

An Gia Real Estate Investment and Development Corporation

Interim separate financial statements

For the six-month period ended 30 June 2022



An Gia Real Estate Investment and Development Corporation

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An Gia Real Estate Investment and Development Corporation

GENERAL INFORMATION

THE COMPANY

An Gia Real Estate Investment and Development Corporation ("the Company") is a shareholding incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 0311500196 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 18 January 2012 and the 15th amended BRC dated 7 April 2022.

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

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

The Company's registered head office is located at No. 30 Nguyen Thi Dieu Street, Vo Thi Sau Ward, District 3, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

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

Mr Nguyen Ba Sang	Chairman	
Mr Masakazu Yamaguchi	Member	
Mr Do Le Hung	Independent member	
Mr Vu Quang Thinh	Independent member	
Mr Dao Thai Phuc	Member	appointed on 15 April 2022
Mr Nguyen Trung Tin	Vice Chairman	resigned on 15 April 2022

AUDIT COMMITTEE UNDER THE BOARD OF DIRECTOR

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

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

MANAGEMENT

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

Mrs Nguyen Mai Giang	Deputy General Director
Mr Nguyen Thanh Chau	Chief Accountant

LEGAL REPRESENTATIVE

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

AUDITORS

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

An Gia Real Estate Investment and Development Corporation

REPORT OF THE MANAGEMENT AND APPROVAL OF THE BOARD OF DIRECTORS

The Board of Directors of An Gia Real Estate Investment and Development Corporation ("the Company") presents this report relating to the interim separate financial statements of the Company for the six-month period ended 30 June 2022.

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

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

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

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

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

APPROVAL OF THE INTERIM SEPARATE FINANCIAL STATEMENTS


We hereby approve the accompanying interim separate financial statements which give a true and fair view of the interim separate financial position of the Company as at 30 June 2022 and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

The Company has subsidiaries as disclosed in the interim separate financial statements. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. Concurrently, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2022 ("interim consolidated financial statements") dated 25 August 2022.

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

For and on behalf of Board of Directors:



 Nguyen Ba Sang
Chairman

Ho Chi Minh City, Vietnam

25 August 2022

Reference: 61314331/86709634

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

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

We have reviewed the accompanying interim separate financial statements of An Gia Real Estate Investment and Development Corporation ("the Company") as prepared on 25 August 2022 and set out on pages 5 to 46, which comprise the interim separate balance sheet as at 30 June 2022, the interim separate income statement and the interim separate cash flow statement for the six-month period then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

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

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of the Company as at 30 June 2022, and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.



Ernst & Young Vietnam Limited
CÔNG TY
TRÁCH NHIỆM HỮU HẠN
ERNST & YOUNG
VIỆT NAM
QUẬN HO CHI MINH

Hàng Nhật Quang
Deputy General Director
Audit Practicing Registration Certificate
No. 1772-2018-004-1

