 2.5.

The accompanying consolidated financial statements are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam's. The accounting principles and practices utilised in Vietnam may differ from those generally accepted in countries and jurisdictions other than Vietnam.

The consolidated financial statements in the Vietnamese language are the official statutory financial statements of the Group. The consolidated financial statements in the English language have been translated from the Vietnamese version.

2.2 Fiscal year

The Group's fiscal year is from 1 January to 31 December.

2.3 Currency

The consolidated financial statements are measured and presented in the Vietnamese Dong ("VND"). The Group determines its accounting currency based on the currency which is mainly used in sales of goods and rendering of services, which have a significant impact on selling prices of goods and services, which are normally used to list selling prices and receive payments; which are mainly used in purchases of goods or services, which have a significant impact on costs of labor, materials and other production or operating costs and normally used as payments for those costs.

In addition, the Group also uses these currencies to raise financial resources (such as via issuance of shares or bonds) and regularly collect these currencies from business operations and savings.

2.4 Exchange rates

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction dates. Foreign exchange differences arising from these transactions are recognised in the consolidated income statement.

Monetary assets and liabilities denominated in foreign currencies at the consolidated balance sheet date are respectively translated at the buying and selling exchange rates at the consolidated balance sheet date of the commercial bank where the Group regularly trades. Foreign currencies deposited in banks at the consolidated balance sheet date are translated at the buying exchange rate of the bank where the Group opens its foreign currency accounts. Foreign exchange differences arising from these translations are recognised in the consolidated income statement.

2.5 Basis of consolidation***Subsidiaries***

Subsidiaries are all entities over which the Group has the power to govern the financial and operating policies in order to gain future benefits from their activities generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.5 Basis of consolidation*****Subsidiaries (continued)***

The purchase method of accounting is used to account for the acquisition of subsidiaries by the Group. 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 their fair values at the acquisition date, irrespective of the extent of any non-controlling interest. The excess of the cost of acquisition over the fair value of the Group's share of the identifiable net assets acquired is recorded as goodwill. If the cost of acquisition is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement.

Inter-company transactions, balances and unrealised gains and losses on transactions between group companies are eliminated.

In a multi-phase acquisition, when determining goodwill or bargain purchase, the consideration is the sum of the total consideration on the date of acquiring control and previous considerations remeasured to fair value on the date of control acquisition.

Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

The financial statements of the Group's subsidiaries are prepared for the same accounting period. If there are differences in end dates, the gap must not exceed 3 months. Adjustments are made to reflect impacts of significant transactions and events occurring between the end dates of the subsidiaries' accounting period and that of the Group's. The length of the reporting period and differences in reporting date must be consistent between years.

Non-controlling transactions and interests

The Group applies a policy for transactions with non-controlling interests as transactions with parties external to the Group.

Non-controlling interests ("NCI") are measured at their proportionate share of the acquiree's identifiable net assets at date of acquisition.

The divestment of the Group's interest in a subsidiary that does not result in loss of control is accounted for as a transaction with owners. The difference between the change in the Group's share of net assets of the subsidiary and any consideration paid or received from divestment of Group's interest in subsidiaries is recorded directly in the undistributed earnings under equity.

In a divestment of the Group's interest in a subsidiary that results in a loss of control, the difference between the Group's share in the net assets of the subsidiary and the net proceeds from divestment is recognised in the consolidated income statement. The retained interest in the entity will be accounted for as either an investment in other entity or investment to be equity accounted for since the divestment date.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.5 Basis of consolidation (continued)*****Joint ventures and associates***

Joint ventures are contractual arrangements whereby two or more parties undertake an economic activity which is subject to joint control.

Associates are all entities over which the Group has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights. Investments in joint ventures and associates are accounted for using the equity method of accounting and are initially recognised at cost. The Group's investment in joint ventures and associates includes goodwill identified on acquisition, net of any accumulated impairment loss.

The Group's share of its joint ventures' and associates' post-acquisition profits or losses is recognised in the consolidated income statement. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in a joint venture or associate equals or exceeds its interest in the joint venture or associate, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the joint venture or associate.

Accounting policies of joint ventures and associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

Unrealised gains and losses on transactions between the Group and its joint ventures and associates are eliminated to the extent of the Group's interest in the joint ventures and associates.

2.6 Goodwill

Goodwill represents the excess of the cost of an acquisition over the fair value of the Group's share of the net identifiable assets of the acquired subsidiary or associate at the date of acquisition. Goodwill on acquisitions of subsidiaries is recognised as an asset and is amortised on the straight-line basis over its estimated period of benefit but not exceeding 10 years.

Goodwill on acquisitions of associates is included in the carrying amount of the investment at the date of acquisition. The Group does not amortise this goodwill.

On disposal of the investment in subsidiaries or joint ventures and associates, the attributable amount of unamortised goodwill is included in the determination of the profit or loss on disposal.

Goodwill is tested annually for impairment and carried at cost less accumulated amortisation less accumulated impairment losses. If there is evidence that the impairment during the year is higher than the annual goodwill charge, the Group records the impairment immediately in the accounting period.

2.7 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks, cash in transit, demand deposits and other short-term investments with an original maturity of three months or less.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.8 Receivables**

Receivables represent trade receivables from customers arising from sales of goods and rendering of services or non-trade receivables from others and are stated at cost. Provision for doubtful debts is made for each outstanding amount based on overdue days in payment according to the initial payment commitment (exclusive of the payment rescheduling between parties), or based on the estimated loss that may arise. Bad debts are written off when identified.

Receivables are classified into long-term and short-term receivables on the consolidated balance sheet based on the remaining period from the consolidated balance sheet date to the maturity date.

2.9 Inventories

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation are recognised as inventories. Inventories are stated at the lower of cost and net realisable value. The cost of inventories includes cost of land and construction costs of infrastructure and apartments, direct expenditures and other overhead expenses incurred in bringing the inventories to their present location and condition. Net realisable value is the estimated selling price in normal course of business less the estimated costs of completion and selling expenses. Provision is made, where necessary, for obsolete, slow-moving, defective inventory items and where cost is higher than net realisable values.

Provision is made, when necessary, for obsolete, slow-moving and defective inventory items. The difference between the provision of this year and the provision of the previous year recognised as an increase or decrease of cost of goods sold in the year.

2.10 Investments**(a) Investments held-to-maturity**

Investments held-to-maturity are investments which the Group has a positive intention and ability to hold until maturity.

Investments held-to-maturity include term deposits, bonds, preference shares which the issuer is required to buy back in the future and other investments held to maturity. Those investments are initially accounted for at cost. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the period end.

Provision for diminution in value of investments held to maturity is made when there is evidence that the investment is uncollectible in whole or in part. Changes in the provision balance during the accounting period are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

Investments held to maturity are classified into short-term and long-term investments held to maturity on the consolidated balance sheet based on remaining period from the consolidated balance sheet date to the maturity date.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.10 Investments (continued)****(b) Investments in associates and joint ventures**

Investments in associates and joint ventures are accounted for using the equity method when preparing the consolidated financial statements (Note 2.5).

(c) Investments in other entities

Investments in other entities are investments in equity instruments of other entities without controlling rights or co-controlling rights, or without significant influence over the investees. These investments are accounted for initially at cost. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the period end.

Provision for investments in other entities is made when there is a diminution in value of the investments at the period end. Regarding investments in listed shares or those whose fair value can be determined reliably, the provision for diminution in value is made when the cost is higher than the market value. For other investments, provision for diminution in value is made when the investees make losses, except for the investment which the Board of Management assessed that the recoverable amount is not less than carrying amount.

Changes in the provision balance during the accounting year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

2.11 Lendings

Lendings are lendings granted for interest earning under agreements among parties but not being traded as securities.

Lendings are initially recognised at cost. Subsequently, the Board of Management reviews all outstanding amounts to determine the amount of provision to recognise at the period end. Provision for doubtful lending is made for each lending based on overdue days in payment of principals according to the initial payment commitment (exclusive of the payment rescheduling between parties), or based on the estimated loss that may arise. Changes in the provision balance during the accounting year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

Lendings are classified into short-term and long-term lending on the consolidated balance sheet based on the remaining term as the consolidated balance sheet date.

2.12 Business cooperation contract

A business cooperation contract ("BCC") is a cooperation contract between the Group and other parties to carry out specific business activities without establishing a new legal entity. These activities are controlled by one of the parties. The BCC states that each party is entitled to profits when the BCC is profitable and is required to bear losses when the BCC is loss making, in substance, the BCC parties share revenues and expense because each party can jointly control the operation and cash flows of the BCC.

- (i) When the Group is in charge of accounting and tax finalisation, the Group is required to recognise the entire revenue and expenses arising from the BCC, and then allocate the proportionate shares of revenue and expenses to the other parties.
- (ii) When the Group is not in charge of accounting and tax finalisation, the Group accounts for its proportionate share of revenue and expenses from the BCC.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.13 Fixed assets***Tangible and intangible fixed assets*

Fixed assets are stated at historical cost less accumulated depreciation or amortisation. Historical cost includes any expenditure that is directly attributable to the acquisition of the fixed assets bringing them to suitable condition for their intended use. Expenditure incurred subsequently which has resulted in an increase in the future economic benefits expected to be obtained from the use of fixed assets, can be capitalised as an additional historical cost. Otherwise, such expenditure is charged to the consolidated income statement when incurred.

Depreciation and amortisation

Fixed assets are depreciated/amortised using the straight-line method so as to write off the historical cost of the fixed assets over their estimated useful lives. The estimated useful lives of each asset class are as follows:

Buildings	5 – 50 years
Plants and machinery	3 – 10 years
Motor vehicles	2 – 10 years
Office equipment	2 – 8 years
Software	2 – 10 years
Brand name and Trademark	3 years
Others	3 – 4 years

Land use rights with indefinite useful lives are recorded at historical cost and are not amortised.

Disposals

Gains or losses on disposals are determined by comparing net disposal proceeds with the carrying amount of the fixed assets and are recognised as income or expense in the consolidated income statement.

Construction in progress

Construction in progress represents the cost of assets in the course of construction for production, rental or administrative purposes, or for purposes not yet determined, which are recorded at cost and comprise of such necessary costs to newly construct, to repair and maintain, to upgrade, to renew or equip the projects with technologies as construction costs; equipment costs; compensation, assistance and resettlement expenses; project management expenditures; construction consulting expenditures; and capitalised borrowing costs for qualifying assets in accordance with the Group's accounting policy. Depreciation of these assets, on the same basis as other fixed assets, commences when the assets are ready for their intended use.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.14 Leased assets**

Leases of property, plant and equipment where the lessor has transferred the ownership at the end of the lease period, and transferred substantially the risks and rewards, are classified as finance leases. Finance leases are capitalised at the inception of the lease at the lower of the fair value of leased assets or the present value of the minimum lease payments.

Each lease payment is separated between the liability and finance charges so as to achieve a constant rate on the outstanding finance lease balance. The corresponding rental obligations, net of finance charge, are included in long-term borrowings.

The interest element of the finance cost is charged to the income statement over the lease term. The property, plant and equipment acquired under finance leasing contracts are depreciated under the straight-line method over the shorter of the estimated useful life of the assets or the lease term. However, if there is reasonable certainty that the lessee will obtain ownership by the end of the lease term, depreciation is calculated over the estimated useful life of the assets.

Leases where a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the income statement on a straight-line basis over the term of the lease.

2.15 Investment properties

The historical cost of an investment property represents the amount of cash or cash equivalents paid or the fair value of other consideration given to acquire the investment property at the time of its acquisition or completion of construction. Expenditure incurred subsequently which has resulted in an increase in the expected future economic benefits from the use of investment properties can be capitalised as an additional historical cost. Otherwise, such expenditure is charged to the consolidated income statement when incurred.

*Depreciation***(a) Investment properties held for lease**

Investment properties are depreciated under the straight-line method to write off the historical cost of the assets over their estimated useful lives. The estimated useful lives of the investment properties are as follows:

Buildings	6 – 50 years
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Land use rights with indefinite useful lives are recorded at historical cost and are not amortised.

(b) Investment properties held for price appreciation

According to the guidance of Circular No. 200/2014/TT-BTC ("Circular 200") issued by Ministry of Finance on 22 December 2014, since 1 January 2015, investment properties held for price appreciation are not depreciated. A reduction in value of investment properties held for price appreciation is recognised when there is objective evidence of the reduction in the value of investment properties compared to the market price and an allowance can be estimated reliably. Changes in the impairment balance during the fiscal year are recorded as an increase or decrease in cost of goods sold and services rendered. A reversal, if any, is made only to the extent the investment properties is restored to its original cost.

Disposals

Gains or losses on disposals are determined by comparing net disposal proceeds with the carrying amount of investment properties and are recognised as income or expense in the consolidated income statement.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.16 Prepaid expenses**

Prepaid expenses include short-term and long-term prepayments on the consolidated balance sheet and are mainly sales commission, prepaid bond issuance costs, tools and equipment already put to use. Prepaid expenses are recorded at historical cost and allocated to expenses on the straight line basis over estimated useful lives, except for sales commissions which are allocated to expenses on the basis of matching with revenue recorded when the Group has handed over significant risks and rewards of ownership to the buyers.

2.17 Payables

Classifications of payables are based on their nature as follows:

- Trade accounts payable are trade payables arising from purchase of goods and services;
- Other payables are non-trade payables, and payables not relating to purchases of goods and services.

Payables are classified into long-term and short-term payables on the consolidated balance sheet based on remaining period from the consolidated balance sheet date to the maturity date.

2.18 Accrued expenses

Accrued expenses include liabilities for goods and services received in the year but not yet paid due to pending invoice or sufficient records and documents. Accrued expenses are recorded as an expense in the reporting year.

2.19 Borrowings and finance lease liabilities

Borrowings and finance lease liabilities include borrowings and finance leases from banks, financial institutions, financial companies, and other entities.

Borrowings and finance lease liabilities are classified into long-term and short-term borrowings and finance lease liabilities on the consolidated balance sheet based on remaining period from the balance sheet date to the maturity date.

Borrowing costs that are directly attributable to the construction or production of any qualifying assets are capitalised during the year of time that is required to complete and prepare the asset for its intended use. In respect of general-purpose borrowings, a portion of which used for the purpose of construction or production of any qualifying assets, the Group determines the amount of borrowing costs eligible for capitalisation by applying a capitalisation rate to the weighted average expenditure on the assets. The capitalisation rate is the weighted average of the interest rates applicable to the Group's borrowings that are outstanding during the year, other than borrowings made specifically for the purpose of obtaining a qualifying asset. Other borrowing costs are recognised in the consolidated income statement when incurred.

2.20 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated. Provision is not recognised for future operating losses.

Provisions are measured at the expenditures expected to be required to settle the obligation. If the time value of money is material, provision will be measured at the present value using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a financial expense. Changes in the provision balance during the fiscal year are recorded as an increase or decrease in operating expenses.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.21 Provision for severance allowances**

In accordance with Vietnamese labour laws, employees of the Group who have worked regularly for full 12 months or longer, are entitled to a severance allowance. The working period used for the calculation of severance allowance is the year during which the employee actually works for the Group less the year during which the employee participates in the unemployment insurance scheme in accordance with the labour regulations and the working period for which the employee has received severance allowance from the Group.

The severance allowance is accrued at the end of the reporting year, on the basis that each employee is entitled to a half of an average monthly salary for each working year. The average monthly salary used for calculating the severance allowance is the employee contract's average salary for the six-month period prior to the consolidated balance sheet date.

This allowance will be paid as a lump sum when the employees terminate their labour contracts in according with current regulations.

2.22 Unearned revenue

Unearned revenue mainly comprises the amounts that customers have paid in advance for one or many accounting periods leased. The Group records unearned revenue for the future obligations that the Group has to fulfill. Unearned revenue is recognised as revenue in the consolidated income statement to the extent that recognition criteria have been met.

2.23 Convertible bonds

Convertible bonds are bonds that may be converted into common shares of the same issuer under the conditions identified in the bond issuance scheme.

Upon initial recognition, the Group calculates and determines separately the value of the debt component and equity component of convertible bonds using the effective interest rate method. The debt component of convertible bonds is recorded as a liability; the equity component (share options) of convertible bonds is recorded as an owners' equity item. Subsequently, the Group records bond interest using the effective interest rate. The costs of issuing convertible bonds are deducted to the bond's liability component and allocated to financial expenses/capitalised on straight line basis.

At maturity, the equity components which are share options are transferred to the share premium account regardless of whether the bond holder exercised the option or not.

