

**Khang Dien House Trading and Investment
Joint Stock Company**

Separate financial statements

For the year ended 31 December 2020

Khang Dien House Trading and Investment Joint Stock Company

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Khang Dien House Trading and Investment Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Khang Dien House Trading and Investment Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 4103006559 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 2 May 2007 as amended.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") with code KDH in accordance with Decision No. 11/QD-SGDHCM issued by HOSE on 21 January 2010.

The current principal activities of the Company are to trade and lease houses, receive land use rights to construct houses for sale and lease, invest in construction of infrastructure in compliance with residential construction scheme to transfer land use rights; undertake engineering and industrial construction works; and to provide real-estate consulting services.

The Company's registered head office is located at Room 1 and 2, 11th Floor, Saigon Centre, 67 Le Loi Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

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

Ms Mai Tran Thanh Trang	Chairwoman	
Mr Ly Dien Son	Deputy Chairman	
Ms Nguyen Thi Dieu Phuong	Independent member	
Ms Nguyen Thi Cam Van	Independent member	
Mr Le Quang Minh	Member	appointed on 19 June 2020
Ms Ngo Thi Mai Chi	Member	resigned on 19 June 2020

BOARD OF SUPERVISION

Members of the Board of Supervision during the year and at the date of this report are:

Mr Nguyen Phuong Nam	Head	appointed on 22 June 2020
Ms Pham Kim Thoa	Head	resigned on 22 June 2020
Ms Vuong Hoang Thao Linh	Member	
Ms Luu Thi Xuan Lai	Member	

MANAGEMENT

Members of the Management during the year and at the date of this report are:

Mr Vuong Van Minh	General Director	appointed on 3 March 2021
	Deputy General Director	appointed on 8 February 2021
		resigned on 3 March 2021
Mr Le Quang Minh	General Director	appointed on 22 June 2020
		resigned on 3 March 2021
	Deputy General Director	appointed on 15 April 2020
		resigned on 22 June 2020
Ms Ngo Thi Mai Chi	General Director	resigned on 22 June 2020
Mr Truong Minh Duy	Deputy General Director	
Mr Bui Quang Huy	Deputy General Director	
Ms Nguyen Thuy Trang	Deputy General Director	appointed on 25 March 2020
Mr Le Hoang Khoi	Deputy General Director	appointed on 8 February 2021

LEGAL REPRESENTATIVE

The legal representatives of the Company during the year and at the date of this report are:

Ms Ngo Thi Mai Chi	from 1 January 2020 to 21 June 2020
Mr Le Quang Minh	from 22 June 2020 to 3 March 2021
Mr Vuong Van Minh	from 4 March 2021 to the date of this report

AUDITORS

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

Khang Dien House Trading and Investment Joint Stock Company

REPORT OF MANAGEMENT

Management of Khang Dien House Trading and Investment Joint Stock Company (“the Company”) is pleased to present this report and the separate financial statements of the Company for the year ended 31 December 2020.

MANAGEMENT’S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

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

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

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

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

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 31 December 2020 and of the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

The Company has subsidiaries as disclosed in Note 12. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 155/2015/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company prepared the consolidated financial statements of the Company and its subsidiaries (“the Group”) for the year ended 31 December 2020 dated 19 March 2021.

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

For and on behalf of management:



Yuong Van Minh
General Director

Ho Chi Minh City, Vietnam

19 March 2021

Reference: 60766189/22006883

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of Khang Dien House Trading and Investment Joint Stock Company

We have audited the accompanying separate financial statements of Khang Dien House Trading and Investment Joint Stock Company ("the Company") as prepared on 19 March 2021 and set out on pages 5 to 33, which comprise the separate balance sheet as at 31 December 2020, and the separate income statement and the separate cash flow statement for the year then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the separate financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the separate 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 Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the management, as well as evaluating the overall presentation of the separate financial statements.

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

Opinion

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

Ernst & Young Vietnam Limited



Duong Le Anthony
Deputy General Director
Audit Practicing Registration Certificate
No. 2223-2018-004-1



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

Ho Chi Minh City, Vietnam

19 March 2021

Khang Dien House Trading and Investment Joint Stock Company B01-DN

SEPARATE BALANCE SHEET
as at 31 December 2020

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		1,695,742,570,282	1,346,792,827,537
110	I. Cash and cash equivalents	4	43,247,669,781	614,985,873,510
111	1. Cash		23,247,669,781	124,985,873,510
112	2. Cash equivalents		20,000,000,000	490,000,000,000
130	II. Current accounts receivable		1,580,509,392,970	654,717,266,663
131	1. Short-term trade receivables	5	2,960,166,542	3,020,778,697
132	2. Short-term advances to suppliers	6	28,957,362,379	29,337,476,169
135	3. Short-term loan receivables	7	1,147,500,000,000	576,500,000,000
136	4. Other short-term receivables	8	401,091,864,049	45,859,011,797
140	III. Inventory		69,942,230,761	73,118,289,086
141	1. Inventories	9	69,942,230,761	73,118,289,086
150	IV. Other current assets		2,043,276,770	3,971,398,278
151	1. Short-term prepaid expenses	10	138,730,464	326,006,555
152	2. Value-added tax deductible		1,904,546,306	3,645,391,723
200	B. NON-CURRENT ASSETS		6,541,713,842,612	6,333,945,385,524
210	I. Long-term receivable		922,696,160	769,636,160
216	1. Other long-term receivables		922,696,160	769,636,160
220	II. Fixed assets		1,589,219,062	2,371,479,301
221	1. Tangible fixed assets	11	1,589,219,062	2,371,479,301
222	Cost		6,287,276,994	6,287,276,994
223	Accumulated depreciation		(4,698,057,932)	(3,915,797,693)
227	2. Intangible fixed assets		-	-
228	Cost		84,000,000	84,000,000
229	Accumulated amortisation		(84,000,000)	(84,000,000)
250	III. Long-term investment		6,538,625,651,763	6,329,825,651,763
251	1. Investments in subsidiaries	12	6,538,625,651,763	6,329,825,651,763
260	IV. Other long-term asset		576,275,627	978,618,300
261	1. Long-term prepaid expenses	10	576,275,627	978,618,300
270	TOTAL ASSETS		8,237,456,412,894	7,680,738,213,061