Ho Chi Minh City, Vietnam

26 August 2022

INTERIM SEPARATE BALANCE SHEET
as at 30 June 2022

VND

Code	ASSETS	Notes	30 June 2022	31 December 2021
100	A. CURRENT ASSETS		2,739,230,205,453	1,944,810,803,809
110	I. Cash and cash equivalents	4	183,890,843,594	21,694,775,301
111	1. Cash		157,190,843,594	21,694,775,301
112	2. Cash equivalent		26,700,000,000	-
120	II. Short-term investment		39,779,987,152	63,429,163,580
123	1. Held-to-maturity investments	5.1	39,779,987,152	63,429,163,580
130	III. Current accounts receivable		2,505,896,808,356	1,836,837,921,894
131	1. Short-term trade receivables	6	62,820,702,620	43,353,841,375
132	2. Short-term advances to suppliers		474,535,533	80,499,000
135	3. Short-term loan receivables	7	1,489,991,443,000	1,033,647,182,131
136	4. Other short-term receivables	8	979,610,127,203	775,556,399,388
137	5. Provision for doubtful short-term receivables	8	(27,000,000,000)	(15,800,000,000)
140	IV. Inventory	10	1,913,345,463	17,609,175,918
141	1. Inventories		1,913,345,463	17,609,175,918
150	V. Other current asset		7,749,220,888	5,239,767,116
151	1. Short-term prepaid expenses	11	7,749,220,888	5,239,767,116
200	B. NON-CURRENT ASSETS		1,265,266,555,566	1,077,695,404,516
210	I. Long-term receivables		666,293,238,634	522,096,684,720
215	1. Long-term loan receivables	7	44,217,000,000	-
216	2. Other long-term receivables	8	622,076,238,634	522,096,684,720
220	II. Fixed assets		29,189,689,075	32,720,106,512
221	1. Tangible fixed assets	12	28,215,188,171	31,462,575,905
222	Cost		39,862,622,682	43,470,622,682
223	Accumulated depreciation		(11,647,434,511)	(12,008,046,777)
227	2. Intangible fixed assets		974,500,904	1,257,530,607
228	Cost		2,913,764,000	2,913,764,000
229	Accumulated amortisation		(1,939,263,096)	(1,656,233,393)
230	III. Investment properties	13	21,239,149,714	21,478,390,366
231	1. Cost		55,450,960,325	55,450,960,325
232	2. Accumulated depreciation		(34,211,810,611)	(33,972,569,959)
240	IV. Long-term assets in progress		13,331,054,562	8,510,341,134
242	1. Construction in progress		13,331,054,562	8,510,341,134
250	V. Long-term investments		531,579,893,177	486,960,404,908
251	1. Investments in subsidiaries	14.1	248,150,350,000	203,168,350,000
252	2. Investments in associates	14.2	72,945,300,000	72,945,300,000
253	3. Investments in other entities	14.3	639,000,000	639,000,000
254	4. Provision for diminution in value of long-term investments	14	(10,579,056,823)	(10,216,545,092)
255	5. Held-to-maturity investments	5.2	220,424,300,000	220,424,300,000
260	VI. Other long-term asset		3,633,530,404	5,929,476,876
261	1. Long-term prepaid expenses	11	3,633,530,404	5,929,476,876
270	TOTAL ASSETS		4,004,496,761,019	3,022,506,208,325

INTERIM SEPARATE BALANCE SHEET (continued)
as at 30 June 2022

VND

Code	RESOURCES	Notes	30 June 2022	31 December 2021
300	C. LIABILITIES		2,443,381,870,305	1,640,282,381,352
310	I. Current liabilities		2,132,538,815,336	759,682,593,966
311	1. Short-term trade payables	15	59,877,287,943	50,128,896,532
313	2. Statutory obligations	16	6,114,253,293	39,175,471,141
314	3. Payables to employees		13,400,000	-
315	4. Short-term accrued expenses	17	80,030,488,416	87,619,561,302
319	5. Other short-term payables	18	40,765,298,984	42,436,992,968
320	6. Short-term loans	19	1,925,738,086,700	520,321,672,023
322	7. Bonus and welfare fund	3.14	20,000,000,000	20,000,000,000
330	II. Non-current liabilities		310,843,054,969	880,599,787,386
337	1. Other long-term payables		262,712,295	266,861,445
338	2. Long-term loans	19	308,529,702,489	877,739,202,425
342	3. Long-term provisions	20	2,050,640,185	2,593,723,516
400	D. OWNERS' EQUITY		1,561,114,890,714	1,382,223,826,973
410	I. Capital	21.1	1,561,114,890,714	1,382,223,826,973
411	1. Share capital		1,117,131,950,000	827,505,770,000
411a	- Shares with voting rights		1,117,131,950,000	827,505,770,000
412	2. Share premium		179,039,188,200	179,314,188,200
421	3. Undistributed earnings		264,943,752,514	375,403,868,773
421a	- Undistributed earnings by the end of prior period		292,654,138,773	120,214,252,805
421b	- (Accumulated loss) undistributed earnings of current period		(27,710,386,259)	255,189,615,968
440	TOTAL LIABILITIES AND OWNERS' EQUITY		4,004,496,761,019	3,022,506,208,325