2.24 Capital and reserves

Owner's capital is recorded according to the actual amounts contributed at the par value of the shares.

Share premium is the difference between the par value and the issue price of shares and the difference between the repurchase price and re-issuing price of treasury shares.

Share conversion options on bonds represent the value of the equity component of the convertible bonds at the reporting date. The value is defined as the difference between the total sums received from the issuance of convertible bonds and the value of the debt component of convertible bonds. At initial recognition, the value of share conversion options on bonds is recorded separately in owners' capital. At the bond maturity, this option is transferred to share premium.

Undistributed earnings record the Group's results (profit or loss) after BIT at the reporting date.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.25 Appropriation of profit**

The Group's dividends are recognised as a liability in the consolidated financial statements in the year in which the dividends are approved by the General Meeting of shareholders.

Net profit after BIT could be distributed to shareholders after approval at General Meeting of shareholders, and after appropriation to other funds in accordance with the Group's charter and Vietnamese regulations.

The Group's funds are as below:

Bonus and welfare fund

The bonus and welfare fund is appropriated from the Group's net profit after BIT as proposed by the Board of Directors and subject to the shareholders' approval at the General Meeting of shareholders. This fund is presented as a liability on the consolidated balance sheet. This fund is used for rewarding, increasing general benefits and improving the welfare of officers and employees.

2.26 Revenue recognition**(a) Revenue from real estate sale**

Revenue from real estate sale is recognised in the consolidated income statement when all five (5) following conditions are satisfied:

- The real estate asset has been completed, and the Group has transferred to the buyer the significant risks and rewards of ownership of the real estate asset;
- The Group no longer holds the right to manage the real estate asset as the real estate's owner nor the right to control the real estate asset;
- The amount of revenue can be measured reliably;
- The Group has received or entitled to receive economic benefits from the sale of the real estate asset; and
- The costs incurred or to be incurred in respect of the real estate asset can be measured reliably.

For revenue from transferring ground project, once the land has been transferred to customers (regardless of whether the legal procedures of Certificates of Land Use Right have been completed or not) and the contract is irrevocable, revenue is recognised for the sold land when all of the following conditions are satisfied:

- The risks and benefits associated with the land use rights have been transferred to the buyer;
- The amount of revenue can be measured reliably;
- The costs incurred or to be incurred in respect of land transfer transaction can be measured reliably; and
- The Group has received or entitled to receive economic benefits from the sale of land.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.26 Revenue recognition (continued)****(b) Revenue from rendering of services**

Revenue from rendering of services is recognised in the consolidated income statement when the services are rendered, by reference to completion of the specific transaction assessed on the basis of the actual service provided as a proportion of the total services to be provided. Revenue from rendering of services is only recognised when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Group;
- The percentage of completion of the transaction at the consolidated balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

(c) Interest income

Interest income is recognised on an earned basis.

(d) Dividends income

Income from dividends is recognised when the Group has established the receiving right from investees.

2.27 Sales deductions

Sales deductions include trade discounts, sales returns and allowances. Sales deductions incurred in the same year of the related revenue from sales of products, goods and rendering of services are recorded as deduction of revenue of that year.

Sales deductions for sales of products, goods or rendering of services which are sold in the year but are incurred after the balance sheet date but before the issuance of the consolidated financial statements are recorded as deduction from the revenue of that year.

2.28 Cost of goods sold and services rendered

Cost of goods sold and services rendered are the cost of finished goods, merchandises, materials sold or services rendered during the year, and recorded on the basis of matching with revenue and on a prudence basis.

2.29 Financial expenses

Finance expenses are expenses incurred in the year for financial activities including expenses of lending and borrowing, expenses or losses relating to financial investment activities and bond issuance; losses incurred on selling foreign currencies; losses from foreign exchange differences; and payment discounts.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.30 Selling expenses**

Selling expenses represent expenses that are incurred in the process of selling products, goods, and providing services, which mainly include publicity, display, advertising expenses and sale commissions.

2.31 General and administration expenses

General and administration expenses represent expenses for administrative purposes which mainly include salary expenses of administrative staff ; social insurance, medical insurance, labour union fees, unemployment insurance of administrative staff, expenses of office materials, tools and supplies; outside services; and other expenses.

2.32 Current and deferred income tax

Income taxes include all income taxes which are based on taxable profits including profits generated from production and trading activities in other countries with which the Socialist Republic of Vietnam has not signed any double taxation agreement. Income tax expense comprises current tax expense and deferred tax expense.

Current income tax is the amount of income taxes payable or recoverable in respect of the current year taxable profits and at the current year tax rates. Current and deferred income tax should be recognised as an income or an expense and included in the profit or loss of the year, except to the extent that the income tax arises from a transaction or event which is recognised, in the same or a different year, directly in equity.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of occurrence affects neither the accounting nor the taxable profit or loss. Deferred income tax is determined at the tax rates that are expected to apply to the financial year when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted by the consolidated balance sheet date.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

2.33 Related parties

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the Group, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Group. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the Group, key management personnel, including the Board of Management of the Group and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering of related party relationship, the Group considers the substance of the relationship not merely the legal form.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.34 Segment reporting**

A segment is a component which can be separated by the Group engaged in providing products or services (business segment) or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from those of other segments. A reportable segment is the Group's business segment or the Group's geographical segment.

Segment reporting is prepared and presented in accordance with accounting policies applied to the preparation and presentation of the Group's consolidated financial statements in order to help users of consolidated financial statements understand and evaluate the Group's operations in a comprehensive way.

2.35 Accounting estimates

The preparation of the consolidated financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the year.

The areas involving significant estimates and assumptions are as follows:

- Fair value of net asset at acquisition date in business combination;
- Provision for decline in value of inventories and provision for long-term liabilities;
- Accrued expenses;
- Estimated useful lives of fixed assets (Note 2.13); and
- Goodwill allocation.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Group and that are believed to be reasonable under the circumstances.

3 BUSINESS COMBINATIONS**3.1 Acquisition during the year****(a) Acquisitions of Lucky House Investment Service Joint Stock Company ("Lucky House")**

On 25 February 2020, the Group completed the acquisition and capital contribution in order to obtain 99.98% interest in Lucky House for a consideration of VND19,996,000,000.

This business combination impacts to the net assets of the Group at the acquisition date as follows:

	Fair value recognised at acquisition date VND
Assets	
Cash and cash equivalents	19,914,723,136
Other assets	16,834,961
	<u>19,931,558,097</u>
Liabilities	
Liabilities	103,000,000
	<u>103,000,000</u>
Total identifiable net assets	<u>19,828,558,097</u>
Goodwill	170,415,966
Non-controlling interests	(2,974,063)
	<u>19,996,000,000</u>
Purchase consideration transferred	19,996,000,000
Cash acquired	(19,914,723,136)
	<u>81,276,864</u>
Net cash outflow on acquisition	81,276,864

3 BUSINESS COMBINATIONS (continued)**3.1 Acquisitions during the year (continued)****(b) Acquisition of Tan Kim Yen Real Estate Investment Company Limited ("Tan Kim Yen")**

On 22 June 2020, the Group completed the acquisition of 99.99% interest in Tan Kim Yen for a consideration of VND19,998,000,000.

This business combination impacts to the net assets of the Group at the acquisition date as follows:

	Fair value recognised at acquisition date VND
Assets	
Cash and cash equivalents	19,899,637,891
Other assets	35,524,804
	<u>19,935,162,695</u>
Liabilities	
Liabilities	24,772,000
	<u>24,772,000</u>
Total identifiable net assets	<u><u>19,910,390,695</u></u>
Goodwill	89,600,344
Non-controlling interests	(1,991,039)
	<u>89,600,344</u>
Purchase consideration transferred	19,998,000,000
Cash acquired	<u>(19,899,637,891)</u>
	<u>98,362,109</u>
Net cash outflow on acquisition	98,362,109

3 BUSINESS COMBINATIONS (continued)**3.1 Acquisitions during the year (continued)****(c) Acquisition of Phuc Hoa Real Estate Company Limited ("Phuc Hoa")**

On 23 June 2020, the Group completed the acquisition of 69.86% interest in Phuc Hoa for a consideration of VND4,299,570,000,000.

This business combination impacts to the net assets of the Group at the acquisition date as follows:

	Fair value recognised at acquisition date VND
Assets	
Cash and cash equivalents	334,464,935
Other short-term receivables	4,329,845,500,000
Other assets	16,359,169
	<u>4,330,196,324,104</u>
Liabilities	
Liabilities	30,001,650,000
	<u>30,001,650,000</u>
Total identifiable net assets	<u><u>4,300,194,674,104</u></u>
Gain on bargain purchase	(135,998,706)
Non-controlling interests	(488,675,398)
	<u></u>
Purchase consideration transferred	4,299,570,000,000
Cash acquired	(334,464,935)
	<u></u>
Net cash outflow on acquisition	<u>4,299,235,535,065</u>

3 BUSINESS COMBINATIONS (continued)**3.1 Acquisitions during the year (continued)****(d) Acquisition of The Ky Hoang Kim Real Estate Company Limited ("The Ky Hoang Kim")**

On 9 July 2020, the Group completed the acquisition of 99.995% interest in The Ky Hoang Kim for a consideration of VND1,900,000,000,000.

This business combination impacts to the net assets of the Group at the acquisition date as follows:

	Fair value recognised at acquisition date VND
Assets	
Cash and cash equivalents	2,010,708,364
Other short-term receivables	1,387,514,764,819
Inventories	534,300,000,000
Other assets	4,118,899,307
	1,927,944,372,490
Liabilities	
Liabilities	49,058,549,869
Deferred tax liabilities	8,846,044,778
	57,904,594,647
Total identifiable net assets	1,870,039,777,843
Goodwill	29,986,675,213
Non-controlling interests	(26,453,056)
Purchase consideration transferred	1,900,000,000,000
Cash acquired	(2,010,708,364)
Net cash outflow on acquisition	1,897,989,291,636

3 BUSINESS COMBINATION (continued)**3.1 Acquisition during the year (continued)****(e) Acquisition of a group of companies: An Huy Investment and Development Real Estate Company Limited ("An Huy") and Ngan Hiep Real Estate Joint Stock Company ("Ngan Hiep")**

On 21 September 2020, the Group completed the acquisition of 99.98% interest in An Huy with a consideration of VND882,134,000,000. Through this acquisition, the Group also controlled Ngan Hiep because An Huy held 99.98% interest in Ngan Hiep.

This business combination impacts to the net assets of the Group at the acquisition date as follows:

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	21,644,596,460
Other short-term receivables	24,153,446,426
Inventories	1,507,617,156,700
Other assets	627,159,844,335
	2,180,575,043,921
Liabilities	
Liabilities	762,522,575,380
Deferred tax liabilities	273,606,745,466
	1,036,129,320,846
Total identifiable net assets	1,144,445,723,075
Gain on bargain purchase	(261,950,554,734)
Non-controlling interests	(361,168,341)
Purchase consideration transferred	882,134,000,000
Cash acquired	(21,644,596,460)
Net cash outflow on acquisition	660,489,403,540
Payables	200,000,000,000

3 BUSINESS COMBINATIONS (continued)**3.1 Acquisitions during the year (continued)****(f) Acquisition of a group of companies: Liberty Investment Joint Stock Company ("Liberty") and Thanh My Loi Joint Stock Company ("Thanh My Loi")**

On 29 September 2020, the Group completed the acquisition of 99.98% interest in Liberty for a consideration of VND1,400,000,000,000. Through this acquisition, the Group also controlled Thanh My Loi because Liberty held 14.12% interest in Thanh My Loi, and previously the Group had owned 55.64% in Thanh My Loi.

This business combination impacts to the net assets of the Group at the acquisition date as follows:

	Fair value recognised at acquisition date VND
Assets	
Cash and cash equivalents	360,038,664
Other short-term receivables	81,924,756,850
Inventories	18,933,357,873,384
Other assets	736,952,279,302
	19,752,594,948,200
Liabilities	
Liabilities	3,821,561,254,447
Deferred tax liabilities	2,971,625,856,584
	6,793,187,111,031
Total identifiable net assets	12,959,407,837,169
Goodwill	475,799,724,780
Non-controlling interests	(4,214,723,019,790)
Purchase consideration transferred	9,220,484,542,159
<i>First consideration measured using the equity method at the date had control</i>	5,436,080,847,927
<i>Revaluation of investment in associate at the acquisition date</i>	2,384,403,694,232
<i>Second consideration at the acquisition date</i>	1,400,000,000,000
Cash acquired	(360,038,664)
Accumulated profit after tax shared from associate	8,677,857,221
Net cash outflow on acquisition (*)	6,844,398,666,484

(*) Net cash outflow on acquisition includes VND5,444,758,705,148 paid by CQ89 Real Estate Investment and Development Company Limited ("CQ89") for purchasing Thanh My Loi in 2018 and VND1,399,639,961,336 paid in 2020.

3 BUSINESS COMBINATIONS (continued)**3.1 Acquisitions during the year (continued)****(g) Acquisition of Vietnam Youth Tourist Joint Stock Company ("Vietnam Youth Tourist")**

On 10 November 2020, the Group completed the acquisition of 94.67% interest in Vietnam Youth Tourist for a consideration of VND53,048,022,255.

This business combination impacts to the net assets of the Group at the acquisition date as follows:

	Fair values recognised at acquisition date VND
Assets	
Cash and cash equivalents	1,508,024,437
Other short-term receivables	19,211,335,021
Other assets	31,846,804,121
	52,566,163,579
Liabilities	
Liabilities	27,106,858,037
	27,106,858,037
Total identifiable net assets	25,459,305,542
Goodwill	27,867,158,480
Non-controlling interests	(278,441,767)
Purchase consideration transferred	53,048,022,255
Cash acquired	(1,508,024,437)
Net cash outflow on acquisition	51,539,997,818

3 BUSINESS COMBINATIONS (continued)**3.2 Disposals during the year****(a) Disposal of Phong Dien Real Estate Investment Joint Stock Company ("Phong Dien")**

On 31 March 2020, the Group disposed of the entire equity interest in Phong Dien for a total consideration of VND987,000,000,000. The gain of VND795,497,200,163 is the difference between the consideration and the carrying value of net assets transferred and was recognised in the consolidated income statement (Note 32).

(b) Disposal of Phu Dinh Port Joint Stock Company ("Phu Dinh Port")

On 23 June 2020, the Group disposed of a part of its equity interest in Phu Dinh for a total consideration of VND2,395,640,000,000. The gain of VND1,707,671,035,676 is the difference between the consideration and the carrying value of net assets transferred and was recognised in the consolidated income statement (Note 32).

(c) Disposal of Phu Tri Real Estate Investment Commercial Joint Stock Company ("Phu Tri")

On 18 September 2020, the Group disposed of a part of its equity interest in Phu Tri for a total consideration of VND928,000,000,000. The gain of VND57,698,145,385 is the difference between the consideration and the carrying value of net assets transferred and was recognised in the consolidated income statement (Note 32).

(d) Disposal of Nova Nippon Joint Stock Company ("Nova Nippon") and Sun City Real Estate Investment and Development Company Limited ("Sun City")

In December 2020, the Group disposed the entire equity interest in Nova Nippon and Sun City for a total consideration of VND6,547,500,000,000. The gain of VND797,051,639,092 is the difference between the consideration and the carrying value of net assets transferred and was recognised in the consolidated income statement (Note 32).

4 CASH AND CASH EQUIVALENTS

	31.12.2020 VND	31.12.2019 VND
Cash on hand	808,751,906	1,510,564,933
Cash in bank	7,068,925,290,639	1,949,615,039,318
Cash equivalents (*)	4,489,053,513,127	4,515,093,912,126
	<u>11,558,787,555,672</u>	<u>6,466,219,516,377</u>

(*) Cash equivalents are term deposits in Vietnamese Dong at commercial banks with original maturity of 3 months or less earning interest at rates from 2.2% per annum to 5.0% per annum (as at 31 December 2019: from 4.1% per annum to 6.0% per annum).

As at 31 December 2020, cash and cash equivalents of VND860,940 million (as at 31 December 2019: VND714,591 million) was pledged as collateral assets for the bank loans and VND2,309,196 million (as at 31 December 2019: VND303,996 million) was managed by bank under purpose of borrowings for each project.