Khang Dien House Trading and Investment Joint Stock Company B01-DN

SEPARATE BALANCE SHEET (continued)
as at 31 December 2020

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		528,749,625,389	642,462,859,407
310	I. Current liabilities		396,163,040,834	408,519,224,133
311	1. Short-term trade payables	13	1,044,362,121	1,512,752,497
312	2. Short-term advances from customers	14	60,503,151,626	63,524,590,994
313	3. Statutory obligations	15	1,542,331,386	756,756,511
315	4. Short-term accrued expenses	16	3,391,890,412	6,087,142,316
319	5. Other short-term payables	17	2,390,853,750	2,382,206,450
320	6. Short-term loans	19	282,897,500,000	301,952,670,835
322	7. Bonus and welfare fund	18	44,392,951,539	32,303,104,530
330	II. Non-current liabilities		132,586,584,555	233,943,635,274
338	1. Long-term loans	19	123,980,000,000	224,952,670,834
341	2. Deferred tax liabilities	25.3	8,050,584,555	8,434,964,440
342	3. Long-term provisions		556,000,000	556,000,000
400	D. OWNERS' EQUITY	20.1	7,708,706,787,505	7,038,275,353,654
410	I. Capital		7,708,706,787,505	7,038,275,353,654
411	1. Share capital		5,786,572,190,000	5,444,291,090,000
411a	- Shares with voting rights		5,786,572,190,000	5,444,291,090,000
412	2. Share premium		744,153,163,466	720,153,163,466
415	3. Treasury shares		(419,064,793,701)	-
418	4. Investment and development fund		177,507,371,350	131,745,729,350
421	5. Undistributed earnings		1,419,538,856,390	742,085,370,838
421a	- Undistributed earnings by the end of prior year		98,534,766,988	-
421b	- Undistributed earnings of current year		1,321,004,089,402	742,085,370,838
440	TOTAL LIABILITIES AND OWNERS' EQUITY		8,237,456,412,894	7,680,738,213,061

Luu Thi Minh Hieu
Preparer

Pham Thi Thu Thuy
Chief Accountant

Wang Van Minh
General Director



19 March 2021

Khang Dien House Trading and Investment Joint Stock Company B02-DN

SEPARATE INCOME STATEMENT for the year ended 31 December 2020

VND

Code	ITEMS	Notes	Current year	Previous year
10	1. Net revenue from rendering of services	21.1	12,762,522,728	-
11	2. Cost of services rendered	22	(12,561,869,601)	-
20	3. Gross profit from rendering of services		200,653,127	-
21	4. Finance income	21.2	1,418,055,167,164	838,013,549,579
22	5. Finance expenses	23	(52,203,110,003)	(40,278,403,277)
23	- In which: Interest expenses		<i>(52,050,951,672)</i>	<i>(40,209,728,273)</i>
26	6. General and administrative expenses	24	(45,383,076,270)	(34,818,093,827)
30	7. Operating profit		1,320,669,634,018	762,917,052,475
31	8. Other income		2,808,032	58,394
32	9. Other expenses		(52,732,533)	(27,770,543)
40	10. Other loss		(49,924,501)	(27,712,149)
50	11. Accounting profit before tax		1,320,619,709,517	762,889,340,326
51	12. Current corporate income tax expense	25.1	-	-
52	13. Deferred tax income	25.3	384,379,885	660,563,172
60	14. Net profit after tax		1,321,004,089,402	763,549,903,498


Luu Thi Minh Hieu
Preparer


Pham Thi Thu Thuy
Chief Accountant




Vuong Van Minh
General Director

19 March 2021

Khang Dien House Trading and Investment Joint Stock Company B03-DN

SEPARATE CASH FLOW STATEMENT for the year ended 31 December 2020

VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		1,320,619,709,517	762,889,340,326
	<i>Adjustments for:</i>			
02	Depreciation of fixed assets	11	782,260,239	811,160,232
05	Profits from investing activities	21.2	(1,418,055,167,164)	(838,013,549,579)
06	Interest expenses and bond issuance expenses	23	52,203,110,003	40,278,403,277
08	Operating loss before changes in working capital		(44,450,087,405)	(34,034,645,744)
09	Decrease (increase) in receivables		4,017,909,112	(2,284,745,690)
10	Decrease (increase) in inventories		3,176,058,325	(8,203,566,987)
11	(Decrease) increase in payables		(31,652,592,919)	9,313,213,465
12	Decrease in prepaid expenses		589,618,764	190,568,263
14	Interest paid		(54,746,203,576)	(39,793,818,834)
17	Other cash outflows for operating activities	18	(33,671,794,991)	(37,147,410,702)
20	Net cash flows used in operating activities		(156,737,092,690)	(111,960,406,229)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
23	Loans to other entities		(880,400,000,000)	(1,225,900,000,000)
24	Collections from borrowers		309,400,000,000	951,400,000,000
25	Payments for investments in other entities		(208,800,000,000)	(346,500,000,000)
27	Interest and dividends received		1,062,332,917,162	992,546,629,221
30	Net cash flows from investing activities		282,532,917,162	371,546,629,221
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Issuance of new shares		104,000,000,000	93,000,000,000
32	Repurchase of issued shares		(419,064,793,701)	-
33	Drawdown of borrowings		239,820,000,000	576,870,000,000
34	Repayment of borrowings		(360,000,000,000)	(200,000,000,000)
36	Dividends paid	20.2	(262,289,234,500)	(207,011,676,500)
40	Net cash flows (used in) from financing activities		(697,534,028,201)	262,858,323,500