 Nguyen Quang Anh
 Preparer



 Nguyen Thanh Chau
 Chief Accountant



 Nguyen Ba Sang
 Legal representative


Ho Chi Minh City, Vietnam


25 August 2022


INTERIM SEPARATE INCOME STATEMENT
for the six-month period ended 30 June 2022

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2022	For the six-month period ended 30 June 2021
01	1. Revenue from sale of goods and rendering of services	22.1	98,778,136,802	80,179,016,372
10	2. Net revenue from sale of goods and rendering of services	22.1	98,778,136,802	80,179,016,372
11	3. Cost of goods sold and services rendered	23, 27	(54,404,319,528)	(56,647,785,862)
20	4. Gross profit from sale of goods and rendering of services		44,373,817,274	23,531,230,510
21	5. Finance income	22.2	92,812,606,073	119,864,182,344
22	6. Finance expenses	24	(111,038,143,710)	(74,132,055,947)
23	In which: Interest expense		(96,920,807,902)	(67,747,495,282)
25	7. Selling expenses	27	(143,471,925)	(260,806,766)
26	8. General and administrative expenses	25, 27	(55,508,390,208)	(49,714,933,942)
30	9. Operating (loss) profit		(29,503,582,496)	19,287,616,199
31	10. Other income	26	1,319,762,750	5,750,014
32	11. Other expenses	26	(662,815,896)	(308,171,009)
40	12. Other profit (loss)	26	656,946,854	(302,420,995)
50	13. Accounting (loss) profit before tax		(28,846,635,642)	18,985,195,204
51	14. Current corporate income tax expense	28.1	1,136,249,383	-
60	15. Net (loss) profit after tax		(27,710,386,259)	18,985,195,204


Nguyen Quang Anh
Preparer


Nguyen Thanh Chau
Chief Accountant


Nguyen Ba Sang
Legal representative

Ho Chi Minh City, Vietnam

25 August 2022

INTERIM SEPARATE CASH FLOW STATEMENT
for the six-month period ended 30 June 2022


VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2022	For the six-month period ended 30 June 2021
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting (loss) profit before tax		(28,846,635,642)	18,985,195,204
	Adjustments for:			
02	Depreciation and amortisation		3,198,106,959	13,907,561,988
03	Provisions		11,019,428,400	6,185,395,688
04	Foreign exchange losses (gains) arisen from revaluation of monetary accounts denominated in foreign currency		2,138,737,131 (93,768,327,670)	(400,161,954) (119,464,020,277)
05	Profits from investing activities			
06	Interest expenses and allocation of bond issuance cost	24	106,140,224,912	68,436,803,722
08	Operating loss before changes in working capital		(118,465,910)	(12,349,225,629)
09	Decrease in receivables		344,054,621,712	97,515,047,949
10	Decrease in inventories		15,695,830,455	335,472,422
11	Increase (decrease) in payables		7,823,810,837	(2,864,263,398)
12	(Increase) decrease in prepaid expenses		(213,507,300)	11,943,408,278
14	Interest paid		(102,223,629,629)	(64,188,756,712)
15	Corporate income tax paid	16	(33,949,082,184)	(6,900,360,053)
20	Net cash flows from operating activities		231,069,577,981	23,491,322,857
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(4,820,713,428)	(5,400,455,928)
23	Loans to other entities and bank term deposits		(1,346,837,714,257)	(240,708,577,160)
24	Collections from borrowers and bank term deposits		869,925,629,816	398,003,117,773
25	Payments for investments in other entities		(1,305,530,876,448)	(33,920,257,534)
26	Proceeds from sale of investments in other entities		530,616,000,000	-
27	Interest and dividend received		156,323,954,029	31,961,320,927
30	Net cash flows (used in) from investing activities		(1,100,323,720,288)	149,935,148,078

INTERIM SEPARATE CASH FLOW STATEMENT (continued)
for the six-month period ended 30 June 2022

VND


Code	ITEMS	Notes	For the six-month period ended 30 June 2022	For the six-month period ended 30 June 2021
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Issuance of shares	21.1	206,601,450,000	3,574,770,000
33	Drawdown of borrowings		1,432,143,710,218	54,824,070,688
34	Repayment of borrowings		(607,295,212,487)	(181,118,024,610)
40	Net cash flows from (used in) financing activities		1,031,449,947,731	(122,719,183,922)
50	Net increase in cash of the period		162,195,805,424	50,707,287,013
60	Cash at beginning of period		21,694,775,301	8,061,230,888
61	Impact of exchange rate fluctuation		262,869	(38,046)
70	Cash and cash equivalents at end of period	4	183,890,843,594	58,768,479,855



 Nguyen Quang Anh
 Preparer



 Nguyen Thanh Chau
 Chief Accountant



 Nguyen Ba Sang
 Legal representative


Ho Chi Minh City

25 August 2022

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

1. CORPORATE INFORMATION

An Gia Real Estate Investment and Development Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 0311500196 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 18 January 2012 and the 15th amended BRC dated 7 April 2022.