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5 INVESTMENTS

(a) Investments held-to-maturity

(i) Short-term

	31.12.2020		31.12.2019	
	Cost VND	Book value VND	Cost VND	Book value VND
Term deposits (*)	520,449,853,961	520,449,853,961	466,222,941,609	466,222,941,609
Bonds (**)	201,380,000,000	201,380,000,000	-	-
	<u>721,829,853,961</u>	<u>721,829,853,961</u>	<u>466,222,941,609</u>	<u>466,222,941,609</u>

(*) Short-term deposits represent bank deposits in VND with original maturity of more than three months and not exceeding twelve months at the commercial banks with interest rates from 3.7% per annum to 7.5% per annum (as at 31 December 2019: from 6.2% per annum to 8.25% per annum).

(**) This is an investment in bonds of a Vietnamese company pursuant to a Sale Purchase Bond Contract with Vietnam Prosperity Joint-Stock Commercial Bank with a maturity date of 4 October 2021, earning interest on the 4th of every month at a rate of 9.2% per annum. As at the date of these consolidated financial statements, these bonds had been sold before maturity.

As at 31 December 2020, short term deposits of VND356,980 million (as at 31 December 2019: VND116,815 million) was pledged as collateral assets and VND1,600 million (as at 31 December 2019: nil) was managed by bank under purpose of borrowings for each project.

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5 INVESTMENTS (continued)

(a) Investments held-to-maturity (continued)

(ii) Long-term

		31.12.2020		31.12.2019	
		Cost VND	Book value VND	Cost VND	Book value VND
Term deposits (*) Bonds (**)		30,278,610,000	30,278,610,000	41,763,600,000	41,763,600,000
		205,910,900,000	205,910,900,000	-	-
		<u>236,189,510,000</u>	<u>236,189,510,000</u>	<u>41,763,600,000</u>	<u>41,763,600,000</u>

(*) Long-term term deposits represent bank deposits in VND with the remaining terms over twelve months at commercial banks with an interest rate of 7.5% per annum (as at 31 December 2019: 7.5% per annum).

(**) This is an investment in bonds of a Vietnamese company pursuant to a Sale Purchase Bond Contract with Vietnam Prosperity Joint-Stock Commercial Bank with a maturity date of 11 December 2022, earning interest every six (6) months at a rate of 12% per annum. As at the date of these consolidated financial statements, these bonds had been sold before maturity.

As at 31 December 2020, long-term term deposits of VND30,279 million (as at 31 December 2019: VND41,764 million) were pledged as collateral assets and no term deposits (as at 31 December 2019: nil) were managed by bank under purpose of borrowings for each project.

NO VA LAND INVESTMENT GROUP CORPORATION

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5 INVESTMENTS (continued)

(b) Investments in associates

	31.12.2020			31.12.2019		
	Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Investments in associates	1,645,203,026,029	(*)	-	5,694,610,841,185	(*)	-

Details of investments in associates are as follows:

Name	Principal activity	31.12.2020			31.12.2019		
		Book value VND	Fair value VND	Provision VND	Book value VND	Fair value VND	Provision VND
Phu Dinh Port Joint Stock Company (Note 1(ix))	Support activities related to transportation, real estate trading	808,355,943,278	(*)	-	-	-	-
Phu Tri Real Estate Investment Commercial Joint Stock Company (Note 1(xi))	Real estate trading	584,864,202,133	(*)	-	-	-	-
Saigon Golf Company Limited	Real estate trading	152,688,737,269	(*)	-	148,260,800,420	(*)	-
Ben Thanh Housing Development and Service Joint Stock Company	Real estate trading	74,903,246,979	(*)	-	71,625,904,472	(*)	-
Nova SQN Investment Joint Stock Company	Real estate trading	21,101,988,860	(*)	-	33,678,225,627	(*)	-
Hung Ngu Security Joint Stock Company (Note 1(x))	Security Activities	2,378,785,939	(*)	-	-	-	-
Sai Gon Electronics and Industrial Service Joint Stock Company	Electronic components and telecommunications trading	910,121,571	(*)	-	2,643,029,559	(*)	-
Thanh My Loi Joint Stock Company	Real estate trading	-	-	-	5,438,402,881,107	(*)	-
		1,645,203,026,029		-	5,694,610,841,185		-

5 INVESTMENTS (continued)**(b) Investments in associates (continued)**

Movements of the investments in associates during the year were as follows:

	For the year ended 31.12.2020 VND	For the year ended 31.12.2019 VND
Beginning of year	5,694,610,841,185	7,694,964,022,477
Additional investments in the year	480,000,000	604,283,000,000
Transfers from subsidiaries to associates (Note 1(ix), 1(xi))	1,391,145,565,872	-
Loss sharing from investments in associates	(2,552,533,101)	(9,578,783,868)
Transfers from associates to subsidiaries	(5,436,080,847,927)	(2,583,098,255,939)
Dissolution of associates	-	(9,559,141,485)
Dividends received from associates	(2,400,000,000)	(2,400,000,000)
End of year	<u>1,645,203,026,029</u>	<u>5,694,610,841,185</u>

(*) As at 31 December 2020 and 31 December 2019, the Group had not determined the fair value of these investments for disclosure in the consolidated financial statements because they do not have listed prices.

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5 INVESTMENTS (continued)

(c) Investments in other entities

	31.12.2020			31.12.2019		
	Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Investments in other entities	9,649,750,000	(*)	-	7,939,750,000	(*)	-

Details of investments in other entities are as follows:

Name	Principal activity	31.12.2020			31.12.2019		
		Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Hue Travel Company Limited	Tourism services	7,939,750,000	(*)	-	7,939,750,000	(*)	-
Novareal Joint Stock Company	Real estate trading	1,000,000,000	(*)	-	-	-	-
Novatravel Joint Stock Company	Tourism services	510,000,000	(*)	-	-	-	-
PTN Education Joint Stock Company	Education	200,000,000	(*)	-	-	-	-
		9,649,750,000		-	7,939,750,000		-

(*) As at 31 December 2020 and 31 December 2019, the Group had not determined the fair value of these investments for disclosure in the consolidated financial statements because they do not have listed prices.

6 SHORT-TERM TRADE ACCOUNTS RECEIVABLE

	31.12.2020 VND	31.12.2019 VND
Trade receivables from sales of real estate		
Third parties (*)	1,108,041,403,374	964,108,260,507
Related parties (Note 41(b))	30,898,518,971	35,399,461,270
Trade receivables from rendering of services		
Third parties (*)	113,671,026,359	77,181,365,589
	<u>1,252,610,948,704</u>	<u>1,076,689,087,366</u>

(*) As at 31 December 2020 and 31 December 2019, there was no third party customer with a balance accounting for 10% or more of the total balance of short-term trade accounts receivable. Trade receivables from sales of real estate mainly includes receivables retained by customers and not yet paid until has been transferred the ownership certificate.

As at 31 December 2020 and 31 December 2019, the balances of short-term trade accounts receivable which were past due amounted to VND10,263,645,778 and are presented in Note 10.

7 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31.12.2020 VND	31.12.2019 VND
Third parties		
<i>Sai Gon General Services Joint Stock Company</i>	323,104,203,797	323,024,476,227
<i>Green Mark Construction Joint Stock Company</i>	286,459,718,262	-
<i>Sai Gon Coop Investment and Development Joint Stock Company</i>	102,500,000,000	102,500,000,000
<i>Others</i>	754,861,758,343	408,380,616,420
	<u>1,466,925,680,402</u>	<u>833,905,092,647</u>

As at 31 December 2020 and 31 December 2019, there was no balance of short-term prepayments to suppliers which was past due or not past due but doubtful.

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8 SHORT-TERM LENDING
(a) Short-term

	31.12.2020 VND	31.12.2019 VND
Third parties (*)	3,019,394,229,338	496,091,950,464
Related parties (Note 41(b))	-	272,629,003,300
	<u>3,019,394,229,338</u>	<u>768,720,953,764</u>

(*) These are the short-term lendings to third parties which are unsecured and earn interest at rates from 3.9% per annum to 18.0% per annum (as at 31 December 2019: from 4.8% per annum to 18.0% per annum). The terms of these lendings are from 3 to 12 months.

(b) Long-term

	31.12.2020 VND	31.12.2019 VND
Third parties (*)	<u>175,500,000,000</u>	<u>-</u>

(*) These are the long-term lendings which are unsecured, earn interest at a rate of 13% per annum and mature in 36 months.

As at 31 December 2020 and 31 December 2019, there was no balance of short-term lending which was past due or not past due but doubtful.

9 OTHER RECEIVABLES
(a) Short-term

	31.12.2020		31.12.2019	
	Cost VND	Provision VND	Cost VND	Provision VND
Deposits for the acquisition of shares (*)	2,637,784,295,518	-	475,200,461,660	-
Deposits for the acquisition of land for projects	2,163,427,461,500	-	1,276,727,461,500	-
Receivables relating to transfers of subsidiaries	776,065,500,000	-	-	-
Receivables relating to Saigon Golf (**)	388,560,000,000	-	388,560,000,000	-
Advances for projects	348,422,056,100	-	379,741,687,575	-
Project development and investment co-operation (***)	240,830,000,000	-	53,219,000,000	-
Interest receivable from deposits, lending and investment co-operation	223,725,777,770	-	103,019,159,618	-
VAT advance payment	255,473,517,227	-	-	-
Advance for divestment	196,000,000,000	-	-	-
Deposits for projects	78,254,134,192	-	98,839,134,192	-
Others	760,784,673,783	-	449,694,492,900	-
	<u>8,069,327,416,090</u>	<u>-</u>	<u>3,225,001,397,445</u>	<u>-</u>

9 OTHER RECEIVABLES (continued)**(a) Short-term (continued)**

In which, the balances with related parties and third parties were as follows:

	31.12.2020		31.12.2019	
	Cost VND	Provision VND	Cost VND	Provision VND
Third parties	7,434,445,536,788	-	2,770,959,941,152	-
Related parties (Note 41(b))	634,881,879,302	-	454,041,456,293	-
	<u>8,069,327,416,090</u>	<u>-</u>	<u>3,225,001,397,445</u>	<u>-</u>

(*) These are deposits for share acquisition of companies in which the Group is investing. These deposits will be recognised as investments in subsidiaries or associates when the Group completes the share transfers.

(**) These are receivables according to the Cancellation Agreement of a Capital transfer contract for an amount of VND645,444,132,075 and the return of the additional capital contributed to Saigon Golf of VND388,560,000,000. In 2019, the Group fully received the amount of VND645,444,132,075.

(***) This balance represents project development and investment co-operation with partners. These amounts will be repaid in full to the Group at the end of the projects. The Group will receive profits at the end of the projects in accordance with the agreed sharing ratios in the agreements.

(b) Long-term

	31.12.2020		31.12.2019	
	Cost VND	Provision VND	Cost VND	Provision VND
Project development and investment co-operation (*)	17,138,503,000,000	-	124,221,000,000	-
Deposits for projects (**)	217,686,512,499	-	215,973,712,452	-
Others	112,083,465,839	-	30,544,354,296	-
	<u>17,468,272,978,338</u>	<u>-</u>	<u>370,739,066,748</u>	<u>-</u>

(*) This balance represents project development and investment co-operation with partners. These amounts will be repaid in full to the Group at the end of the projects. The Group will receive profits at the end of the projects in accordance with the agreed sharing ratios in the agreements.

(**) This balance represents long-term deposits at the Department of Planning and Investment as an amount guaranteed for performing projects.

9 OTHER RECEIVABLES (continued)**(b) Long-term (continued)**

In which, the balances with related parties and third parties were as follows:

	31.12.2020		31.12.2019	
	Cost VND	Provision VND	Cost VND	Provision VND
Third parties	17,038,542,978,338	-	365,056,749,293	-
Related parties (Note 41(b))	429,730,000,000	-	5,682,317,455	-
	<u>17,468,272,978,338</u>	<u>-</u>	<u>370,739,066,748</u>	<u>-</u>

As at 31 December 2020 and 31 December 2019, there was no balance of other short-term or long-term receivables which was past due or not past due but doubtful.

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10 DOUBTFUL DEBTS

	31.12.2020				31.12.2019			
	Cost VND	Recoverable amount VND	Provision VND	Number of overdue days Day	Cost VND	Recoverable amount VND	Provision VND	Number of overdue days Day
Short-term trade receivables which were past due								
Hoang Phuc House Construction Development Investment Company Limited	10,263,645,778	-	10,263,645,778	1,870	10,263,645,778	-	10,263,645,778	1,505

11 INVENTORIES**(a) Inventories**

	31.12.2020		31.12.2019	
	Cost VND	Provision VND	Cost VND	Provision VND
Properties under construction (i)	81,189,083,626,545	-	51,233,696,639,571	-
Finished properties (ii)	5,565,206,483,719	(3,001,730,408)	5,834,252,601,525	(3,643,929,970)
Property merchandises	102,949,300,000	-	134,544,508,215	-
Other goods	10,668,741,916	-	6,943,380,879	-
	<u>86,867,908,152,180</u>	<u>(3,001,730,408)</u>	<u>57,209,437,130,190</u>	<u>(3,643,929,970)</u>
Provision for decline in value of inventories	(3,001,730,408)		(3,643,929,970)	
	<u>86,864,906,421,772</u>		<u>57,205,793,200,220</u>	

Movements in the provision for decline in value of inventories during the year were as follows:

	2020 VND	2019 VND
Beginning of year	(3,643,929,970)	(7,579,047,926)
Reversal	642,199,562	3,935,117,956
End of year	<u>(3,001,730,408)</u>	<u>(3,643,929,970)</u>

(i) As at 31 December 2020, the properties in construction progress mainly include land costs, consulting and designing fees, construction costs and other costs relating to the projects.

(ii) As at 31 December 2020, the balance presents the properties in construction completion for sale.

As at 31 December 2020, the Group's inventories of VND28,480,681 million (as at 31 December 2019: VND14,969,163 million) were pledged as collateral assets for borrowings.

Total interest capitalised in the value of inventories during the year ended 31 December 2020 was VND3,091,754 million (year ended 31 December 2019: VND1,410,659 million).

(b) Long-term work in progress

The balance represents the value of properties in construction progress of projects located in Ho Chi Minh City. These projects are in progress of completing the paper works.

12 PREPAID EXPENSES**(a) Short-term**

	31.12.2020 VND	31.12.2019 VND
Tools and equipment	23,741,270,524	2,654,165,805
Others	84,919,021,892	72,826,173,364
	<u>108,660,292,416</u>	<u>75,480,339,169</u>

(b) Long-term

	31.12.2020 VND	31.12.2019 VND
Deferred expenses in accordance with revenue	322,584,457,039	53,464,458,773
Tools and equipment	21,280,033,354	13,645,182,869
Prepayment expenses for office and rental property renovation	12,038,068,275	72,207,090,994
Compensation cost for land clearance	-	41,881,487,734
Others	63,860,613,165	81,601,646,473
	<u>419,763,171,833</u>	<u>262,799,866,843</u>

Movements in long-term prepaid expenses during the year were as follows:

	2020 VND	2019 VND
Beginning of year	262,799,866,843	414,115,027,558
Purchase	320,171,879,182	206,913,430,452
Transfers from construction in progress (Note 16)	7,027,785,503	-
Change from acquisition of subsidiaries	176,125,718	(99,318,908,130)
Allocation	(74,526,489,557)	(258,909,683,037)
Disposals	(54,053,997,064)	-
Changes due to disposal of subsidiaries	(41,831,998,792)	-
End of year	<u>419,763,171,833</u>	<u>262,799,866,843</u>

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13 TANGIBLE FIXED ASSETS

	Buildings VND	Plants and machinery VND	Motor vehicles VND	Office equipment VND	Other fixed assets VND	Total VND
Historical cost						
As at 1 January 2020	689,430,600,465	38,608,673,933	132,116,930,711	46,802,199,486	217,609,091	907,176,013,686
New purchases	437,000,000	7,512,475,739	19,398,340,214	9,094,389,518	162,000,000	36,604,205,471
Transfers from construction in progress (Note 16)	418,229,964,912	20,116,506,290	96,307,872,027	20,376,866,653	73,530,000	555,104,739,882
Increase from acquisition of subsidiaries	7,522,354,285	253,398,547	535,686,004	141,212,039	-	8,452,650,875
Disposal	-	(1,866,090,063)	(24,021,936,364)	(2,741,597,130)	-	(28,629,623,557)
Decrease from disposal of subsidiaries	(196,898,029,531)	(1,905,511,829)	(821,705,218)	(174,216,435)	-	(199,799,463,013)
Others	(1,032,252,152)	-	(36,000,000)	-	-	(1,068,252,152)
As at 31 December 2020	917,689,637,979	62,719,452,617	223,479,187,374	73,498,854,131	453,139,091	1,277,840,271,192
Accumulated depreciation						
As at 1 January 2020	(118,924,697,055)	(14,599,720,088)	(48,597,721,800)	(26,426,989,260)	(210,810,878)	(208,759,939,081)
Charge for the year	(22,871,460,494)	(7,076,639,346)	(22,049,927,678)	(12,414,423,230)	(35,616,963)	(64,448,067,711)
Disposal	-	1,410,214,721	7,442,903,564	1,412,430,445	-	10,265,548,730
Increase from acquisition of subsidiaries	(7,126,829,285)	(253,398,547)	(535,686,004)	(141,212,039)	-	(8,057,125,875)
Decrease from disposal of subsidiaries	92,736,167,862	1,660,399,102	536,390,904	140,505,214	-	95,073,463,082
As at 31 December 2020	(56,186,818,972)	(18,859,144,158)	(63,204,041,014)	(37,429,688,870)	(246,427,841)	(175,926,120,855)
Net book value						
As at 1 January 2020	570,505,903,410	24,008,953,845	83,519,208,911	20,375,210,226	6,798,213	698,416,074,605
As at 31 December 2020	861,502,819,007	43,860,308,459	160,275,146,360	36,069,165,261	206,711,250	1,101,914,150,337

The historical cost of fully depreciated tangible fixed assets but still in use as at 31 December 2020 was VND43,620 million (as at 31 December 2019: VND36,025 million)

As at 31 December 2020, tangible fixed assets of the Group was VND808,010 million (as at 31 December 2019: VND424,886 million) which were pledged as security for the short-term and long-term borrowings granted to the Group (Note 24).