Khang Dien House Trading and Investment Joint Stock Company B03-DN

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

VND

Code	ITEMS	Notes	Current year	Previous year
50	Net (decrease) increase in cash and cash equivalents		(571,738,203,729)	522,444,546,492
60	Cash and cash equivalents at beginning of the year		614,985,873,510	92,541,327,018
70	Cash and cash equivalents at end of the year	4	43,247,669,781	614,985,873,510


Luu Thi Minh Hieu
Preparer


Pham Thi Thu Thuy
Chief Accountant




Vương Văn Minh
General Director

19 March 2021

Khang Dien House Trading and Investment Joint Stock Company B09-DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
as at 31 December 2020 and for the year then ended

1. CORPORATE INFORMATION

Khang Dien House Trading and Investment Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate No. 4103006559 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 2 May 2007 as amended.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") with code KDH in accordance with Decision No. 11/QD-SGDHCM issued by HOSE on 21 January 2010.

The current principal activities of the Company are to trade and lease houses, receive land use right to construct houses for sale and lease, invest in construction of infrastructure in compliance with residential construction scheme to transfer land use right and undertake engineering and industrial construction works; and to provide real-estate consulting.

The Company's registered head office is located at Room 1 and 2, 11th Floor, Saigon Centre, 67 Le Loi Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam.

The number of Company's employees as at 31 December 2020 was 17 (31 December 2019: 18).

2. BASIS OF PREPARATION

2.1 *Purpose of preparing the separate financial statements*

The Company has subsidiaries as disclosed in Note 12. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 155/2015/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2020 dated 19 March 2021.

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

2.2 *Accounting standards and system*

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

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

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

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

2. BASIS OF PREPARATION (continued)

2.3 *Applied accounting documentation system*

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

2.4 *Fiscal year*

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

2.5 *Accounting currency*

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

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

3.2 *Inventories*

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realisable value ("NRV").

Cost includes:

- ▶ Freehold and leasehold rights for land;
- ▶ Amounts paid to contractors for construction; and
- ▶ Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

NRV represents the estimated selling price in the ordinary course of the business, based on market prices at the balance sheet date and discounted for the time value of money if material, less costs to completion and the estimated costs of sale.

The cost of inventory property recognised in profit or loss on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

3.3 *Receivables*

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Fixed assets

Fixed assets are stated at cost less accumulated depreciation and amortisation.

The cost of a fixed asset comprises its purchase price and any directly attributable costs of bringing the fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the separate income statement as incurred.

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

3.5 Depreciation and amortisation

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

Means of transportation	6 - 10 years
Office equipment	3 years
Accounting software	3 years

3.6 Borrowing costs

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

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

3.7 Prepaid expenses

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

3.8 Investments in subsidiaries

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

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

Provision for diminution in value of investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date. Increases or decreases to the provision balance are recorded as finance expense in the separate income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 Payables and accruals

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

3.10 Accrual for severance pay

The severance pay to employee is accrued at the end of each reporting year for all employees who have been in service for more than 12 months up to 31 December 2008 at the rate of one-half of the average monthly salary for each year of service up to 31 December 2008 in accordance with the Labour Code and related implementing guidance. The average monthly salary used in this calculation will be revised at the end of each reporting period following the average monthly salary of the 6-month period up to the reporting date. Any increase or decrease to the accrued other than actual payment to employee amount will be taken to the separate income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 48 of the Labour Code.

3.11 Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

3.12 Appropriation of net profit

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

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

Investment and development fund

This fund is set aside for use in the Company's expansion of its operation or in-depth investments.

Bonus and welfare fund

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

3.13 Revenue recognition

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

Sale of completed property

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

Interest income

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

Dividend income

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Taxation

Current income tax

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

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

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

Deferred tax

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

Deferred tax liabilities are recognised for all taxable temporary differences.

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

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

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

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied on the same taxable entity by the same taxation authority.

3.15 Related parties

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

Khang Dien House Trading and Investment Joint Stock Company B09-DN

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

4. CASH AND CASH EQUIVALENTS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	332,810,512	222,135,399
Cash in banks	22,914,859,269	124,763,738,111
Cash equivalents (*)	20,000,000,000	490,000,000,000
TOTAL	<u>43,247,669,781</u>	<u>614,985,873,510</u>

(*) Cash equivalents represent term deposit at bank with original maturity of one month and earning interest at the rate of 2.9% per annum.

5. SHORT-TERM TRADE RECEIVABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Ms Tran Ngoc Anh Dao	455,062,570	455,062,570
Others	2,505,103,972	2,565,716,127
TOTAL	<u>2,960,166,542</u>	<u>3,020,778,697</u>

6. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Advances for land use rights transfer	28,894,060,000	28,894,060,000
Others	63,302,379	443,416,169
TOTAL	<u>28,957,362,379</u>	<u>29,337,476,169</u>

7. SHORT-TERM LOANS RECEIVABLES

These represent unsecured loans granted to related parties to finance working capital with the repayment term of 12 months and earning interest at the rates ranging from 5% to 12% per annum (Note 26).