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

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

The Company's registered head office is located at No. 30 Nguyen Thi Dieu Street, Vo Thi Sau Ward, District 3, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 30 June 2022 was 218 (31 December 2021: 207).

2. BASIS OF PREPARATION

2.1 Purpose of preparing the interim separate financial statements

The Company has subsidiaries as disclosed in Note 14.1 of the interim separate financial statements. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. Concurrently, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2022 dated 25 August 2022.

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

2.2 Accounting standards and system

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

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

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

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

2. BASIS OF PREPARATION (continued)

2.3 Applied accounting documentation system

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

2.4 Fiscal year

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

2.5 Accounting currency

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

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

3.2 Inventories

Inventory properties

Inventory properties, comprising mainly real estate properties, acquired for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory and is measured at the lower of cost and net realisable value.

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

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

Other inventories

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

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

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

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

3.3 Receivables

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

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

3.5 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

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

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

3.6 Depreciation and amortisation

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

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

3.7 Investment properties

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

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

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

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

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Investment properties* (continued)

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

3.8 *Borrowing costs*

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

3.9 *Prepaid expenses*

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

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

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

3.10 *Investments*

Investments in subsidiaries

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

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

Investment in associates

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

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

Held-for-trading securities and investments in other entities

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

Provision for diminution in value of investments

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

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 *Investments* (continued)

Held-to-maturity investments

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

3.11 *Payables and accruals*

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

3.12 *Provisions*

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

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

3.13 *Foreign currency transactions*

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

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

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

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

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

3.14 *Appropriation of net profits*

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

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

Bonus and welfare fund

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Revenue recognition

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

Sale of completed property

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

Rendering of consulting, real estate brokerage and other services

Revenues are recognised upon completion of the services provided.

Lease of apartments

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

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

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

Interest income

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

Dividends

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

3.16 Taxation

Current income tax

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

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

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 *Taxation* (continued)

Deferred tax

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

Deferred tax liabilities are recognised for all taxable temporary differences.

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

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

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

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

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

3.17 *Related parties*

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

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

4. CASH AND CASH EQUIVALENTS

	VND	
	30 June 2022	31 December 2021
Cash on hand	94,756,535	54,931,443
Cash at banks	157,096,087,059	21,639,843,858
Cash equivalents (*)	26,700,000,000	-
TOTAL	183,890,843,594	21,694,775,301

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

5. HELD-TO-MATURITY INVESTMENTS

	VND	
	30 June 2022	31 December 2021
Short-term deposits at banks (Note 5.1)	39,779,987,152	63,429,163,580
Long-term investments in redeemable preference shares ("RPS") (Note 5.2)	220,424,300,000	220,424,300,000
TOTAL	260,204,287,152	283,853,463,580

5.1 Short-term held-to-maturity investments

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

5.2 Long-term held-to-maturity investments

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

The Issuers	30 June 2022		Redemption date
	No. of shares	Value VND	
Gia Khanh Management and Development Joint Stock Company ("Gia Khanh")	6,899,980	68,999,800,000	Not later than August 2024
Hoang An Consultant Joint Stock Company ("Hoang An")	6,199,980	61,999,800,000	
AGI & DDC Consultant Joint Stock Company ("AGI & DDC")	3,223,979	32,239,790,000	Not later than April 2023
AGI & GLC Consultant Joint Stock Company ("AGI & GLC")	3,210,059	32,100,590,000	
AGI & HVC Consultant Joint Stock Company ("AGI & HVC")	2,508,432	25,084,320,000	
TOTAL		220,424,300,000	

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

5. HELD-TO-MATURITY INVESTMENTS (continued)

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

The terms and conditions relevant to the above as follows:

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

6. SHORT-TERM TRADE RECEIVABLES

	VND	
	30 June 2022	31 December 2021
Trade receivables from customers	44,670,702,620	43,353,841,375
<i>An Gia Housing Development</i>		
<i>Joint Stock Company ("An Gia Housing")</i>	29,225,142,561	19,309,808,741
<i>Individual customers who bought apartments</i>	15,247,560,059	15,247,560,059
<i>Viet Address Office Housing Development</i>		
<i>Joint Stock Company ("Viet Address")</i>	-	8,543,194,000
<i>Others</i>	198,000,000	253,278,575
Trade receivables from related parties (Note 29)	18,150,000,000	-
TOTAL	62,820,702,620	43,353,841,375