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14 INTANGIBLE FIXED ASSETS

	Land use rights VND	Brand name and Trademark VND	Software VND	Total VND
Historical cost				
As at 1 January 2020	68,702,167,947	30,000,000	99,974,662,075	168,706,830,022
Additions	-	-	5,655,467,365	5,655,467,365
Transfer from prepaid expenses	-	-	256,500,120	256,500,120
Transfer to inventory	(10,947,650,000)	-	-	(10,947,650,000)
Decrease from disposal of subsidiaries	-	-	(30,000,000)	(30,000,000)
As at 31 December 2020	57,754,517,947	30,000,000	105,856,629,560	163,641,147,507
Accumulated amortisation				
As at 1 January 2020	-	(30,000,000)	(27,048,351,522)	(27,078,351,522)
Charge for the year	-	-	(20,065,345,903)	(20,065,345,903)
Decrease from disposal of subsidiaries	-	-	30,000,000	30,000,000
As at 31 December 2020	-	(30,000,000)	(47,083,697,425)	(47,113,697,425)
Net book value				
As at 1 January 2020	68,702,167,947	-	72,926,310,553	141,628,478,500
As at 31 December 2020	57,754,517,947	-	58,772,932,135	116,527,450,082

Historical cost of fully depreciated tangible fixed assets but still in use as at 31 December 2020 was VND12,302 million (as at 31 December 2019: VND10,304 million).

As at 31 December 2020, intangible fixed assets of the Group with a total net book value of VND56,360 million (as at 31 December 2019: VND33,822 million) which were pledged as security for the short-term and long-term borrowings granted to the Group (Note 24).

15 INVESTMENT PROPERTIES

	Land use rights VND	Buildings VND	Total VND
Historical cost			
As at 1 January 2020	1,006,049,946,364	3,005,859,110,307	4,011,909,056,671
Transfers from inventories	-	162,287,884,660	162,287,884,660
Transfers from construction in progress (Note 16)	-	15,891,354,449	15,891,354,449
Other increase	-	2,269,747,450	2,269,747,450
Transfers to inventories	(930,957,140,000)	(162,576,513,638)	(1,093,533,653,638)
As at 31 December 2020	<u>75,092,806,364</u>	<u>3,023,731,583,228</u>	<u>3,098,824,389,592</u>
Accumulated amortisation			
As at 1 January 2020	-	(213,467,485,835)	(213,467,485,835)
Charge for the year	-	(64,352,364,725)	(64,352,364,725)
Transfers to inventories	-	3,243,211,888	3,243,211,888
As at 31 December 2020	<u>-</u>	<u>(274,576,638,672)</u>	<u>(274,576,638,672)</u>
Net book value			
As at 1 January 2020	<u>1,006,049,946,364</u>	<u>2,792,391,624,472</u>	<u>3,798,441,570,836</u>
As at 31 December 2020	<u>75,092,806,364</u>	<u>2,749,154,944,556</u>	<u>2,824,247,750,920</u>

Investment properties are mainly for leases. As at 31 December 2020, investment properties with a carrying value of VND1,341,854 million (as at 31 December 2019: VND2,229,357 million) were pledged with banks as security for short-term and long-term borrowings granted to the Group.

16 LONG-TERM WORK IN PROGRESS

	31.12.2020 VND	31.12.2019 VND
Purchase of assets	46,231,344,533	140,155,939,740
Office repairs and maintenance	35,051,272,503	17,767,992,676
Showhouses	19,537,947,677	42,431,128,278
Projects in construction progress	-	464,785,187,965
Others	2,952,296,769	2,952,296,769
	<u>103,772,861,482</u>	<u>668,092,545,428</u>

16 LONG-TERM WORK IN PROGRESS (continued)

Movements in the construction in progress during the year were as follows:

	2020 VND	2019 VND
Beginning of year	668,092,545,428	248,217,392,159
Increase in the year	95,090,107,397	
Transfer to tangible fixed asset (Note 13)	(555,104,739,882)	(36,143,258,953)
Transfer to intangible fixed asset	-	(65,763,185,580)
Transfer to investment properties (Note 15)	(15,891,354,449)	(5,950,477,083)
Transfer to short-term prepaid expense	(8,171,185,859)	-
Transfer to long-term prepaid expense (Note 12(b))	(7,027,785,503)	-
Other decreases	(73,214,725,650)	(9,354,936,815)
End of year	103,772,861,482	668,092,545,428

17 GOODWILL

Movements in goodwill during the year were as follows:

	2020 VND	2019 VND
Beginning of year	6,841,457,940,364	6,355,909,039,839
Increases (*)	533,913,574,783	1,305,272,410,195
Allocation (Note 36)	(849,398,206,508)	(819,723,509,670)
Decrease due to disposal of subsidiaries	(575,131,166,983)	-
End of year	5,950,842,141,656	6,841,457,940,364

(*) Details of goodwill arising from business combinations during the year and estimated allocation period are as below:

	Goodwill VND	Allocation period Year
Group of companies: Liberty Investment Joint Stock Company and Thanh My Loi Joint Stock Company	475,799,724,780	10
The Ky Hoang Kim Real Estate Company Limited	29,986,675,213	10
Vietnam Youth Tourist Joint Stock Company	27,867,158,480	10
Lucky House Investment Service Joint Stock Company	170,415,966	10
Tan Kim Yen Real Estate Investment Company Limited	89,600,344	10

Details of goodwill arising from business combinations are presented in Note 3.

18 SHORT-TERM TRADE ACCOUNTS PAYABLE

	31.12.2020		31.12.2019	
	Value	Able-to-pay	Value	Able-to-pay
	VND	amount	VND	amount
		VND		VND
Third parties				
<i>Henry Enterprise Group</i>				
<i>Company Limited</i>	619,680,395,588	619,680,395,588	619,680,395,588	619,680,395,588
<i>Others</i>	2,177,227,030,979	2,177,227,030,979	1,924,604,805,617	1,924,604,805,617
Related parties (Note 41(b))	-	-	316,457,900	316,457,900
	<u>2,796,907,426,567</u>	<u>2,796,907,426,567</u>	<u>2,544,601,659,105</u>	<u>2,544,601,659,105</u>

As at 31 December 2020 and 31 December 2019, the Company had no short-term trade accounts payable overdue.

19 SHORT-TERM ADVANCES FROM CUSTOMERS

The short-term advances from customers mainly include advances from customers, prepaid amounts or deposits of customers according to the property transfer agreements of the Group's projects. The amount is recognized as revenue when the Group completes and hands over apartments to customers.

As at 31 December 2020 and 31 December 2019, there were no customers accounting for 10% or more of the total balance.

20 TAXES AND (RECEIVABLES FROM)/PAYABLES TO THE STATE**(a) Taxes and other receivables from the State**

	31.12.2020	31.12.2019
	VND	VND
VAT to be reclaimed	1,100,087,503,087	978,926,176,534
Business income tax temporarily paid 1%	46,308,221,699	23,065,048,349
Overpaid business income tax	4,908,389,539	10,680,192,777
Others	78,747,540	74,380,872,649
	<u>1,151,382,861,865</u>	<u>1,087,052,290,309</u>

(b) Taxes and other payables to the State

	31.12.2020	31.12.2019
	VND	VND
Business income tax	148,984,016,642	178,287,280,513
Value added tax on domestic sales	83,607,440,253	6,739,208,458
Personal income tax	19,547,359,751	1,824,827,467
Others	30,296,604,339	18,861,733,317
	<u>282,435,420,985</u>	<u>205,713,049,755</u>

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20 TAXES AND (RECEIVABLES FROM)/PAYABLES TO THE STATE (continued)

Movements of tax and (receivables from)/payables to the State during the year were as below:

	As at 1.1.2020 VND	Arose during the year VND	Netted off VND	Settled during the year VND	As at 31.12.2020 VND
(a) Tax receivables					
VAT to be reclaimed	(978,926,176,534)	(696,303,508,265)	575,142,181,712	-	(1,100,087,503,087)
Business income tax temporarily paid 1%	(23,065,048,349)	(12,478,007,488)	4,582,112,191	(15,347,278,053)	(46,308,221,699)
Overpaid business income tax	(10,680,192,777)	419,538,312	5,386,649,976	(34,385,050)	(4,908,389,539)
Others	(74,380,872,649)	(119,960,549,786)	194,270,412,749	(7,737,854)	(78,747,540)
	<u>(1,087,052,290,309)</u>	<u>(828,322,527,227)</u>	<u>779,381,356,628</u>	<u>(15,389,400,957)</u>	<u>(1,151,382,861,865)</u>
(b) Tax payables					
Business income tax	178,287,280,513	279,868,856,686	(9,943,830,209)	(299,228,290,348)	148,984,016,642
VAT on domestic sales	6,739,208,458	951,340,545,355	(576,186,667,089)	(298,285,646,471)	83,607,440,253
Personal income tax	1,824,827,467	110,707,006,894	(12,957,804)	(92,971,516,806)	19,547,359,751
Land use tax	-	640,279,369,362	(193,212,969,568)	(447,066,399,794)	-
Others	18,861,733,317	159,129,510,708	(24,931,958)	(147,669,707,728)	30,296,604,339
	<u>205,713,049,755</u>	<u>2,141,325,289,005</u>	<u>(779,381,356,628)</u>	<u>(1,285,221,561,147)</u>	<u>282,435,420,985</u>

21 PAYABLES TO EMPLOYEES

	31.12.2020 VND	31.12.2019 VND
13 th month salary, bonus	64,585,059,723	30,796,453,126
Salary	4,215,077,115	499,876,797
	<u>68,800,136,838</u>	<u>31,296,329,923</u>

22 SHORT-TERM ACCRUED EXPENSES

	31.12.2020 VND	31.12.2019 VND
Constructions costs	1,761,909,529,797	1,661,156,307,763
Interest on borrowings and investment co-operation	1,450,714,482,415	725,859,264,145
Others	309,341,241,769	310,781,134,326
	<u>3,521,965,253,981</u>	<u>2,697,796,706,234</u>

In which, the balances with related parties and third parties are as follows:

	31.12.2020 VND	31.12.2019 VND
Third parties	3,496,245,474,982	2,695,828,185,412
Related parties (Note 41(b))	25,719,778,999	1,968,520,822
	<u>3,521,965,253,981</u>	<u>2,697,796,706,234</u>

23 OTHER PAYABLES**(a) Short-term**

	31.12.2020 VND	31.12.2019 VND
Project development and investment co-operation (Note 23(b)(*))	2,840,024,720,000	2,079,350,000,000
Payables relating to acquisition of subsidiaries	1,935,783,324,858	73,697,628,813
Deposits for purchases of properties	491,532,770,576	88,824,850,000
Maintenance fund payables (i)	365,712,634,195	434,148,010,658
Payables relating to deposits received for contracts which were liquidated	120,000,000,000	492,000,000,000
Others	342,895,533,572	456,317,573,363
	<u>6,095,948,983,201</u>	<u>3,624,338,062,834</u>

- (i) The maintenance fund payables represent 2% of the total net value of the contracts which the Group collects from the residents for the maintenance of apartments. This amount will be transferred to the relevant Residence Committees when they have been established.

23 OTHER PAYABLES (continued)**(b) Long-term**

	31.12.2020	31.12.2019
	VND	VND
Project development and investment co-operation (*)	37,460,272,787,973	14,127,007,050,899
Others	6,344,384,469	6,024,939,545
	<u>37,466,617,172,442</u>	<u>14,133,031,990,444</u>

(*) The balance represents the amount received for project development and investment cooperation with related parties and third parties. The Group is obliged to refund this amount in full to counter parties at the end of the projects. The Group will share profits at the end of the projects based on the agreed sharing ratio between parties in the agreements. In addition, for some contracts, the Group will have to pay a fixed interest according to the agreed payment schedule in the contract.

As at 31 December 2020 and 31 December 2019, there was no balance of other short-term and long-term payables which was past due or not past due but doubtful.

NO VA LAND INVESTMENT GROUP CORPORATION

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24 BORROWINGS AND FINANCE LEASE LIABILITIES

	As at 1.1.2020 VND	Increase VND	Decrease VND	Current portion of long-term borrowings VND	As at 31.12.2020 VND
(a) Short-term					
- Bank loans (*)	1,761,119,694,971	1,682,174,583,530	(3,177,286,507,643)	4,883,894,802,627	5,149,902,573,485
- Bonds (**)	2,576,900,000,000	1,651,000,000,000	(2,627,200,000,000)	1,640,700,000,000	3,241,400,000,000
- Borrowings from third parties (***)	3,731,232,500,000	6,931,526,691,912	(7,087,328,171,998)	2,155,275,000,000	5,730,706,019,914
- Borrowings from related parties (Note 41(b))	384,230,000,000	448,220,346,330	(384,230,000,000)	-	448,220,346,330
- Costs of issuing bonds	(8,844,184,645)	(33,818,850,000)	29,409,166,991	(12,860,899,879)	(26,114,767,533)
	<u>8,444,638,010,326</u>	<u>10,679,102,771,772</u>	<u>(13,246,635,512,650)</u>	<u>8,667,008,902,748</u>	<u>14,544,114,172,196</u>
(b) Long-term					
- Bank loans (*)	12,764,603,252,307	6,512,172,239,830	(3,301,097,954,000)	(4,883,894,802,627)	11,091,782,735,510
- Bonds (**)	10,358,680,000,000	15,152,691,400,000	(1,291,183,400,000)	(1,640,700,000,000)	22,579,488,000,000
- Borrowings from third parties (***)	3,294,475,000,000	205,875,000,000	(300,400,000,000)	(2,155,275,000,000)	1,044,675,000,000
- Cost of issuing bonds	(272,113,803,814)	(215,499,936,603)	116,023,183,924	12,860,899,879	(358,729,656,614)
	<u>26,145,644,448,493</u>	<u>21,655,238,703,227</u>	<u>(4,776,658,170,076)</u>	<u>(8,667,008,902,748)</u>	<u>34,357,216,078,896</u>

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

(*) Details of bank loans:

	31.12.2020 VND	31.12.2019 VND
Short-term		
Credit Suisse AG - Singapore Branch (i)	1,595,748,000,000	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh City Branch (i)	2,937,500,000	-
Vietnam Prosperity Joint Stock Commercial Bank (ii)	1,189,072,000,000	816,804,000,000
Vietnam Prosperity Joint Stock Commercial Bank (iii)	561,892,000,000	-
Credit Suisse AG - Singapore Branch (iv)	414,968,125,000	-
Vietnam Prosperity Joint Stock Commercial Bank (v)	300,000,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland (vi)	269,294,000,000	-
The Shanghai & Savings Bank, Ltd. Offshore Banking Branch (vi)	46,430,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 1 (vi)	9,200,000,000	-
Nam A Commercial Joint Stock Bank - Ly Thuong Kiet Branch (vii)	243,000,000,000	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam - South Saigon Branch (viii)	238,076,994,780	224,711,513,310
Vietnam Prosperity Joint Stock Commercial Bank (ix)	75,000,000,000	-
Sai Gon Thuong Tin Commercial Joint Stock Bank - Transaction Center (x)	74,000,000,000	60,441,000,000
Deutsche Investitions-und Entwicklungsgesellschaft mbH (xi)	66,328,570,102	33,171,427,908
Ho Chi Minh City Development Joint Stock Commercial Bank - Headquarter (xi)	100,000,000	-
Industrial and Commercial Bank of China Limited - Hanoi City Branch (xii)	44,800,000,000	118,000,000,000
Phuong Dong Commercial Joint Stock Bank - District 4 Branch (xiii)	18,166,784,811	-
Bank for Investment and Development of Vietnam (xiv)	888,598,792	-
Vietnam Prosperity Joint Stock Commercial Bank (xv)	-	190,000,000,000
Sai Gon Thuong Tin Commercial Joint Stock Bank - Transaction Center (xvi)	-	136,818,182,000
Sai Gon Thuong Tin Commercial Joint Stock Bank - District 4 Branch	-	113,798,571,753
Kien Long Commercial Joint Stock Bank - Sai Gon Branch (xvii)	-	67,375,000,000
	<u>5,149,902,573,485</u>	<u>1,761,119,694,971</u>

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

(*) Details of bank loans (continued)

	31.12.2020 VND	31.12.2019 VND
Long term		
Credit Suisse AG - Singapore Branch (i)	4,206,972,000,000	3,458,200,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh City Branch (i)	20,562,500,000	23,500,000,000
Vietnam Prosperity Joint Stock Commercial Bank (ii)	594,124,000,000	1,783,196,000,000
Vietnam Prosperity Joint Stock Commercial Bank (iii)	76,216,000,000	-
Credit Suisse AG - Singapore Branch (iv)	1,094,006,875,000	2,322,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh City Branch (iv)	23,500,000,000	23,500,000,000
Vietnam Prosperity Joint Stock Commercial Bank (v)	300,000,000,000	600,000,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland (vi)	403,941,000,000	673,380,000,000
The Shanghai & Savings Bank, Ltd. Offshore Banking Branch (vi)	69,645,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 1 (vi)	13,800,000,000	23,000,000,000
Vietnam Prosperity Joint Stock Commercial Bank (ix)	375,000,000,000	-
Sai Gon Thuong Tin Commercial Joint Stock Bank - Transaction Center (x)	74,000,000,000	148,000,000,000
Ho Chi Minh City Development Joint Stock Commercial Bank - Headquarter (xi)	600,000,000	700,000,000
Deutsche Investitions-und Entwicklungsgesellschaft mbH (xi)	364,807,144,847	431,228,572,092
Phuong Dong Commercial Joint Stock Bank - District 4 Branch (xiii)	224,046,373,863	122,466,862,215
Vietnam Prosperity Joint Stock Commercial Bank (xv)	-	380,000,000,000
Sai Gon Thuong Tin Commercial Joint Stock Bank - Transaction Center (xvi)	-	1,368,181,818,000
Kien Long Commercial Joint Stock Bank - Sai Gon Branch (xvii)	-	250,250,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch (xviii)	1,550,000,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch (xix)	1,495,761,841,800	-
Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh City Branch (xx)	204,800,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh Branch (xxi)	-	1,157,000,000,000
	<u>11,091,782,735,510</u>	<u>12,764,603,252,307</u>

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (i) These are borrowings with a credit facility of USD251,000,000 to Nova Hospitality Joint Stock Company, including 2 loans as follows:
- The borrowings in USD arranged by Credit Suisse AG, Singapore Branch; Industrial and Commercial Bank of China Limited, Hanoi City Branch; Taichung Commercial Bank Co., Ltd., Offshore Banking Branch; Taiwan Business Bank, Offshore Banking Branch; Taiwan Cooperative Bank, Offshore Banking Branch and other syndicated lenders. The loan duration is forty-two (42) months from the first date of drawdown. Interest rate is defined as LIBOR rate plus a margin of 4.25% per annum and repayable every six (6) months. By 31 December 2020, these borrowings had been disbursed fully with an amount of USD250,000,000. These borrowings are secured by a project in District 2, Ho Chi Minh City and a project in Xuyen Moc District, Ba Ria Vung Tau Province.
 - The borrowings in Vietnamese Dong from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh City Branch with a credit limit of VND23,500,000,000 (equivalent to USD1,000,000) for a term of forty eight (48) months and ten (10) days since the drawdown date. Interest rate is adjusted every 6 months at a rate of twelve-month saving deposits from individuals plus a margin of 3.5% per annum. These borrowings are secured by deposit contracts at the bank.
- (ii) These are borrowings in Vietnamese Dong with the amount of VND2,600,000,000,000 for a term of thirty-six (36) - forty-eight (48) months since the first drawdown. As at 31 December 2020, the Group's outstanding balance was VND1,783,196,000,000. The interest rate applied is the bank's highest rate of the twelve-month normal saving deposit to individuals (paid in arrears) plus a margin of 4.45% per annum to 4.8% per annum. These borrowings are secured by the shares and contributed capital of the Group's subsidiaries and associates, and the property rights arising from compensation for land clearance in District 2, Ho Chi Minh City.
- (iii) These are borrowings in Vietnamese Dong with the amount of VND1,200,000,000,000, with a term of forty-eight (48) months from the first disbursement date in July 2018. Interest rate is 12% per annum and is adjusted every three (3) months. The loan is secured by the shares and capital contributions of the Group's subsidiaries and property rights arising from land clearance compensation in District 2, Ho Chi Minh City.
- (iv) These are borrowings with a credit facility of USD251,000,000 to Nova Hospitality Joint Stock Company, including 2 loans as follows:
- The borrowings in USD arranged by Credit Suisse AG, Singapore Branch and other syndicated lenders. The loan duration is forty-two (42) months from the first date of drawdown. Interest rate is defined as LIBOR rate plus a margin of 4.25% per annum and repayable every six (6) months. These borrowings are secured by a project in Phan Thiet City, Binh Thuan Province and a project in District 3, Ho Chi Minh City. By 31 December 2020, these borrowings had been disbursed partially for an amount of USD100,000,000 and USD35,000,000 had been repaid. As at 31 December 2020, the Group's outstanding balance was USD65,000,000.
 - The borrowings in Vietnamese Dong from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh City Branch with a credit limit of VND23,500,000,000 (equivalent to USD1,000,000) for a term of forty eight (48) months and ten (10) days since the drawdown date. Interest rate is adjusted every 6 months at a rate of twelve-month saving deposits from individuals plus a margin of 3% per annum. These borrowings are secured by deposit contracts at the bank.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (v) These are borrowings in Vietnamese Dong with the amount of VND600,000,000,000 for a term of sixty-six (60) months since the first drawdown date of 29 December 2017. This loan bears an interest rate of the bank's highest rate of the twelve-month saving deposits from individuals in Vietnamese Dong (paid in arrears) of the highest level in Vietnam Prosperity Joint Stock Commercial Bank plus a margin of 4% per annum. These borrowings are guaranteed by shares of the Company owned by the shareholders and the capital contribution of the Group's subsidiaries.
- (vi) These are syndicated loans for which Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 1 is the facility agent and arranger agent. The loan amount is USD35,000,000, which is from following parties: Vietinbank - Branch 1 (USD1 million, equivalent to VND23 billion), Vietnam Joint Stock Commercial Bank for Industry and Trade Filiale Deutschland (USD29 million) and The Shanghai & Savings Bank, Ltd. Offshore Banking Branch (USD5 million), for a term of thirty (30) months. The borrowing in USD an interest rate of 3-month LIBOR plus a margin of 5.5% per annum and the borrowing in Vietnamese Dong bears an interest rate of the twelve-month saving deposit in Vietnamese Dong from individuals in Vietinbank - Branch 1 plus a margin of 4% per annum. These borrowings are secured by the parking area of three Sunrise City projects (South, Central, North) and two commercial blocks of the Sunrise City South project.
- (vii) These are borrowings in Vietnamese Dong with a credit limit of VND243,000,000,000 for a term of 12 months since the drawdowns date to finance the working capital. The interest rate is 7.9% per annum. These borrowings are secured by deposit contracts at the lender.
- (viii) These are borrowings in Vietnamese Dong under a credit facility of VND250,000,000,000 for a term of eleven (11) months to finance the working capital of the Group. Interest rates are specified in individual drawdown. As at 31 December 2020, the Group's outstanding balance was VND238,076,994,780 which bears interest at rates from 5.9% per annum to 6.3% per annum. These borrowings are secured by deposit contracts at the lender ensuring the total value of collateral assets exceed the outstanding balance at all time, by 10%.
- (ix) These are borrowings in Vietnamese Dong with the amount of VND450,000,000,000 for a term of 36 months since the drawdown on 3 March 2020 and the grace period is 18 months since the drawdown date. The principals are paid on a three-month basis. Interest rate is 11.5% per annum for the first two (2) months, and at a rate of Vietnam Prosperity Joint Stock Commercial Bank's twelve-month saving deposits from individuals in Vietnamese Dong (paid in arrears) plus a margin of 4.35% per annum but not lower than 11.5% per annum from the third (3rd) month onwards. These borrowings are secured by the land use rights and assets formed in the future of a Project in Khanh Hoa Province and contributed capital in the Developer.
- (x) These are borrowings in Vietnamese Dong with a credit limit of VND232,000,000,000 for a term of 60 months and the grace period is 12 months since the drawdown on 29 December 2017. The principals are paid on a three-month basis. Interest rate is 10.5% per annum for the first three-month period, and at a rate of the thirteen-month saving deposits from individuals in Vietnamese Dong (paid in arrears) plus a margin of 3.5% per annum from the fourth (4th) month onwards. These borrowings are secured by parking areas of Tropic 1 and Lexington project and a part of commercial blocks of three Sunrise City projects (South, Central, North).

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

(xi) These are borrowings with a credit facility of USD20,000,000 and VND700,000,000 to No Va Land Investment Group Corporation, including 2 loans as follows:

- The borrowings in USD with a credit limit of USD20,000,000 from Deutsche Investitions- und Entwicklungsgesellschaft mbH. The loan duration is ninety-six (96) months and does not exceed 15 June 2027. The interest rate is 5.1% per annum. Interest is paid every six (6) months.
- The borrowings in Vietnamese Dong with a credit limit of VND700,000,000 from Ho Chi Minh City Development Joint Stock Commercial Bank for a term of ninety-six (96) months from the date following the date of drawdown and does not exceed 15 June 2027. The principals are paid on a six-month basis and the grace period is twelve (12) months since the drawdown date. Interest rate is 12% per annum for the first three months and since the fourth month, the interest is defined at a rate of the twelve-month saving deposits from individuals in Vietnamese Dong (paid in arrears) in Ho Chi Minh City Development Joint Stock Commercial Bank plus the margin of 4.7% per annum.

These borrowings are secured by the land use right and the properties associated with the land belonging to a project in Can Tho province.

(xii) These are borrowings in Vietnamese Dong under a credit facility of VND350,000,000,000 for a term of 12 months to finance the working capital. Interest rate is being specified in each drawdown. As at 31 December 2020, the Group had an outstanding balance of VND44,800,000,000 with an interest rate of 6.5% per annum. The loan is secured by shares of the Company owned by the shareholders.

(xiii) These are borrowings in Vietnamese Dong with a credit limit of VND300,000,000,000 for a term of 12 years since the drawdown on 19 February 2019 and the grace period is 24 months since the drawdown date. After the grace period, the principal is paid on a three-month basis. Interest rates are being specified in each drawdown and are adjusted every three (3) months at a rate of twelve-month saving deposits from individuals in Vietnamese Dong (paid in arrears) of OCB plus a margin of 3.5% per annum. These borrowings are secured by shares of the Company owned by shareholders, shares in the Developer Company, and total value of assets formed in the future of Ibis Vung Tau Project.

(xiv) These are borrowings in Vietnamese Dong under credit contracts with a limit of VND1,200,000,000, with a term of twelve (12) months to finance working capital of the Company. Interest rates are being specified in each drawdown. As at 31 December 2020, the Group has outstanding loans of VND888,598,792 with interest rate of 7.2% per annum. The loan is secured by the contract of deposit at the lending bank.

(xv) These are borrowings in Vietnamese Dong with a credit limit of VND760,000,000,000 for a term of 60 months since the drawdown on 27 December 2017. The interest is applied at a highest rate of the twelve-month saving deposits in Vietnamese Dong (paid in arrears) plus a margin of 4% per annum. These borrowings are secured by the land use right of a real estate in District 2, Ho Chi Minh City and the shares owned by the Company in a subsidiary. Until 31 December 2020, these borrowings were early settled.

(xvi) These are borrowings in Vietnamese Dong with the amount of VND1,505,000,000,000 for a term of forty-eight (48) months since the first drawdown. The interest rate is applied at the bank's interest rate of the thirteen-month saving deposit to individuals (paid in arrears) plus a margin of 4.0% per annum. These borrowings are secured by the contributed capital of the Group's subsidiary, real estates and property rights of a project in Long Hung Commune, Bien Hoa City, Dong Nai Province. Until 31 December 2020, these borrowings were early settled.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (xvii) These are borrowings in Vietnamese Dong with a credit limit of VND385,000,000,000 for a term of 60 months since the drawdown on 6 February 2018. Interest rate is 9.65% per annum for the first month and 10.5% per annum for the next two months, then adjusted every three (3) months at a rate of the thirteen-month saving deposits in Vietnamese Dong (paid in arrears) plus a margin of 3.69% per annum and not lower than current interest rate quoted at the time of adjustment (for loans with the same type and method). These borrowings are secured by a real estate in District 1, Ho Chi Minh City. Until 31 December 2020, these borrowings were early settled.
- (xviii) These are borrowings in Vietnamese Dong with the amount of VND1,550,000,000,000 for a term of forty-eight (48) months since the first drawdown date. The loan bears an interest at 11.0% per annum and the loan interest rate is adjusted every three (3) months at a rate of twelve-month saving deposits from individuals in Vietnamese Dong (paid in arrears) plus the additional cost of capital mobilization determined by Vietnam Joint Stock Commercial Bank for Industry and Trade in case of market fluctuations plus a margin of 4.5% per annum. The loan is secured by all of the Group's contributed capital in the subsidiary and the property rights under the project in Tam Phuoc Ward, Bien Hoa City, Dong Nai Province.
- (xix) These are borrowings in Vietnamese Dong with the amount of VND1,511,000,000,000 for a term of forty-eight (48) months since the first drawdown date. The loan bears an interest at 11.0% per annum and the loan interest rate is adjusted every three (3) months at a rate of twelve-month saving deposits from individuals in Vietnamese Dong (paid in arrears) plus the additional cost of capital mobilization determined by Vietnam Joint Stock Commercial Bank for Industry and Trade in case of market fluctuations plus a margin of 4.5% per annum. The loan is secured by all of the Group's contributed capital in the subsidiary and the real estate, property rights under the project in Tam Phuoc Ward, Bien Hoa City, Dong Nai Province. As at 31 December 2020, these borrowings were disbursed of VND1,495,761,841,800.
- (xx) These are borrowings in Vietnam Dong with the amount under the Debt Receipt of VND204,800,000,000 for a term of thirty-six (36) months from the first disbursement date. Loan interest rate is 10% per annum for the first interest period and then is adjusted every six (06) months at the highest interest rate of twelve-month saving deposits from individuals in Vietnamese Dong (paid in arrears) at Vietnam Maritime Commercial Joint Stock Bank plus a margin of 3.5% per annum but not lower than 10% per annum. This loan is secured by land use rights and property rights of the Group and the Group's subsidiaries in Ho Chi Minh City.
- (xxi) These are borrowings in Vietnamese Dong with the amount of VND1,700,000,000,000 for a term of thirty-six (36) months since the first drawdown date. The loan bears an interest at 11.3% per annum and the loan interest rate is adjusted every three (3) months at a rate of twelve-month saving deposits from individuals in Vietnamese Dong (paid in arrears) plus the additional cost of capital mobilization determined by Vietnam Joint Stock Commercial Bank for Industry and Trade in case of market fluctuations plus a margin of 4.5% per annum. The loan is secured by all of the Group's contributed capital in the subsidiary; the capital contribution of the Group's subsidiary and the real estate, property rights under the project in Long Hung Commune, Bien Hoa City, Dong Nai Province. Until 31 December 2020, these borrowings were early settled.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