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

8. OTHER SHORT-TERM RECEIVABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Receivables from related parties (Note 26)	360,290,166,667	5,683,333,333
Provisional corporate income tax (i)	35,966,813,729	35,966,813,729
Advances to employees	4,449,146,000	3,413,646,000
Others	385,737,653	795,218,735
TOTAL	<u>401,091,864,049</u>	<u>45,859,011,797</u>

(i) In accordance with Circular No. 96/2015/TT-BTC issued by the Ministry of Finance on 22 June 2015 which provides guidelines for implementation of the Law on Corporate Income Tax, the Company is entitled to provisionally pay tax at the rate of 20% on turnover received in cash from its customers after deduction of corresponding expenses.

9. INVENTORIES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Inventory properties (*)	67,643,768,853	70,819,827,178
Construction project in process	2,298,461,908	2,298,461,908
TOTAL	<u>69,942,230,761</u>	<u>73,118,289,086</u>

(*) Inventory properties comprise on-going projects to develop the following residential land properties:

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Khang Dien Phuoc Long B project	24,033,147,788	30,375,707,384
Khang Dien Phu Huu - Topia Garden project	33,178,498,779	30,011,997,508
Khang Dien Long Truong project	10,432,122,286	10,432,122,286
TOTAL	<u>67,643,768,853</u>	<u>70,819,827,178</u>

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

10. PREPAID EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	138,730,464	326,006,555
Computer software	138,730,464	323,237,555
Others	-	2,769,000
Long-term	576,275,627	978,618,300
Computer software	576,275,627	978,618,300
TOTAL	715,006,091	1,304,624,855

11. TANGIBLE FIXED ASSETS

	VND		
	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Total</i>
Cost			
Beginning balance and ending balance	5,530,300,000	756,976,994	6,287,276,994
<i>In which:</i>			
<i>Fully depreciated</i>	-	604,776,994	604,776,994
Accumulated depreciation			
Beginning balance	(3,313,653,318)	(602,144,375)	(3,915,797,693)
Depreciation for the year	(691,287,504)	(90,972,735)	(782,260,239)
Ending balance	(4,004,940,822)	(693,117,110)	(4,698,057,932)
Net carrying amount			
Beginning balance	2,216,646,682	154,832,619	2,371,479,301
Ending balance	1,525,359,178	63,859,884	1,589,219,062

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

12. INVESTMENTS IN SUBSIDIARIES

Details of the Company's investments in subsidiaries were as follows:

Name of subsidiaries	Location	Business activities	Status	Ending balance		Beginning balance	
				Amount VND	% of interest	Amount VND	% of interest
Khang Phuc House Trading Investment Company Limited	Ho Chi Minh City	Trade real estate properties, house construction, construction investment, trading infrastructure of industrial parks	Operating	3,758,324,249,438	100	3,758,324,249,438	100
Thanh Phuc Investment Company Limited	Ho Chi Minh City	Trade real estate properties	Operating	429,570,000,000	99.90	429,570,000,000	99.90
Vi La Joint Stock Company (i)	Ho Chi Minh City	Trade real estate properties	Operating	516,000,000,000	99.00	396,000,000,000	99.00
Saphire Real Estate Trading Investment Company Limited	Ho Chi Minh City	Trade real estate properties	Operating	383,765,000,000	99.90	383,765,000,000	99.90
Tri Minh Real Estate Trading and Investment Joint Stock Company	Ho Chi Minh City	Trade real estate properties	Operating	297,787,760,000	99.80	297,787,760,000	99.80
Gia Phuoc Real Estate Trading and Investment Company Limited	Ho Chi Minh City	Consult, construct and trade real estate properties	Operating	264,805,200,000	99.90	264,805,200,000	99.90
Kim Phat Real Estate Trading Investment Company Limited	Ho Chi Minh City	Trade real estate properties	Operating	199,800,000,000	99.90	199,800,000,000	99.90

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

12. INVESTMENTS IN SUBSIDIARIES (continued)

Details of the Company's investments in subsidiaries were as follows: (continued)

Name of subsidiaries	Location	Business activities	Status	Ending balance		Beginning balance	
				Amount VND	% of interest	Amount VND	% of interest
International Consulting Company Limited	Ho Chi Minh City	Consult, construct and trade real estate properties	Operating	182,649,970,703	99.90	182,649,970,703	99.90
Long Phuoc Dien Housing and Infrastructure Development Company Limited	Ho Chi Minh City	Trade real estate properties	Operating	162,468,250,000	99.95	162,468,250,000	99.95
Hao Khang One Member Company Limited	Ho Chi Minh City	Construct and trade real estate properties	Operating	110,000,000,000	100	110,000,000,000	100
Tri Kiet Real Estate Investment and Trading Company Limited	Ho Chi Minh City	Trade real estate properties	Operating	75,980,000,000	99.90	75,980,000,000	99.90
Me Ga City Company Limited	Ho Chi Minh City	Trade real estate properties	Operating	58,475,221,622	51.00	58,475,221,622	51.00
Nam Phu Real Estate Development Company Limited (ii)	Ho Chi Minh City	Trade real estate properties	Operating	99,000,000,000	99.00	10,200,000,000	51.00
TOTAL				6,538,625,651,763		6,329,825,651,763	

(i) On 4 June 2020, Vi La Joint Stock Company ("Vi La") received the 12th amended Enterprise Registration Certificate issued by the DPI of Ho Chi Minh City, approving the increase in charter capital from VND 400,000,000,000 to VND 520,000,000,000. Accordingly, the Company's contribution in the charter capital of Vi La was proportionally increased from VND 396,000,000,000 to VND 516,000,000,000.