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

7. LOAN RECEIVABLES

		VND
	30 June 2022	31 December 2020
Short-term	1,489,991,443,000	1,033,647,182,131
Loan to related parties (Note 29)	690,119,116,000	388,144,286,000
Loan to other parties	799,872,327,000	645,502,896,131
Long-term	44,217,000,000	-
Loan to related parties (Note 29)	44,217,000,000	-
TOTAL	1,534,208,443,000	1,033,647,182,131

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

Borrower	30 June 2022	Repayment term of principal
	VND	
Short-term loans to related parties	690,119,116,000	
Gia Linh Real Estate Corporation ("Gia Linh")	472,391,916,000	From 22 December 2022 to 17 May 2023
AGI & HSR Consulting Joint Stock Company ("AGI & HSR")	174,250,000,000	31 December 2022
Dong Nam Construction Trading Service Company Limited ("Dong Nam")	42,077,200,000	From 23 June 2023 to 29 June 2023
Hoosiers Living Service Viet Nam Company Limited ("Hoosiers Living")	900,000,000	From 11 November 2022 to 30 May 2023
Loc Phat Management and Development Corporation ("Loc Phat")	500,000,000	29 March 2023
Short-term loans to other parties	799,872,327,000	
Vinh Nguyen Management And Investment Company Limited	521,242,000,000	From 30 December 2022 to 30 May 2023
Hoang Bach Management and Development Joint Stock Company	210,251,457,000	From 19 December 2022 to 23 March 2023
Thien An Management and Development Company Limited	48,378,870,000	From 2 March 2023 to 30 March 2023
Hung An Development Company Limited	20,000,000,000	21 June 2023
TOTAL	1,489,991,443,000	

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

8. OTHER RECEIVABLES

	VND	
	30 June 2022	31 December 2021
Short-term	979,610,127,203	775,556,399,388
Advance for investment	18,016,438,356	14,991,780,822
<i>Newtecons Investment Construction Joint Stock Company</i>	18,016,438,356	14,991,780,822
Capital contribution of Business Cooperation Contract ("BCC") with related parties (Note 29)	642,000,000,000	-
BCC with other parties:	143,814,665,000	158,886,000,000
<i>Nam Duc Management and Investment Company Limited ("Nam Duc") (i)</i>	143,814,665,000	-
<i>Nam Phuong Management and Development Joint Stock Company ("Nam Phuong")</i>	-	158,886,000,000
Interest receivables	125,927,758,613	139,349,106,569
Deposits of terminated contracts	49,000,000,000	104,221,714,000
Receivable on disposal of investments - Hoang Van Management and Investment Company Limited	-	293,730,000,000
Dividend receivables	-	50,090,000,000
Others	851,265,234	14,287,797,997
Long-term	622,076,238,634	522,096,684,720
BCC with related parties (Note 29)	500,000,000,000	520,000,000,000
BCC with Hoang Bach Management and Development Joint Stock Company ("Hoang Bach") (ii)	119,979,553,914	-
Deposits for developing real estate projects	2,096,684,720	2,096,684,720
TOTAL	1,601,686,365,837	1,297,653,084,108
Provision for doubtful short-term receivables	(27,000,000,000)	(15,800,000,000)
NET	1,574,686,365,837	1,281,853,084,108
<i>In which:</i>		
<i>Due from related parties - short term (Note 29)</i>	742,020,865,206	167,685,273,669
<i>Due from related parties - long term (Note 29)</i>	500,000,000,000	520,000,000,000
<i>Due from other parties</i>	332,665,500,631	594,167,810,439

(i) The Company and Nam Duc agreed to cooperate to seek and develop a real estate project for a period of twelve (12) months since 1 March 2022 and the Company earns fixed profit at 10.5% per annum.

(ii) The Company and Hoang Bach agreed to cooperate to seek and develop a real estate project for a period of twenty-four (24) months since 1 May 2022 and the Company earns fixed profit with one (1) year term deposit's interest rate at Joint Stock Commercial Bank for Foreign Trade of Vietnam.