(**) Details of issued bonds are:

	31.12.2020 VND	31.12.2019 VND
Short-term		
Bonds issued at par		
Tien Phong Commercial Joint Stock Bank (i)	700,000,000,000	800,000,000,000
MB Securities Joint Stock Company (ii)	480,000,000,000	-
MB Securities Joint Stock Company (iii)	410,000,000,000	-
MB Securities Joint Stock Company (iv)	400,000,000,000	-
MB Securities Joint Stock Company (v)	300,000,000,000	-
Yuanta Securities Vietnam Company Limited (vi)	256,700,000,000	-
Military Commercial Joint Stock Bank		
- North Sai Gon Branch (vii)	214,000,000,000	-
Vietnam Public Joint Stock Commercial Bank		
- Sai Gon Branch (viii)	200,000,000,000	200,000,000,000
Tien Phong Commercial Joint Stock Bank (ix)	140,000,000,000	60,000,000,000
Vietnam Public Joint Stock Commercial Bank		
- Sai Gon Branch (x)	75,000,000,000	-
Military Commercial Joint Stock Bank		
- North Sai Gon Branch (xi)	65,700,000,000	-
Military Commercial Joint Stock Bank		
- North Sai Gon Branch (xii)	-	570,900,000,000
MB Securities Joint Stock Company	-	400,000,000,000
Bao Viet Group	-	200,000,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch	-	146,000,000,000
VietinBank Insurance Joint Stock Company	-	100,000,000,000
VietinBank Gold & Jewellery Company Limited	-	100,000,000,000
	<u>3,241,400,000,000</u>	<u>2,576,900,000,000</u>

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

(**) Details of issued bonds are: (continued)

	31.12.2020 VND	31.12.2019 VND
Long-term		
Bonds issued at par		
Tien Phong Commercial Joint Stock Bank (i)	-	700,000,000,000
MB Securities Joint Stock Company (iii)	-	410,000,000,000
Vietnam Public Joint Stock Commercial Bank		
- Sai Gon Branch (viii)	1,100,000,000,000	1,100,000,000,000
Tien Phong Commercial Joint Stock Bank (ix)	-	140,000,000,000
Vietnam Public Joint Stock Commercial Bank		
- Sai Gon Branch (x)	425,000,000,000	500,000,000,000
Military Commercial Joint Stock Bank		
- North Sai Gon Branch (xi)	591,300,000,000	-
Military Commercial Joint Stock Bank		
- North Sai Gon Branch (xii)	-	1,159,100,000,000
Vietnam Prosperity Joint Stock Commercial Bank (xiii)	7,000,000,000,000	-
The Bank of New York Mellon, London Branch (xiv)	5,413,338,000,000	5,549,580,000,000
Military Commercial Joint Stock Bank		
- North Sai Gon Branch (xv)	2,600,000,000,000	-
Military Commercial Joint Stock Bank		
- North Sai Gon Branch (xvi)	1,950,000,000,000	-
Techcom Securities Joint Stock Company (xvii)	1,290,000,000,000	-
Military Commercial Joint Stock Bank		
- North Sai Gon Branch (xviii)	749,700,000,000	-
Military Commercial Joint Stock Bank		
- North Sai Gon Branch (xix)	600,000,000,000	-
Military Commercial Joint Stock Bank		
- North Sai Gon Branch (xx)	350,000,000,000	600,000,000,000
Agribank Securities Joint Stock Company (xxi)	200,000,000,000	200,000,000,000
Viet Dragon Securities Corporation (xxii)	200,000,000,000	-
Bank for Investment & Development of Vietnam		
Securities Company (xxiii)	110,150,000,000	-
	<u>22,579,488,000,000</u>	<u>10,358,680,000,000</u>

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (i) Bonds issued at par value in Vietnamese Dong, including three (3) bonds with total par value of VND1,500,000,000,000. The details are as follows:

- Bond A: total par value of VND500,000,000,000 with a term of 18 months, maturing in 2020.
- Bond B: total par value of VND300,000,000,000 with a term of 24 months, maturing in 2020.
- Bond C: total par value of VND700,000,000,000 with a term of 36 months, maturing in 2021.

The interest rate of these bonds is 10.5% per annum for the first period. The interest period is three (3) months. The interest rate applied for the remaining period will be defined at a rate of the twelve-month saving deposits in Vietnamese Dong from individuals (paid in arrears) of TPBank plus a margin of 4.0% per annum. These bonds are secured by the development right of the project Grand Manhattan and shares of the Developer of this project owned by shareholders. Up to 31 December 2020, bond A and bond B were settled.

- (ii) Bonds issued at par value in Vietnamese Dong with MB Securities Joint Stock Company as an agent, with total par value of VND480,000,000,000, maturing in August 2021. The interest rate is fixed at 10.5% per annum. These bonds are secured by shares of the Company owned by shareholders. The total value which was successfully issued as at 31 December 2020 is VND480,000,000,000.

- (iii) Bonds issued at par value in Vietnamese Dong to MB Securities Joint Stock Company, including:

- The package of bonds with a par value of VND200,000,000,000, maturing in May 2021, bearing an interest rate of 11% per annum for the first interest period. Then, the interest rate is adjusted every six (6) months and calculated by average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade, and Military Joint Stock Commercial Bank plus a margin of 4.0% per annum. These bonds are secured by shares of the Company owned by shareholders.
- The package of bond with par value of VND210,000,000,000, maturing in December 2021, bearing an interest rate of 11% per annum for the first interest period. Then, the interest rate is adjusted every three (3) months and calculated by average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade, and Military Joint Stock Commercial Bank plus a margin of 4.0% per annum. These bonds are secured by shares of the Company owned by shareholders.

- (iv) Bonds issued at par value of VND400,000,000,000 in Vietnamese Dong maturing in March 2021, bearing interest rate at 10.5% per annum. These bonds are secured by shares of the Company owned by shareholders.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (v) Bonds issued at par value in Vietnamese Dong to MB Securities Joint Stock Company including:
- The package of bonds with a par value of VND100,000,000,000, maturing in April 2021, bearing an interest rate of 10.5% per annum. These bonds are secured by shares of the Company owned by the shareholders.
 - The package of bonds with a par value of VND200,000,000,000, maturing in May 2021, bearing an interest rate of 10.5% per annum. These bonds are secured by shares of the Company owned by the shareholders.
- (vi) Bonds issued at par value in Vietnamese Dong with Yuanta Securities Vietnam Company Limited as an agent, with total par value of VND400,000,000,000. These bonds mature in August 2021 and bear an interest rate at 10.5% per annum. The total value which were successfully issued as at 31 December 2020 is VND256,700,000,000. These bonds are secured by shares of the Company owned by shareholders.
- (vii) Bonds issued at par value in Vietnamese Dong to Military Commercial Joint Stock Bank - North Sai Gon Branch with a total par value of VND214,000,000,000, maturing in June 2021. The interest rate for the first quarter is 10% per annum, after that the interest rate is floating and adjusted every three (3) months and defined as the twelve-month normal saving deposits from individuals in Vietnamese Dong (paid in arrears) by Military Commercial Joint Stock Bank plus a margin of 2.5% per annum. These bonds are secured by the land use rights and the property rights related to the project at Bien Hoa City, Dong Nai Province, contributed capital at the project's Developer and a part of contributed capital at the parent company of the project's Developer.
- (viii) Bonds issued at par value in Vietnamese Dong to Vietnam Public Joint Stock Commercial Bank - Sai Gon Branch. Bond package has a total value of VND1,300,000,000,000 and the final maturity date in 2023. The interest rate for the first interest period is 11.75% per annum. The interest rate for remaining periods is adjusted on a three-month basis and is defined as base rate at the time of adjustment plus 4.25% per annum. Base rate is the highest interest rate of "Public Bank Deposit" twelve-month saving deposits (paid in arrears), with the currency corresponding to that of borrowings, according to the deposit interest rate schedule of Vietnam Public Joint Stock Commercial Bank published from time to time. These bonds are secured by shares of the Company owned by the shareholders.
- (ix) Bonds issued at par value in Vietnamese Dong with a total par value of VND200,000,000,000 and a term of two (2) years. The last maturity date is in October 2021 and early redemption before the twelve month is VND60 billion, the eighteenth month is VND60 billion, the twenty-fourth month is VND80 billion. The interest rate for the first interest period is 11% per annum and then it is adjusted every three (3) months and defined as the twelve-month normal saving deposit from individuals in Vietnamese Dong (paid in arrears) by Tien Phong Commercial Joint Stock Bank plus with a margin of 4% per annum. These bonds are secured by shares of the Company owned by the shareholders. Until 31 December 2020, the Group has repurchased VND60,000,000,000 of par value according to the fixed payment schedule, the remaining balance of bonds is VND140,000,000,000.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (x) Bonds issued at par value in Vietnamese Dong to Vietnam Public Joint Stock Commercial Bank - Sai Gon Branch, with a total par value of VND500,000,000,000, maturing in 2023. The interest rate for the first interest period is 12.5% per annum. The interest rate for remaining periods is adjusted on a three-month basis and is defined as base rate at the time of adjustment plus 5% per annum. Base rate is the highest interest rate of "Public Bank Deposit" twelve-month saving deposits (paid in arrears), with the currency corresponding to that of borrowings, according to the deposit interest rate schedule of Vietnam Public Joint Stock Commercial Bank published from time to time. These bonds are secured by shares of the Company owned by the shareholders.
- (xi) Bonds issued at par value in Vietnamese Dong to Military Commercial Joint Stock Bank - North Sai Gon Branch with a total par value of VND657,000,000,000, maturing in June 2025. The interest rate for the first interest period is 10% per annum, after that the interest rate is floating and adjusted every three (3) months and defined at the rate of the twelve-month normal saving deposits from individuals in Vietnamese Dong (paid in arrears) by Military Commercial Joint Stock Bank plus a margin of 3.5% per annum. These bonds are secured by the land use rights and the property rights related to the project at Bien Hoa City, Dong Nai Province, and all contributed capital of a Group's subsidiary.
- (xii) Bonds issued at par value in Vietnamese Dong, advised by MB Securities Joint Stock Company, with a total par value of VND1,730,000,000,000, maturing in December 2022. The interest rate for the first 3 months is 7.5% per annum. Then, the interest rate is adjusted to 10.0% per annum for the following 9 months and after that, it is adjusted every three (3) months and defined as a reference rate plus 3.5% per annum. The reference rate is calculated by average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade, and Military Joint Stock Commercial Bank. These bonds are secured by the capital contribution of the Company at the issuing company. Until 31 December 2020, these bonds were early settled.
- (xiii) Bonds issued at par value in Vietnamese Dong, advised by VPS Securities Joint Stock Company, including three (3) bonds with total par value of VND7,000,000,000,000:
- Bond 1: total par value of VND3,000,000,000,000 with a term of 36 months, maturing in 2023.
 - Bond 2: total par value of VND1,500,000,000,000 with a term of 36 months, maturing in 2023.
 - Bond 3: total par value of VND2,500,000,000,000 with a term of 36 months, maturing in 2023.

The interest rate of these bonds is 11% per annum for the first interest period. After that, the interest rate will be adjusted every three (3) months at a reference interest rate plus a margin of 3.9% per annum. The reference interest rate is defined as the highest interest rate of normal saving deposits in Vietnamese Dong from individuals (paid in arrears) for the term of twelve months (or equivalent term) announced at the reference bank at the interest rate determination date. These bonds are non-convertible, not accompanied by warrants, and are secured by property rights related to a project in District 2, Ho Chi Minh City.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (xiv) These are 800 convertible bonds issued on 27 April 2018 ("Issue Date") and additional 400 convertible bonds issued on 14 December 2018 at par value in USD to international investors which The Bank of New York Mellon - London Branch is trustee, Credit Suisse - Singapore Branch is arranger and issuance agents. The package of convertible bonds amounting to USD240,000,000 with a par value of USD200,000 per bond will mature on 27 April 2023 ("Maturity Date"), subject to a bond coupon interest of 5.5% per annum which will be repaid every 6 months and a redemption yield of 6.25% per annum which is calculated on a 6 month basis. These bonds are unsecured and could be converted into shares of No Va Land Investment Group Corporation (NVL) since the 41st day from the Issue Date until the 10th day before the Maturity Date. The initial conversion price was determined at VND74,750 per share, and was adjusted to VND60,000 per share on 27 October 2019, corresponding to the conversion rate of 75,910 shares per convertible bond and may be adjusted in the following cases: (1) Business events resulting in a change in the share value, and/or (2) adjustment corresponding to the decrease in NVL share price with an adjustment not exceeding 75% of the Initial Conversion Price, VND56,062.5 per share. Until 31 December 2020, total bonds converted into shares was USD6,800,000 of par value, the remaining balance of bonds is USD233,200,000.
- (xv) Bonds issued at par value in Vietnamese Dong to Military Commercial Joint Stock Bank - North Sai Gon Branch, including four (4) bonds with total par value of VND2,600,000,000,000. The details are as follows:
- Bond 1: total par value of VND600,000,000,000 with a term of 24 months, maturing in 2022.
 - Bond 2: total par value of VND600,000,000,000 with a term of 36 months, maturing in 2023.
 - Bond 3: total par value of VND600,000,000,000 with a term of 48 months, maturing in 2024.
 - Bond 4: total par value of VND800,000,000,000 with a term of 60 months, maturing in 2025.

The interest rate of these bonds is 10% per annum for the first year. After that, the interest rate will be defined at a rate of the twelve-month saving deposits in Vietnamese Dong from individuals (paid in arrears) of Military Commercial Joint Stock Bank plus a margin of 3.5% per annum. These bonds are secured by the land use rights and the property rights related to the project at Bien Hoa City, Dong Nai Province and contributed capital at the project's Developer.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

(xvi) Bonds issued at par value in Vietnamese Dong to Military Commercial Joint Stock Bank - North Sai Gon Branch, including five (5) bonds with total par value of VND1,950,000,000,000, including:

- Bond 1: total par value of VND150,000,000,000 with a term of 24 months, maturing in 2022.
- Bond 2: total par value of VND245,000,000,000 with a term of 36 months, maturing in 2023.
- Bond 3: total par value of VND610,000,000,000 with a term of 48 months, maturing in 2024.
- Bond 4: total par value of VND610,000,000,000 with a term of 60 months, maturing in 2025.
- Bond 5: total par value of VND335,000,000,000 with a term of 72 months, maturing in 2026.

The interest rate of these bonds is 10% per annum for the first year. After that, the interest rate then will be defined at a rate of the twelve-month normal saving deposits in Vietnamese Dong from individuals (paid in arrears) of Military Commercial Joint Stock Bank plus a margin of 3.5% per annum. These bonds are secured by the land use rights and the property rights related to the project at Bien Hoa City, Dong Nai Province and contributed capital at the project's Developer.

(xvii) These are bonds issued at par value in Vietnam Dong arranged by Techcom Securities Joint Stock Company with a total par value of VND1,290,000,000,000 and the final maturity date in 2022. The interest rate for the first four (4) interest periods is fixed at 10.5% per annum. The interest rate from the 5th interest period will be adjusted every three (3) months at the reference interest rate at the time of adjustment plus a margin of 4.2% per annum. The reference rate is calculated by average of the interest rate offered for twelve-month saving deposits from individuals in Vietnamese Dong by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Vietnam Technology and Commercial Joint Stock Bank. These bonds are secured by shares of the Company owned by the shareholders and contributed capital of the Company at a subsidiary.

(xviii) Bonds issued at par value in Vietnamese Dong to Military Commercial Joint Stock Bank - North Sai Gon Branch, including four (4) bonds with total par value of VND1,068,000,000,000. The total value which were successfully issued as at 31 December 2020 is VND749,700,000,000, including:

- Bond 1: total par value of VND214,000,000,000 with a term of 24 months, maturing in 2022.
- Bond 2: total par value of VND214,000,000,000 with a term of 36 months, maturing in 2023.
- Bond 3: total par value of VND214,000,000,000 with a term of 48 months, maturing in 2024.
- Bond 4: total par value of VND107,700,000,000 with a term of 60 months, maturing in 2025.