(ii) On 13 June 2020, the Company completed the acquisition of 48% ownership interest in Nam Phu Real Estate Development Company Limited ("Nam Phu") with the amount of VND 9,600,000,000. On the same date, Nam Phu received the 2nd amended Enterprise Registration Certificate issued by the DPI of Ho Chi Minh City, approving the increase in charter capital from VND 20,000,000,000 to VND 100,000,000,000. Accordingly, the Company's contribution in the charter capital of Nam Phu was proportionally increased from VND 19,800,000,000 to VND 99,000,000,000.

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

13. SHORT-TERM TRADE PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Kiquy Construction and Design Company Limited	146,845,550	410,501,750
Tan Thanh Tan Construction Design Development Co., Ltd.	142,685,000	56,935,000
Thai Minh Hai Construction Company Limited	133,567,402	33,017,600
Others	621,264,169	1,012,298,147
TOTAL	<u>1,044,362,121</u>	<u>1,512,752,497</u>

14. SHORT-TERM ADVANCES FROM CUSTOMERS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Other parties (*)	58,908,383,271	61,929,822,639
A related party (Note 26)	1,594,768,355	1,594,768,355
TOTAL	<u>60,503,151,626</u>	<u>63,524,590,994</u>

(*) These represent advances from customers based on agreed progress billings regarding to Khang Dien Phu Huu – Topia Garden and Khang Dien Phuoc Long B projects.

15. STATUTORY OBLIGATIONS

	VND			
	<i>Beginning balance</i>	<i>Payable for the year</i>	<i>Payment made in the year</i>	<i>Ending balance</i>
Corporate income tax	737,925,027	-	-	737,925,027
Personal income tax	18,831,484	6,253,341,699	(5,467,766,824)	804,406,359
Other tax	-	12,032,722	(12,032,722)	-
TOTAL	<u>756,756,511</u>	<u>6,265,374,421</u>	<u>(5,479,799,546)</u>	<u>1,542,331,386</u>

16. SHORT-TERM ACCRUED EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Interest expense	3,391,890,412	6,087,142,316
<i>In which:</i>		
<i>Payable to other parties</i>	3,391,890,412	6,065,753,426
<i>Payable to related parties (Note 26)</i>	-	21,388,890

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

17. OTHER SHORT-TERM PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Payables to related parties (Note 26)	-	1,500,000,000
Deposits received	800,000,000	800,000,000
Others	1,590,853,750	82,206,450
TOTAL	<u>2,390,853,750</u>	<u>2,382,206,450</u>

18. BONUS AND WELFARE FUND

	VND	
	<i>Current year</i>	<i>Previous year</i>
Beginning balance	32,303,104,530	29,046,605,232
Increase	45,761,642,000	40,403,910,000
Decrease	(33,671,794,991)	(37,147,410,702)
Ending balance	<u>44,392,951,539</u>	<u>32,303,104,530</u>

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

19. LOANS

	<i>Beginning balance</i>	<i>Increase</i>	<i>Decrease</i>	<i>Reclassification</i>	<i>VND</i> <i>Ending balance</i>
Short-term					
Loans from related parties (<i>Note 26</i>)	77,000,000,000	-	(77,000,000,000)	-	-
Bonds issued (*)	<u>224,952,670,835</u>	-	<u>(224,952,670,835)</u>	<u>282,897,500,000</u>	<u>282,897,500,000</u>
	<u>301,952,670,835</u>	-	<u>(301,952,670,835)</u>	<u>282,897,500,000</u>	<u>282,897,500,000</u>
Long-term					
Bonds issued (*)	<u>224,952,670,834</u>	<u>239,820,000,000</u>	<u>(57,895,170,834)</u>	<u>(282,897,500,000)</u>	<u>123,980,000,000</u>
TOTAL	<u>526,905,341,669</u>	<u>239,820,000,000</u>	<u>(359,847,841,669)</u>	<u>-</u>	<u>406,877,500,000</u>

(*) Details of bonds issued are as follows:

	<i>Ending balance</i> VND	<i>Principal repayment term</i>	<i>Purpose</i>	<i>Interest rate</i> % p.a.	<i>Description of collateral</i>
Bonds issued at par value	<u>406,877,500,000</u>	From 21 May 2021 to 26 June 2022	To finance working capital	12	Unsecured
<i>In which:</i>					
<i>Short-term</i>	282,897,500,000				
<i>Long-term</i>	123,980,000,000				

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

20. OWNERS' EQUITY

20.1 Increase and decrease in owners' equity

	VND					
	Share capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	Total
Previous year						
Beginning balance	4,140,233,530,000	1,724,205,883,466	-	91,341,819,350	473,359,803,840	6,429,141,036,656
Shares issuance	1,097,052,720,000	(1,004,052,720,000)	-	-	-	93,000,000,000
Net profit for the year	-	-	-	-	763,549,903,498	763,549,903,498
Transfer to bonus and welfare fund	-	-	-	-	(40,403,910,000)	(40,403,910,000)
Appropriation of net profit	-	-	-	40,403,910,000	(40,403,910,000)	-
Dividend shares	207,004,840,000	-	-	-	(207,004,840,000)	-
Dividend paid	-	-	-	-	(207,011,676,500)	(207,011,676,500)
Ending balance	<u>5,444,291,090,000</u>	<u>720,153,163,466</u>	<u>-</u>	<u>131,745,729,350</u>	<u>742,085,370,838</u>	<u>7,038,275,353,654</u>
Current year						
Beginning balance	5,444,291,090,000	720,153,163,466	-	131,745,729,350	742,085,370,838	7,038,275,353,654
Shares issuance (*)	80,000,000,000	24,000,000,000	-	-	-	104,000,000,000
Net profit for the year	-	-	-	-	1,321,004,089,402	1,321,004,089,402
Transfer to bonus and welfare fund	-	-	-	-	(45,761,642,000)	(45,761,642,000)
Remuneration of the Board of Directors and Supervision	-	-	-	-	(27,456,985,350)	(27,456,985,350)
Appropriation of net profit	-	-	-	45,761,642,000	(45,761,642,000)	-
Dividend shares (*)	262,281,100,000	-	-	-	(262,281,100,000)	-
Dividend paid	-	-	-	-	(262,289,234,500)	(262,289,234,500)
Repurchase of issued shares	-	-	(419,064,793,701)	-	-	(419,064,793,701)
Ending balance	<u>5,786,572,190,000</u>	<u>744,153,163,466</u>	<u>(419,064,793,701)</u>	<u>177,507,371,350</u>	<u>1,419,538,856,390</u>	<u>7,708,706,787,505</u>