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

10. INVENTORIES

	VND	
	30 June 2022	31 December 2021
Service in progress	1,095,163,644	16,756,807,463
Merchandise goods	818,181,819	852,368,455
TOTAL	1,913,345,463	17,609,175,918

11. PREPAID EXPENSES

	VND	
	30 June 2022	31 December 2021
Short-term	7,749,220,888	5,239,767,116
Office rental	5,040,178,709	-
Software license and supporting fee	570,742,179	1,958,239,316
Others	2,138,300,000	3,281,527,800
Long-term	3,633,530,404	5,929,476,876
Rental fee of advertising panels	1,272,407,198	1,696,542,932
Office renovation	1,089,690,892	1,067,547,145
Tools and supplies	776,397,925	1,106,677,222
Office rental	-	1,920,068,317
Others	495,034,389	138,641,260
TOTAL	11,382,751,292	11,169,243,992

An Gia Real Estate Investment and Development Corporation

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

12. TANGIBLE FIXED ASSETS

	Means of transportation	Office equipment	Other tangible assets	VND Total
Cost				
As at 31 December 2021	41,205,418,182	2,105,204,500	160,000,000	43,470,622,682
Disposal	(3,608,000,000)	-	-	(3,608,000,000)
As at 30 June 2022	37,597,418,182	2,105,204,500	160,000,000	39,862,622,682
<i>In which:</i>				
Fully depreciated	-	743,724,500	-	743,724,500
Accumulated depreciation				
As at 31 December 2021	(10,699,196,823)	(1,218,183,276)	(90,666,678)	(12,008,046,777)
Depreciation for the period	(2,448,335,106)	(211,501,496)	(16,000,002)	(2,675,836,604)
Disposal	3,036,448,870	-	-	3,036,448,870
As at 30 June 2022	(10,111,083,059)	(1,429,684,772)	(106,666,680)	(11,647,434,511)
Net carrying amount				
As at 31 December 2021	30,506,221,359	887,021,224	69,333,322	31,462,575,905
As at 30 June 2022	27,486,335,123	675,519,728	53,333,320	28,215,188,171
<i>In which:</i>				
Pledged as loans security (Note 19.3)	30,456,757,509	-	-	30,456,757,509

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

13. INVESTMENT PROPERTIES

			VND
	<i>Apartments for lease</i>	<i>Apartments held for capital appreciation</i>	<i>Total</i>
Cost			
As at 31 December 2021 and at as 30 June 2022	51,508,836,929	3,942,123,396	55,450,960,325
Accumulated depreciation			
As at 31 December 2021	(33,972,569,959)	-	(33,972,569,959)
Depreciation for the period	(239,240,652)	-	(239,240,652)
As at 30 June 2022	(34,211,810,611)	-	(34,211,810,611)
Net carrying amount			
As at 31 December 2021	17,536,266,970	3,942,123,396	21,478,390,366
As at 30 June 2022	17,297,026,318	3,942,123,396	21,239,149,714

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

		VND
	<i>For the six-month period ended 30 June 2022</i>	<i>For the six-month period ended 30 June 2021</i>
Rental income from investment properties	-	29,053,352,698
Direct operating expenses of investment properties that generated rental income during the year	-	(10,904,664,140)

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

The fair value of the investment property had not yet been formally assessed and determined as at 30 June 2022. However, based on the current occupancy rate and the market value of these properties, management believes that these properties' fair values are higher than their carrying values at the balance sheet date.

14. LONG-TERM INVESTMENTS

		VND
	<i>30 June 2022</i>	<i>31 December 2021</i>
Investments in subsidiaries (Note 14.1)	248,150,350,000	203,168,350,000
Investments in associates (Note 14.2)	72,945,300,000	72,945,300,000
Investments in other entities (Note 14.3)	639,000,000	639,000,000
Held-to-maturity investments (Note 5.2)	220,424,300,000	220,424,300,000
Provision for long-term investments	(10,579,056,823)	(10,216,545,092)
TOTAL	531,579,893,177	486,960,404,908

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

14. LONG-TERM INVESTMENTS (continued)

14.1 Investments in subsidiaries

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

Name	Business activities	30 June 2022			31 December 2021	
		% Owner-ship (%)	% voting right	Cost of investment (VND'000)	% Owner-ship and voting right (%)	Cost of investment (VND'000)
Le Gia Investment and Real estate Joint Stock Company ("Le Gia") (*)	Investment and management consultancy	99.99	99.99	224,981,600	-	-
An Gia Phu Thuan Investment Company Limited ("Phu Thuan")	Trade real estate	100	100	18,920,000	100	18,920,00
CRE & AGI Consultant Joint Stock Company ("CRE & AGI")	Investment and management consultancy	99.8	99.8	1,497,000	99.80	1,497,000
Hoang An		50.01	50.01	1,000,200	50.01	1,000,200
Gia Khanh		50.01	50.01	1,000,200	50.01	1,000,200
AGI & HSR (**)	Investment and management consultancy	50.09	50.09	751,350	50.09	751,350
An Tuong Investment Trading And Development Joint Stock Company		-	-	-	99.99	179,999,600
TOTAL				248,150,350		203,168,350

(*) The Company has merged An Tuong into Le Gia in accordance with Resolution No. 7/2022/QĐ-AGI-PL dated 23 February 2022.