The interest rate of these bonds is 10% per annum for the first year. After that, the interest rate is floating and adjusted every three (3) months. The interest rate then will be defined at a rate of the twelve-month normal saving deposits in Vietnamese Dong from individuals (paid in arrears) of Military Commercial Joint Stock Bank plus a margin of 3.5% per annum. These bonds are secured by the land use rights and the property rights related to the project at Bien Hoa City, Dong Nai Province, contributed capital at the project's Developer and a part of contributed capital at the parent company of the project's Developer.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

(xix) Bonds issued at par value in Vietnamese Dong to Military Commercial Joint Stock Bank - North Sai Gon Branch, including three (3) bonds with total par value of VND600,000,000,000. The total value which was successfully issued as at 31 December 2020 is VND600,000,000,000, including:

- Bond 1: total par value of VND200,000,000,000 with a term of 36 months, maturing in 2023.
- Bond 2: total par value of VND200,000,000,000 with a term of 48 months, maturing in 2024.
- Bond 3: total par value of VND200,000,000,000 with a term of 60 months, maturing in 2025.

The interest rate of these bonds is 10% per annum for the first year. After that, the interest rate is floating and adjusted every three (3) months. The interest rate then will be defined at a rate of the twelve-month normal saving deposits in Vietnamese Dong from individuals (paid in arrears) of Military Commercial Joint Stock Bank plus a margin of 3.5% per annum. These bonds are secured by the land use rights and the property rights related to the project in Phuoc Thuan commune, Xuyen Moc district, Ba Ria Vung Tau province; capital contribution in the project's Developer and all capital contribution in the parent company of the project's Developer.

(xx) Bonds issued at par value in Vietnamese Dong to Military Commercial Joint Stock Bank - North Sai Gon Branch, with a total par value of VND600,000,000,000, maturing in December 2022. The interest rate for the first year is 10.5% per annum then it is determined as the twelve-month normal saving deposit of Military Commercial Joint Stock Bank (paid in arrears) plus a margin of 3.5% per annum. These borrowings are secured by the land use rights and the property rights related to the project at Long Truong Ward, District 9, Ho Chi Minh City and all contributed capital of a Group's subsidiary at the project's Developer. Until 31 December 2020, the Group has repurchased VND250,000,000,000 of par value according to the fixed payment schedule, the remaining balance of bonds is VND350,000,000,000.

(xxi) Bonds issued at par value in Vietnamese Dong to Agribank Securities Joint Stock Company with a total par value of VND200,000,000,000, maturing in December 2023. The interest rate for the first interest period is 11% per annum. The interest rate applied for the remaining period will be adjusted every six (6) months and defined as a reference rate plus 4% per annum. The reference rate is calculated by average of the interest rate offered for twelve-month deposits from individuals in Vietnamese Dong (paid in arrears) by four (4) banks including: Bank for Investment and Development of Viet Nam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Joint Stock Commercial Bank for Industry and Trade and Bank for Agriculture and Rural Development of Vietnam. These bonds are secured by shares of the Company owned by the shareholders.

(xxii) Bonds issued at par value of VND200,000,000,000 in Vietnamese Dong to Viet Dragon Securities Corporation, maturing in June 2022, bearing an interest rate of 10% per annum. These bonds are secured by shares of the Company owned by shareholders.

(xxiii) Bonds issued at par value with the maximum total par value of VND500,000,000,000 in Vietnamese Dong, maturing in December 2022, bearing an interest rate of 10.5% per annum. These bonds are secured by shares of the Company owned by shareholders. The total value which was successfully issued as at 31 December 2020 is VND110,150,000,000.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

(***) Details for the balances of third parties were as follows:

	31.12.2020 VND	31.12.2019 VND
Short-term borrowings		
Credit Suisse AG, Singapore Branch (i)	1,392,900,000,000	-
Credit Suisse AG, Singapore Branch (ii)	954,085,000,000	667,859,500,000
Crane Investment Ltd (ii)	482,790,000,000	337,953,000,000
GW Supernova Pte.Ltd. (iii)	464,300,000,000	-
Nova Homes Trading Joint Stock Company (iv)	454,464,870,920	1,046,300,000,000
Credit Suisse AG, Singapore Branch (v)	348,225,000,000	-
GPI3 Co., Ltd	-	1,392,000,000,000
Others (iv)	1,633,941,148,994	287,120,000,000
	<u>5,730,706,019,914</u>	<u>3,731,232,500,000</u>

Long-term borrowings

Credit Suisse AG, Singapore Branch (v)	1,044,675,000,000	1,393,200,000,000
Credit Suisse AG, Singapore Branch (ii)	-	954,085,000,000
Crane Investment Ltd (ii)	-	482,790,000,000
GW Supernova Pte. Ltd. (iii)	-	464,400,000,000
	<u>1,044,675,000,000</u>	<u>3,294,475,000,000</u>

(i) These are borrowings according to the loan agreement with a credit facility of USD200,000,000, which are arranged by Credit Suisse AG, Singapore Branch. Interest rate is defined as LIBOR rate plus a margin of 4.0% per annum and repayable every three (3) months. If the principal is due or early repaid within six (6) months from the first drawdown date, the Company would pay an additional amount to ensure that lender receives a target IRR of 7.5% per annum. If the principal is due or early repaid after six (6) months, the Company would pay an additional amount to ensure that lender receives a target IRR of 9.5% per annum. These borrowings are secured by shares and contributed capital of the Company at subsidiaries and shares of the Company owned by shareholders. Until 31 December 2020, an amount of USD60,000,000 was disbursed partially.

(ii) These are borrowings according to the loan agreement and appendices with a credit facility of USD125,000,000, which Credit Suisse AG, Singapore Branch is the facility agent and the arranger agent. In 2017, Credit Suisse AG, Singapore Branch transferred a portion of borrowing amounting to USD42,000,000 to Crane Investments Limited In Respect Of Series 211. The loan duration is forty-two (42) months from the first date of drawdown, the principal is repayable every six (6) months from the eighteenth (18th) month since the first date of drawdown to maturity. Interest rate is defined as LIBOR rate plus a margin of 5.5% per annum and repayable every three (3) months. At maturity or early repayment or conversion, the Company would pay an additional amount to ensure that lender receives a target IRR of 13% per annum. These borrowings are unsecured. Until 31 December 2020, these borrowings were repaid with an amount of USD62,500,000.

24 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

- (iii) This borrowing is denominated in USD from GW Supernova Pte. Ltd., with a credit facility of USD50,000,000, maturing in thirty-six (36) months since the first drawdown in December 2016, including a portion of non-convertible borrowing amounting to USD20,000,000 and the other portion of convertible borrowing amounting to USD30,000,000. This borrowing is unsecured. The maturity date of the borrowing of USD20,000,000 was adjusted to 31 March 2021. This borrowing bears an interest rate of 6% per annum and is repayable every six (6) months, the principal is repayable at the maturity date. If the Company makes repayment or early repayment at any time before 21 December 2019, the Company has to pay an additional amount to ensure that lender receives a target IRR of 15% per annum for the period from 1 April 2019 to the date of repayment or early repayment. If the Company makes repayment at any time from 21 December 2019, the Company has to pay a fee to ensure the target IRR of: 15% per annum for the period from 1 April 2019 to and including 21 December 2019 and 13% per annum for the period from 22 December 2019 to the date of repayment or early repayment. As at 31 December 2020, the borrowing of USD30,000,000 was settled.
- (iv) These are borrowings in Vietnamese Dong, having terms ranging from 3 to 12 months, bearing interest at the rate from 4.0% per annum to 15.0% per annum and are unsecured.
- (v) These are borrowings according to the loan agreement with a credit facility of USD100,000,000, which are arranged by Credit Suisse AG, Singapore Branch. Interest rate is defined as LIBOR rate plus a margin of 5.5% per annum and repayable every three (3) months. At maturity or early repayment or conversion, the Company would pay an additional amount to ensure that lender receives a target IRR of 11.5% per annum. These borrowings are secured by shares of the Company owned by shareholders. Until 31 December 2020, an amount of USD60,000,000 was disbursed.

25 PROVISION FOR LIABILITIES

This balance represents the provision for warranty of properties that have been completed and handed over at the reporting date.

26 OWNERS' CAPITAL**(a) Number of shares**

	31.12.2020		31.12.2019	
	Ordinary shares	Preference shares	Ordinary shares	Preference shares
Number of shares registered	986,285,297	-	969,540,797	-
Number of shares issued	986,285,297	-	969,540,797	-
Number of existing shares in circulation	986,285,297	-	969,540,797	-

26 OWNERS' CAPITAL (continued)**(b) Movement of share capital**

	Ordinary shares	Preference shares	Total
As at 1 January 2019	930,446,674	6,830,000	937,276,674
New shares issued for ESOP 2019	18,604,123	-	18,604,123
New shares issued for converting preference shares	20,490,000	(6,830,000)	13,660,000
As at 31 December 2019	969,540,797	-	969,540,797
New shares issued for ESOP 2020	14,543,110	-	14,543,110
New shares issued for converting preference shares	2,201,390	-	2,201,390
As at 31 December 2020	<u>986,285,297</u>	<u>-</u>	<u>986,285,297</u>

Par value per share: VND10,000.

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27 MOVEMENTS IN OWNERS' EQUITY

	Ordinary shares VND	Preference shares VND	Share premium VND	Post-tax undistributed earnings VND	Non controlling interest VND	Total VND
As at 1 January 2019 (Restated)	9,304,466,740,000	68,300,000,000	3,996,839,781,026	5,618,698,169,829	981,494,999,352	19,969,799,690,207
Issuance of ordinary shares for ESOP 2019	186,041,230,000	-	-	-	-	186,041,230,000
Issuance of ordinary shares for converting preference shares	204,900,000,000	(68,300,000,000)	(136,600,000,000)	-	-	-
Share issuance costs	-	-	(50,000,000)	-	-	(50,000,000)
Net profit for the year	-	-	-	3,431,331,162,442	(44,009,060,531)	3,387,322,101,911
Dividends paid	-	-	-	(21,076,808,219)	(19,719,873,178)	(40,796,681,397)
Acquisition of new subsidiaries	-	-	-	-	1,348,719,100,196	1,348,719,100,196
Change in ownership of subsidiaries	-	-	-	(306,123,803,463)	(83,837,805,607)	(389,961,609,070)
As at 31 December 2019	9,695,407,970,000	-	3,860,189,781,026	8,722,828,720,589	2,182,647,360,232	24,461,073,831,847
Issuance of ordinary shares for ESOP 2020 (i)	145,431,100,000	-	-	-	-	145,431,100,000
Transfer from convertible bonds (ii)	22,013,900,000	-	110,069,500,000	-	-	132,083,400,000
Net profit for the year	-	-	-	3,919,071,634,099	(12,570,054,423)	3,906,501,579,676
Dividend paid	-	-	-	-	(284,665,140)	(284,665,140)
Acquisition of new subsidiaries	-	-	-	-	4,215,892,723,454	4,215,892,723,454
Change in ownership of subsidiaries	-	-	-	(590,478,317,629)	(338,072,466,501)	(928,550,784,130)
As at 31 December 2020	9,862,852,970,000	-	3,970,259,281,026	12,051,422,037,059	6,047,612,897,622	31,932,147,185,707

27 MOVEMENTS IN OWNERS' EQUITY (continued)

- (i) According to the Resolution No. 13/2020-NQ.DHDCD-NVLG dated 5 June 2020 of the General Meeting of Shareholders and the Resolution No. 70/2020-NQ.HDQT-NVLG dated 24 July 2020, the Board of Directors approved the issuance of Shares under the Employee Stock Ownership Plan ("ESOP") with the maximum number of 14,543,110 shares. The Company completed the issuance of 14,543,110 ordinary shares to employees on 22 September 2020 at an issuing price of VND10,000 per share. As the issuing price is equal to the par value of VND10,000 per share, the total value of issued share was recorded as the owner's capital.
- (ii) According to the Convertible Bond Issuance Contract dated 19 April 2018, notices to convert bonds from bond holders, Resolution No. 14/2020-NQ.DHDCD-NVLG dated 5 June 2020, Resolution No. 103/2020-NQ.HDQT-NVLG dated 7 August 2020, Resolution No. 110/2020-NQ.HDQT-NVLG dated 14 August 2020, Resolution No. 114/2020-NQ. HDQT-NVLG dated 21 August 2020, Resolution No. 123/2020-NQ.HDQT-NVLG dated 14 September 2020, Resolution No. 157/2020-NQ.HDQT-NVLG dated 4 November 2020, Resolution No. 162/2020-NQ.HDQT-NVLG dated 6 November 2020, and Resolutions No. 175/2020-NQ.HDQT-NVLG dated 7 December 2020, the Board of Directors approved the conversion of bonds into ordinary shares for a total value of US\$5,800,000 ("USD") corresponding to the USD/VND exchange rate used for the initial bond conversion of VND22,773. Therefore, the number of shares was issued is 2,201,390 shares at a conversion price per share of VND60,000. Accordingly, the value of the issued shares recorded in the Owner's capital and Share premium was VND22,013,900,000 and VND110,069,500,000, respectively.

28 EARNINGS PER SHARE**(a) Basic earnings per share**

Basic earnings per share is calculated by dividing the net profit attributable to shareholders after deducting the bonus and welfare funds by the weighted average number of ordinary shares outstanding during the year, excluding ordinary shares repurchased by the Group and held as treasury shares. Details are as follows:

	2020	2019
Net profit attributable to shareholders (VND)	3,919,071,634,099	3,431,331,162,442
Dividend on preference shares (VND)	-	(21,076,808,219)
Profit calculation of basic earnings per share (VND)	<u>3,919,071,634,099</u>	<u>3,410,254,354,223</u>
Weighted average number of ordinary shares in issue (shares)	974,649,690	952,771,601
Mandatorily convertible shares (shares)	-	-
Weighted average number of ordinary share including mandatorily convertible shares (shares)	<u>974,649,690</u>	<u>952,771,601</u>
Basic earnings per share (VND)	<u>4,021</u>	<u>3,579</u>

28 EARNINGS PER SHARE (continued)**(b) Diluted earnings per share**

Diluted earnings per share is calculated by dividing the net profit attributable to shareholders, from which the bonus and welfare fund has been subtracted, by the weighted average number of ordinary shares outstanding during the year and the ordinary shares expected to be issued via conversion of other financial instruments into ordinary shares. Details are as follows:

	2020	2019
Net profit attributable to shareholders (VND)	3,919,071,634,099	3,431,331,162,442
Dividend on preference shares (VND)	-	(21,076,808,219)
Adjustment (VND) (*)	275,981,966,149	276,046,535,969
	<u>4,195,053,600,248</u>	<u>3,686,300,890,192</u>
Profit calculation of diluted earnings per share (VND)		
Weighted average number of ordinary shares in issue (shares)	974,649,690	952,771,601
Mandatorily convertible shares (shares)	-	-
Potential shares (shares) (*)	88,511,060	90,712,450
Weighted average number of ordinary shares including potential shares (shares)	<u>1,063,160,750</u>	<u>1,043,484,051</u>
Diluted earnings per share (VND)	<u>3,946</u>	<u>3,533</u>

(*) The Company considered each issue or series of potential ordinary shares in determining whether potential ordinary shares are dilutive. Potential ordinary shares shall be treated as dilutive when, and only when, their conversion to ordinary shares would decrease earnings per share or increase loss per share.

29 OFF CONSOLIDATED BALANCE SHEET ITEMS**(a) Foreign currencies**

	31.12.2020	31.12.2019
Foreign currencies (USD)	<u>446,766</u>	<u>15,465,950</u>

(b) Operating lease assets

The future minimum lease receipts under non-cancellable operating leases were presented in Note 42.