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

20. OWNERS' EQUITY (continued)

20.1 Increase and decrease in owners' equity (continued)

(*) On 26 August 2020, the Company completed the issuance of 26,228,110 ordinary shares to pay dividends to existing shareholders at par value of VND 10,000/share and the issuance of 8,000,000 ordinary shares to employees under the ESOP with the price of VND 13,000/share in accordance with the Resolution No. 01/2020/NQ-DHDCD dated 19 June 2020. On 7 September 2020, the Company received the 26th amended Enterprise Registration Certificate issued by the DPI of Ho Chi Minh City, approving the increase in charter capital from VND 5,444,291,090,000 to VND 5,786,572,190,000.

20.2 Capital transactions with owners and distribution of dividends

	VND	
	Current year	Previous year
Contributed share capital		
Beginning balance	5,444,291,090,000	4,140,233,530,000
Increase during the year	<u>342,281,100,000</u>	<u>1,304,057,560,000</u>
Ending balance	<u>5,786,572,190,000</u>	<u>5,444,291,090,000</u>
Dividends declared and paid during the year		
Dividends on ordinary shares	524,570,334,500	414,016,516,500
<i>Dividends by cash for 2019: VND 500 per share (2018: VND 500 per share)</i>	262,289,234,500	207,011,676,500
<i>Dividends by shares for 2019: 5 shares per 100 existing shares (2018: 5 shares per 100 existing shares)</i>	262,281,100,000	207,004,840,000

20.3 Shares - ordinary shares

	Quantity	
	Ending balance	Beginning balance
Authorised shares	578,657,219	544,429,109
Issued and paid-up shares		
<i>Ordinary shares</i>	578,657,219	544,429,109
Treasury shares		
<i>Ordinary shares</i>	19,850,640	-
Shares in circulation		
<i>Ordinary shares</i>	558,806,579	544,429,109
Par value of outstanding share: VND 10,000/share (31 December 2019: VND 10,000/share).		

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

21. REVENUE

21.1 Net revenue from rendering of services

	Current year	VND Previous year
Net revenue	12,762,522,728	-
<i>In which:</i>		
<i>Rendering of services</i>	12,762,522,728	-

21.2 Finance income

	Current year	VND Previous year
Dividend and profit distributed	1,323,425,000,000	799,200,000,000
Interest income	94,630,167,164	38,813,549,579
TOTAL	1,418,055,167,164	838,013,549,579

22. COST OF SERVICES RENDERED

	Current year	VND Previous year
Cost of services rendered	12,561,869,601	-

23. FINANCE EXPENSES

	Current year	VND Previous year
Interest expenses	52,050,951,672	40,209,728,273
Bond issuance expenses	152,158,331	68,675,004
TOTAL	52,203,110,003	40,278,403,277

24. GENERAL AND ADMINISTRATIVE EXPENSES

	Current year	VND Previous year
Labour costs	23,471,446,264	20,484,874,207
Expenses for external services	11,202,829,181	10,162,468,221
Depreciation	782,260,239	811,160,232
Others	9,926,540,586	3,359,591,167
TOTAL	45,383,076,270	34,818,093,827

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

25. CORPORATE INCOME TAX

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

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

25.1 CIT expense

	VND	
	Current year	Previous year
Current CIT expense	-	-
Deferred tax income	<u>(384,379,885)</u>	<u>(660,563,172)</u>
TOTAL	<u>(384,379,885)</u>	<u>(660,563,172)</u>

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

	VND	
	Current year	Previous year
Accounting profit before tax	<u>1,320,619,709,517</u>	<u>762,889,340,326</u>
At CIT rate of 20%	264,123,941,903	152,577,868,065
<i>Adjustments:</i>		
Non-deductible expenses	176,678,212	118,047,572
Dividend and profit distributed	(264,685,000,000)	(159,840,000,000)
Adjustment of tax loss under tax authorities' decision	<u>-</u>	<u>6,483,521,191</u>
CIT income	<u>(384,379,885)</u>	<u>(660,563,172)</u>

25.2 Tax loss

The tax loss of the Company for the year differs from the profit as reported in the separate income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible.

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

25. CORPORATE INCOME TAX (continued)

25.3 Deferred tax

The following are the deferred tax liabilities recognised by the Company, and the movements thereon:

	<i>Separate balance sheet</i>		<i>Separate income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current year</i>	<i>Previous year</i>
Tax loss	40,543,465,084	25,821,403,204	14,722,061,880	1,384,507,616
Accrual for severance pay	111,200,000	111,200,000	-	-
Accrued expenses	-	4,277,778	(4,277,778)	4,277,778
Accrued interest income	(16,574,033,333)	(1,136,666,667)	(15,437,366,666)	(728,222,222)
Profit from sale of properties but not yet taxable	(32,131,216,306)	(33,235,178,755)	1,103,962,449	-
Net deferred tax liabilities	(8,050,584,555)	(8,434,964,440)		
Deferred tax income			384,379,885	660,563,172

25.4 Tax losses carried forward

The Company is entitled to carry each individual tax loss forward to offset against taxable income arising within five consecutive years subsequent to the year in which the loss was incurred. At the balance sheet date, the Company has the aggregated accumulated tax losses of VND 202,717,325,419 (31 December 2019: VND 129,107,016,019) available for offset against future taxable income. Details are as follows:

<i>Originating year</i>	<i>Can be utilized up to</i>	<i>Tax loss</i>	<i>Utilized up to</i>		<i>Unutilized at 31 December 2020</i>
			<i>31 December 2020</i>	<i>Forfeited</i>	
2016 (*)	2021	5,297,103,539	-	-	5,297,103,539
2017 (*)	2022	25,179,863,891	-	-	25,179,863,891
2018 (**)	2023	59,289,904,553	-	-	59,289,904,553
2019 (**)	2024	39,340,144,036	-	-	39,340,144,036
2020 (**)	2025	73,610,309,400	-	-	73,610,309,400
TOTAL		202,717,325,419	-	-	202,717,325,419

(*) Tax losses have been audited by the local tax authorities as of the date of the separate financial statements.

(**) Estimated tax losses as per the Company's corporate income tax declaration have not been audited by the local tax authorities as of the date of the separate financial statements.

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

26. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties were as follows:

Related party	Relationship	Transaction	VND	
			Current year	Previous year
Kim Phat Real Estate Trading Investment Company Limited	Subsidiary	Profit distributed	604,395,000,000	74,925,000,000
		Lending and collection	60,000,000,000	100,000,000,000
		Lending interest and collection	133,333,333	4,654,666,667
Thanh Phuc Investment Company Limited	Subsidiary	Profit distributed	469,530,000,000	649,350,000,000
		Lending	51,000,000,000	169,900,000,000
		Collection from lending	25,000,000,000	144,400,000,000
		Lending interest	3,264,611,111	3,705,066,667
Tri Minh Real Estate Trading and Investment Joint Stock Company	Subsidiary	Interest received	-	2,804,066,667
		Profit distributed	249,500,000,000	-
		Lending	50,000,000,000	-
Binh Trung Real Estate Trading Investment Company Limited	Indirect subsidiary	Lending interest	1,866,666,667	-
		Lending	248,400,000,000	551,000,000,000
		Collection from lending	129,400,000,000	157,000,000,000
		Lending interest	67,570,944,444	6,199,694,445
Vi La Joint Stock Company	Subsidiary	Interest received	7,133,333,333	2,053,333,335
		Capital contribution	120,000,000,000	346,500,000,000
		Collection from lending	95,000,000,000	175,000,000,000
		Lending	160,000,000,000	30,000,000,000
		Interest received	1,104,166,667	2,971,666,667
Phu Hai Real Estate Development Company Limited	Indirect subsidiary	Lending interest	4,686,111,112	1,565,416,667
		Lending	201,000,000,000	-
Nam Phu Real Estate Development Company Limited	Subsidiary	Lending interest	3,909,333,334	-
		Capital contribution	79,200,000,000	-
Thuy Sinh Real Estate Company Limited	Indirect subsidiary	Lending	60,000,000,000	-
		Lending interest	2,260,000,000	-

Khang Dien House Trading and Investment Joint Stock Company B09-DN

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

26. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Related party	Relationship	Transaction	Current year	VND	
				Current year	Previous year
International Consulting Company Limited	Subsidiary	Lending	50,000,000,000	-	-
		Lending interest	1,866,666,667	-	-
		Profit distributed	-	49,950,000,000	-
Long Phuoc Dien Housing and Infrastructure Development Company Limited	Subsidiary	Loans collection	37,000,000,000	-	-
		Loans	-	37,000,000,000	-
		Loan interest	25,694,444	10,277,778	-
Khong Gian Xanh Real Estate Trading Investment Company Limited	Indirect subsidiary	Loans collection	20,000,000,000	-	-
		Loans	-	20,000,000,000	-
		Loans interest	13,888,888	5,555,556	-
Minh Phat Real Estate Investment Company Limited	Indirect subsidiary	Loans collection	20,000,000,000	-	-
		Loans	-	20,000,000,000	-
		Loan interest	13,888,888	5,555,556	-
Khang Phuc House Trading Investment Company Limited	Subsidiary	Lending and collection	-	375,000,000,000	-
		Dividend received	-	100,000,000,000	-
		Lending interest and collect	-	20,010,000,000	-
Gia Phuoc Real Estate Trading and Investment Company Limited	Subsidiary	Profit received	-	74,925,000,000	-
		Profit distributed	-	74,925,000,000	-
Saphire Real Estate Trading Investment Company Limited	Subsidiary	Loans and repaid	-	50,000,000,000	-
		Loans interest and repayment	-	152,777,778	-

Khang Dien House Trading and Investment Joint Stock Company B09-DN

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

26. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration to members of the Board of Directors ("BOD"), the Board of Supervision and Management:

<i>Individuals</i>	<i>Position</i>	<i>VND:</i>	
		<i>Current year</i>	<i>Previous year</i>
Ms Mai Tran Thanh Trang	Chairwoman	2,468,728,000	2,106,228,000
Mr Ly Dien Son	Deputy Chairman	489,485,350	120,000,000
Ms Nguyen Thi Cam Van	BOD's independent member	217,500,000	-
Mr Vuong Van Minh	General Director	1,263,000,000	-
Mr Le Quang Minh	BOD's member cum General Director (resigned)	1,838,301,453	-
Ms Ngo Thi Mai Chi	BOD's member cum General Director (resigned)	1,379,600,770	1,660,320,924
Ms Nguyen Thuy Trang	Deputy General Director	1,323,820,304	936,105,714
Mr Truong Minh Duy	Deputy General Director	2,398,400,000	2,108,400,000
Mr Bui Quang Huy	Deputy General Director	1,929,445,310	1,235,548,386
Mr Le Hoang Son	Deputy General Director (resigned)	-	461,872,404
Ms Pham Thi Thu Thuy	Chief Accountant	247,990,668	-
Ms Nguyen Tran Cam Hien	Chief Accountant (resigned)	730,533,712	1,093,520,568
Mr Nguyen Phuong Nam	Head of Board of Supervision	63,182,000	-
Ms Pham Kim Thoa	Head of Board of Supervision (resigned)	56,818,000	322,356,672
Ms Vuong Hoang Thao Linh	Member of Board of Supervision	60,000,000	60,000,000
Ms Luu Thi Xuan Lai	Member of Board of Supervision	60,000,000	319,093,332
TOTAL		14,526,805,567	10,423,446,000

Khang Dien House Trading and Investment Joint Stock Company B09-DN

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

26. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties were as follows:

<i>Related party</i>	<i>Relationship</i>	<i>Transaction</i>	<i>Ending balance</i>	<i>VND Beginning balance</i>
Short-term loans receivables				
Binh Trung Real Estate Trading Investment Company Limited	Indirect subsidiary	Lending	670,000,000,000	551,000,000,000
Phu Hai Real Estate Development Company Limited	Indirect subsidiary	Lending	201,000,000,000	-
Vi La Joint Stock Company	Subsidiary	Lending	65,000,000,000	-
Thuy Sinh Real Estate Company Limited	Indirect subsidiary	Lending	60,000,000,000	-
Tri Minh Real Estate Trading and Investment Joint Stock Company	Subsidiary	Lending	50,000,000,000	-
Thanh Phuc Investment Company Limited	Subsidiary	Lending	51,500,000,000	25,500,000,000
International Consulting Company Limited	Subsidiary	Lending	50,000,000,000	-
			1,147,500,000,000	576,500,000,000
Other short-term receivables				
Tri Minh Real Estate Trading and Investment Joint Stock Company	Subsidiary	Profit distributed	249,500,000,000	-
		Lending interest	1,866,666,667	-
Binh Trung Real Estate Trading Investment Company Limited	Indirect subsidiary	Lending interest	65,219,944,444	4,782,333,333
Kim Phat Real Estate Trading Investment Company Limited	Subsidiary	Profit distributed	24,790,000,000	-
Thanh Phuc Investment Company Limited	Subsidiary	Lending interest	4,165,611,111	901,000,000
		Profit distributed	3,130,000,000	-
Phu Hai Real Estate Development Company Limited	Indirect subsidiary	Lending interest	3,909,333,333	-
Vi La Joint Stock Company	Subsidiary	Lending interest	3,581,944,445	-
Thuy Sinh Real Estate Company Limited	Indirect subsidiary	Lending interest	2,260,000,000	-
International Consulting Company Limited	Subsidiary	Lending interest	1,866,666,667	-
			360,290,166,667	5,683,333,333

Khang Dien House Trading and Investment Joint Stock Company B09-DN

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

26. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties were as follows: (continued)

<i>Related party</i>	<i>Relationship</i>	<i>Transaction</i>	<i>Ending balance</i>	<i>VND Beginning balance</i>
Short-term advance from customer				
Me Ga City Company Limited	Subsidiary	Construction service	1,594,768,355	1,594,768,355
Short-term accrued expenses				
Long Phuoc Dien Housing and Infrastructure Development Company Limited	Subsidiary	Loan interest	-	10,277,778
Khong Gian Xanh Real Estate Trading Investment Company Limited	Indirect subsidiary	Loan interest	-	5,555,556
Minh Phat Real Estate Investment Company Limited	Indirect subsidiary	Loan interest	-	5,555,556
			-	21,388,890
Other short-term payables				
Thanh Phuc Investment Company Limited	Subsidiary	Payments on behalf	-	1,400,000,000
Kim Phat Real Estate Trading Investment Company Limited	Subsidiary	Payments on behalf	-	75,000,000
Gia Phuoc Real Estate Trading and Investment Company Limited	Subsidiary	Payments on behalf	-	25,000,000
			-	1,500,000,000
Short-term loans				
Long Phuoc Dien Housing and Infrastructure Development Company Limited	Subsidiary	Loans	-	37,000,000,000
Khong Gian Xanh Real Estate Trading Investment Company Limited	Indirect subsidiary	Loans	-	20,000,000,000
Minh Phat Real Estate Investment Company Limited	Indirect subsidiary	Loans	-	20,000,000,000
			-	77,000,000,000

Khang Dien House Trading and Investment Joint Stock Company B09-DN

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

27. OPERATING LEASE COMMITMENTS

The Company leases office premises under operating lease arrangements with future minimum lease payables were as follows:

	Ending balance	Beginning balance	VND
Less than 1 year	3,612,612,500	2,908,858,500	
From 1 to 5 years	6,948,852,500	-	
TOTAL	10,561,465,000	2,908,858,500	

28. EVENT AFTER THE BALANCE SHEET DATE

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the separate financial statements of the Company.


Luu Thi Minh Hieu
Preparer


Pham Thi Thu Thuy
Chief Accountant


Vuong Van Minh
General Director



19 March 2021