30 NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	2020	2019
	VND	VND
Revenue from sales of goods and rendering of services		
Revenue from sales of real estates	3,714,492,303,586	10,131,286,857,382
Rendering of services for corporate management, project development and sales consultancy	1,253,685,974,543	686,543,413,433
Revenue from leasing properties	127,985,102,205	145,750,926,845
Others	145,568,664,930	62,651,799,893
	<u>5,241,732,045,264</u>	<u>11,026,232,997,553</u>
Sales deductions		
Trade discounts	(5,877,461,557)	(64,977,626,473)
Sales rebates	-	(1,378,181,818)
Sales returns	(209,496,174,269)	(28,894,077,342)
	<u>(215,373,635,826)</u>	<u>(95,249,885,633)</u>
Net revenue from sales of goods and rendering of services		
Net revenue from sales of real estates	3,499,118,667,760	10,036,036,971,749
Net revenue from rendering of services for corporate management, project development and sales consultancy	1,253,685,974,543	686,543,413,433
Net revenue from leasing properties	127,985,102,205	145,750,926,845
Others	145,568,664,930	62,651,799,893
	<u>5,026,358,409,438</u>	<u>10,930,983,111,920</u>

31 COST OF GOODS SOLD AND SERVICES RENDERED

	2020	2019
	VND	VND
Cost of real estates sold	1,906,029,247,384	7,056,259,636,988
Cost of rendering of services for corporate management, project development and sales consultancy	1,006,862,272,399	555,260,697,725
Cost of leasing properties	100,631,542,567	84,844,148,120
Others	179,956,376,933	82,960,695,243
	<u>3,193,479,439,283</u>	<u>7,779,325,178,076</u>

32 FINANCIAL INCOME

	2020 VND	2019 VND
Gain from divestment of subsidiaries (*)	3,357,918,020,316	214,601,984,325
Revaluation of investments at each business combination stage (**)	2,384,403,694,232	460,281,890,852
Interest income from lending	204,742,445,083	46,470,491,854
Interest income from deposits at banks	146,516,978,747	265,587,601,766
Foreign exchange gains	61,322,805,960	36,015,567,528
Interest income from co-operation contracts	52,639,643,840	372,602,740
Interest income from late payment	-	694,003,345
Others	2,794,191,703	3,184,278,964
	<u>6,210,337,779,881</u>	<u>1,027,208,421,374</u>

(*) This is the gain from disposal of Phong Dien Real Estate Investment Joint Stock Company, Phu Dinh Port Joint Stock Company, Phu Tri Real Estate Investment Commercial Joint Stock Company, Nova Nippon Joint Stock Company and Sun City Real Estate Investment and Development Company Limited (Note 3.2).

(**) This income was earned from the revaluation of the initial investment of the Group in Thanh My Loi Joint Stock Company (Note 3.1(f)).

33 FINANCIAL EXPENSES

	2020 VND	2019 VND
Interest expenses	566,129,859,176	1,145,609,766,192
Interest expenses on investment co-operation contracts	524,717,051,145	123,121,422,247
Expenses on cross currency swap contracts	279,858,684,468	166,652,685,235
Borrowing related costs (*)	113,511,748,205	558,194,907,075
Foreign exchange losses	33,453,991,395	40,209,102,733
Cost of issuing bonds	12,170,807,584	41,082,232,900
Others	7,426,408,638	9,944,363,842
	<u>1,537,268,550,611</u>	<u>2,084,814,480,224</u>

(*) Borrowing related costs included mostly the cost related to borrowing arrangement fee.

34 SHARE OF PROFIT/(LOSS) FROM ASSOCIATES

During the year, share of profit/(loss) from associates represents the profit or loss from the associates corresponding to the interest rate of the Group.

35 SELLING EXPENSES

	2020	2019
	VND	VND
Outside services expenses	129,545,726,267	201,651,983,874
Staff costs	9,844,105,793	22,724,795,329
Depreciation and amortisation	2,841,557,992	4,275,111,791
Material and package costs	30,617,070	10,650,000
Tools and supplies	11,364,591	45,335,080
Others	21,733,732,359	66,161,206,425
	<u>164,007,104,072</u>	<u>294,869,082,499</u>

36 GENERAL AND ADMINISTRATION EXPENSES

	2020	2019
	VND	VND
Goodwill allocation (Note 17)	849,398,206,508	819,723,509,670
Outside services expenses	289,228,194,422	173,979,970,633
Staff costs	21,289,628,305	63,919,829,149
Depreciation and amortisation	16,897,803,689	13,425,693,396
Tax and other fees	3,685,448,722	6,603,231,960
Stationary expenses	3,048,208,572	3,616,299,216
Tools and supplies	1,039,096,855	1,428,465,492
Provisions	215,424,183	2,229,746,091
Other expenses	105,395,225,941	112,292,425,998
	<u>1,290,197,237,197</u>	<u>1,197,219,171,605</u>

37 OTHER INCOME AND OTHER EXPENSES

	2020	2019
	VND	VND
Other income		
Gain on bargain purchase (*)	262,086,553,440	3,684,174,254,384
Fines received on contract violation	51,324,745,175	155,721,996,209
Income from sales of tools and scrap	4,232,149,846	184,718,636
Net gains on disposal of fixed assets	1,382,891,541	-
Others	6,491,334,146	7,053,775,969
	<u>325,517,674,148</u>	<u>3,847,134,745,198</u>

37 OTHER INCOME AND OTHER EXPENSES (continued)

	2020 VND	2019 VND
Other expenses		
Fines paid on contract violation	526,098,260,764	156,129,392,640
Net losses on disposal of fixed assets	491,898,069	3,189,421,674
Others	199,096,494,059	7,965,091,434
	<u>725,686,652,892</u>	<u>167,283,905,748</u>

(*) For the year ended 31 December 2020, gain on bargain purchase is the excess of the Group's share of the fair value of identifiable net asset over the cost of the investment in Phuc Hoa Real Estate Company Limited, group of companies An Huy Investment and Development Real Estate Company Limited and Ngan Hiep Real Estate Joint Stock Company (Note 3.1).

38 BUSINESS INCOME TAX ("BIT")**(a) Deferred BIT**

Deferred BIT assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred BIT relate to the same taxation authority.

Movements in deferred BIT are as follows:

	2020 VND	2019 VND
Deferred BIT assets	76,536,421,869	69,958,310,238
Deferred BIT liabilities	(6,255,537,958,898)	(2,298,846,949,689)
Beginning of year	(6,179,001,537,029)	(2,228,888,639,451)
Income statement charged (Note 38(b))	(462,094,272,894)	(192,385,441,843)
Disposal of subsidiaries	793,374,549,759	-
Impact of business combination during the year (*)	(3,254,078,646,828)	(3,757,727,455,735)
End of year	<u>(9,101,799,906,992)</u>	<u>(6,179,001,537,029)</u>
In which:		
Deferred BIT assets	98,904,564,199	76,536,421,869
Deferred BIT liabilities	<u>(9,200,704,471,191)</u>	<u>(6,255,537,958,898)</u>

The deferred BIT assets and liabilities mainly arise from the temporary differences relating to unrealised profits from business combination.

The Group uses tax rate of 20% in year 2020 for determining deferred tax assets and deferred tax liabilities (2019: 20%).

38 BIT (continued)**(a) Deferred BIT (continued)**

Deferred BIT assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

(*) This is deferred tax liabilities incurred from business combination during the year.

(b) BIT

The BIT on the Group's accounting profit before tax differs from the theoretical amount that would arise using the applicable tax rate of 20% as follows:

	2020 VND	2019 VND
Net accounting profit before tax	4,649,022,346,311	4,272,235,676,472
Tax calculated at a rate of 20%	929,804,469,262	854,447,135,294
Effect of:		
Goodwill allocation	169,879,641,302	163,944,701,934
Expenses not deductible for tax purposes	45,239,942,905	9,055,649,681
Income not subject to tax	-	-
Tax losses utilisation	(408,038,460,853)	(16,607,252,646)
Tax loss for which deferred tax asset is not recognised	658,880,268,735	606,214,484,847
Difference on gain from share transfers of subsidiaries	110,746,006,986	89,168,478,764
Gain from revaluation of previous investments at the date of control over subsidiaries	(476,880,738,846)	(89,098,889,973)
Share of loss from associates	510,506,620	1,867,585,071
Gain on bargain purchase from subsidiaries acquisitions	(52,417,310,688)	(736,834,850,877)
Adjustments for BIT of previous years	707,865,085	2,756,532,466
Tax exemption or reduction	(19,687,338,390)	-
Impact from the mergers	(216,224,085,483)	-
BIT charge (*)	<u>742,520,766,635</u>	<u>884,913,574,561</u>
Charged to consolidated income statement:		
BIT - current	280,426,493,741	692,528,132,718
BIT - deferred (Note 38(a))	462,094,272,894	192,385,441,843
	<u>742,520,766,635</u>	<u>884,913,574,561</u>

(*) The BIT charge for the year is based on estimated taxable income and is subject to adjustments depending on the examination by the tax authorities.

39 COSTS OF OPERATIONS BY FACTOR

Costs of operation by factor represent all costs incurred during the year, excluding cost of merchandises for trading activities. The details are as follows:

	2020 VND	2019 VND
Real estate development costs	31,950,280,553,360	33,622,732,922,002
Depreciation, amortisation and goodwill allocation	998,263,984,847	933,751,735,629
Labour costs	814,505,002,862	820,865,284,212
Outside services expenses	570,235,423,531	525,055,503,514
Others	134,943,694,110	190,157,614,171
	<u>34,468,228,658,710</u>	<u>36,092,563,059,528</u>

40 ADDITIONAL INFORMATION ON CERTAIN ITEMS OF THE CONSOLIDATED CASH FLOW STATEMENT**(a) Significant non-cash transactions effect of cash flow statement**

	2020 VND	2019 VND
Convertible bonds issued from ordinary shares	<u>132,083,400,000</u>	<u>-</u>

(b) Amount of borrowings actually drawn down during the year

	2020 VND	2019 VND
Issuing bonds	16,558,531,213,397	3,881,023,998,097
Proceeds from borrowings following normal borrowing contracts	<u>13,704,255,898,343</u>	<u>16,579,388,731,867</u>
	<u>30,262,787,111,740</u>	<u>20,460,412,729,964</u>

(c) Amount of borrowings actually repaid during the year

	2020 VND	2019 VND
Repayments of borrowings under normal borrowing contracts	(13,604,109,779,888)	(10,708,355,525,803)
Repayments of bonds	<u>(3,786,300,000,000)</u>	<u>(5,441,840,000,000)</u>
	<u>(17,390,409,779,888)</u>	<u>(16,150,195,525,803)</u>

41 RELATED PARTY DISCLOSURES

During the year, the Group has transactions and balances with the following related parties:

Relationship	Name
Associate	Sai Gon Electronics and Industrial Service Joint Stock Company
Associate	Ben Thanh Housing Service and Development Joint Stock Company
Associate	Thanh My Loi Joint Stock Company (*)
Associate	Phu Dinh Port Joint Stock Company (**)
Associate	Saigon Golf Company Limited
Associate	Phu Tri Real Estate Investment Commercial Joint Stock Company (**)
Associate	Hung Ngu Security Joint Stock Company
Associate	Nova SQN Investment Joint Stock Company
Company owned by shareholders	NSQ Investment Development Joint Stock Company
Chairman	Mr. Bui Thanh Nhon
Related party of Chairman	Mr. Bui Cao Nhat Quan

(a) Related party transactions

During the year, the following transactions were carried out with related parties:

	2020 VND	2019 VND
i) Purchase of services		
Ben Thanh Housing Service and Development Joint Stock Company	-	40,563,316,278
ii) Interest on lending		
Saigon Golf Company Limited	6,090,017,808	1,142,493,151
Thanh My Loi Joint Stock Company (*)	4,545,200,879	6,054,738,414
Sai Gon Electronics and Industrial Service Joint Stock Company	-	805,628,445
	10,635,218,687	8,002,860,010
iii) Interest expense		
Phu Dinh Port Joint Stock Company (**)	14,432,695,152	-
Saigon Golf Company Limited	12,591,589,587	1,968,520,822
	27,024,284,739	1,968,520,822
iv) Other expense		
Saigon Golf Company Limited	-	2,398,134,247
v) Compensation of key management		
Gross salaries and other benefits	18,279,566,819	21,405,636,681

41 RELATED PARTY DISCLOSURES (continued)

(b) Year end balances with related parties

	31.12.2020 VND	31.12.2019 VND
i) Short-term trade account receivables (Note 6)		
NSQ Investment Development Joint Stock Company	30,410,645,644	30,410,645,644
Ben Thanh Housing Service and Development Joint Stock Company	487,873,327	4,988,815,626
	<u>30,898,518,971</u>	<u>35,399,461,270</u>
ii) Short-term lendings (Note 8(a))		
Saigon Golf Company Limited	-	223,000,000,000
Thanh My Loi Joint Stock Company (*)	-	49,629,003,300
	<u>-</u>	<u>272,629,003,300</u>
iii) Other short-term receivables (Note 9(a))		
Saigon Golf Company Limited	388,560,000,000	389,702,493,151
Mr. Bui Thanh Nhon	196,003,000,000	-
Ben Thanh Housing Service and Development Joint Stock Company	35,318,879,302	36,821,810,338
Sai Gon Electronics and Industrial Service Joint Stock Company	15,000,000,000	15,000,000,000
Thanh My Loi Joint Stock Company (*)	-	12,517,152,804
	<u>634,881,879,302</u>	<u>454,041,456,293</u>
iv) Other long-term receivables (Note 9(b))		
Nova SQN Investment Joint Stock Company	207,330,000,000	-
Mr. Bui Cao Nhat Quan	76,000,000,000	-
Sai Gon Electronics and Industrial Service Joint Stock Company	75,400,000,000	-
Phu Tri Real Estate Investment Commercial Joint Stock Company (**)	70,000,000,000	-
Phu Dinh Port Joint Stock Company (**)	1,000,000,000	-
Ben Thanh Housing Service and Development Joint Stock Company	-	5,682,317,455
	<u>429,730,000,000</u>	<u>5,682,317,455</u>

41 RELATED PARTY DISCLOSURES (continued)

(b) Year end balances with related parties (continued)

	31.12.2020 VND	31.12.2019 VND
v) Short-term trade accounts payable (Note 18)		
Ben Thanh Housing Service and Development Joint Stock Company	-	316,457,900
vi) Short-term accrued expenses (Note 22)		
Phu Dinh Port Joint Stock Company (**)	25,606,378,999	-
Hung Ngu Security Joint Stock Company	113,400,000	-
Saigon Golf Company Limited	-	1,968,520,822
	<u>25,719,778,999</u>	<u>1,968,520,822</u>
vii) Borrowings (Note 24)		
Phu Dinh Port Joint Stock Company (**)	448,220,346,330	-
Saigon Golf Company Limited	-	384,230,000,000
	<u>448,220,346,330</u>	<u>384,230,000,000</u>
(*) During the year ended and as at 31 December 2020, this company became the Group's subsidiary and was consolidated in the consolidated financial statement of the Group.		
(**) During the year ended and as at 31 December 2020, these companies were no longer a subsidiary of the Group and became the Group's associate.		

42 COMMITMENTS**(a) Commitments under operating leases****(i) The Group as a lessee**

The future minimum lease payments under non-cancellable operating leases were as follows:

	Office rental	
	31.12.2020 VND	31.12.2019 VND
Within one year	98,783,791,598	70,712,545,970
From one to five years	18,433,630,871	127,176,250,710
Over five years	-	295,203,538,968
Total minimum payments	117,217,422,469	493,092,335,648

(ii) The Group as a lessor

The Group signed operating lease contracts. Accordingly, the future minimum lease receipts under non-cancellable operating leases are as follows:

	31.12.2020 VND	31.12.2019 VND
Within one year	80,897,325,556	76,998,378,018
Between one and five years	124,607,912,461	204,842,912,727
Over five years	90,773,130,010	155,420,891,532
Total minimum receipts	296,278,368,027	437,262,182,277

(b) Capital commitments

Capital expenditure contracted for at the balance sheet date but not recognised in the consolidated financial statements was as follows:

	31.12.2020 VND	31.12.2019 VND
Construction cost of projects	11,390,096,945,795	3,521,454,232,828

43 SEGMENT REPORTING*Business activity segments:*

As the Group's revenue and profit are mainly derived from the business activities of the real estate while other sources of revenue are not material as a whole, the Board of Management accordingly believes that the Group's real estate and supporting activities for real estate are in a sole business segment only.

Geographical segments:

The Group's activities are mainly segmented by domestic activities. The Group does not monitor its operation results, fixed assets, other non-current assets or non-cash major expenses by the geographical areas of customers.

44 OTHER MATTER

The wide spread of the Covid-19 is a fluid and challenging situation facing all industries. The Group had performed a preliminary assessment of the overall impact of the situation on the Group's operations, including the recoverability of the carrying amount of assets, measurements of its assets and liabilities, as well as implication to its borrowing covenants. At this juncture, the Board of Management is unable to reliably estimate the financial impact on the Group's results for the next financial year. The Group will continue to monitor the situation, take appropriate and timely actions to minimise the impact.

The consolidated financial statements were approved by the Board of Management on 5 March 2021.



Nguyen Ngoc Bang
Preparer

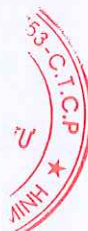


Huynh Minh Lam
Chief Accountant



THÀNH PHỐ HỒ CHÍ MINH

Bui Xuan Huy
General Director



THÀNH PHỐ HỒ CHÍ MINH