(**) As at 30 June 2022, 52,635 and 22,500 shares of AGI & HSR owned by the Company were pledged as collateral for the short-term loan from Vietnam Joint Stock Commercial Bank for Industry and Trade – Branch 11 (Note 19.1) and the current portion of long-term loans from Hoosiers - VN1 Limited ("Hoosiers") (Note 29).

14.2 Investments in associates

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

Name	Business activities	30 June 2022		31 December 2021	
		% ownership and voting right (%)	Cost of investment (VND'000)	% ownership and voting right (%)	Cost of investment (VND'000)
Loc Phat Investment Joint Stock Company	Investment and management consultancy	40.00	72,000,000	40.00	72,000,000
AGI & HVC		21.01	315,100	21.01	315,100
AGI & DDC		21.01	315,100	21.01	315,100
AGI & GLC		21.01	315,100	21.01	315,100
TOTAL			72,945,300		72,945,300

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

14. LONG-TERM INVESTMENTS (continued)

14.3 Investments in other entities

Name	Business activities	30 June 2022		31 December 2021	
		% Voting right	Cost of investment	% Voting right	Cost of investment
		(%)	(VND'000)	(%)	(VND'000)
Hoosiers Living	Investment and management consultancy	15	639,000	15	639,000

15. SHORT-TERM TRADE PAYABLES

	VND	
	30 June 2022	31 December 2021
Trade payables to suppliers	59,877,287,943	50,128,896,532
Ricons Construction Investment		
Joint Stock Company	45,000,000,000	45,000,000,000
Vietcombank Securities Company, Ltd.	6,350,000,000	-
Others	8,527,287,943	5,128,896,532
TOTAL	59,877,287,943	50,128,896,532

16. STATUTORY OBLIGATIONS

				VND
	31 December 2021	Increase in period	Decrease in period	30 June 2022
Corporate income tax	35,085,331,567	-	(35,085,331,567)	-
Value-added tax	2,576,747,015	10,074,891,618	(7,283,961,621)	5,367,677,012
Personal income tax	1,204,651,612	5,440,786,969	(5,898,862,300)	746,576,281
Others	308,740,947	264,830,137	(573,571,084)	-
TOTAL	39,175,471,141	15,780,508,724	(48,841,726,572)	6,114,253,293

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

17. SHORT-TERM ACCRUED EXPENSES

	VND	
	30 June 2022	31 December 2021
Interest expenses	48,652,644,085	56,313,776,312
An Gia Star project costs	11,387,102,737	11,387,102,737
Advertising fees	9,798,826,777	9,798,826,777
Bonus to employees	3,189,952,260	910,000,000
Legal fee	2,840,000,000	2,840,000,000
Brokerage and consultancy fees	433,767,652	205,820,692
Bond issuance cost	925,827,273	3,176,636,364
Others	2,802,367,632	2,987,398,420
TOTAL	80,030,488,416	87,619,561,302
<i>In which:</i>		
<i>Due to other parties</i>	68,654,820,979	66,831,274,854
<i>Due to related parties (Note 29)</i>	11,375,667,437	20,788,286,448

18. OTHER SHORT-TERM PAYABLES

	VND	
	30 June 2022	31 December 2021
Interest expenses	37,646,945,358	37,285,301,522
Deposits received	3,024,000,000	5,080,000,000
Others	94,353,626	71,691,446
TOTAL	40,765,298,984	42,436,992,968
<i>In which:</i>		
<i>Due to related parties (Note 29)</i>	40,634,945,358	42,365,301,522
<i>Due to other parties</i>	130,353,626	71,691,446

19. LOANS

	VND	
	30 June 2022	31 December 2021
Short-term	1,925,738,086,700	520,321,672,023
Current portion of long-term bond (Note 19.4)	524,949,545,444	179,601,507,570
Current portion of long-term loans from related parties (Note 29)	258,054,000,000	105,915,000,000
Short-term loans from another party (Note 19.2)	452,910,000,000	90,300,000,000
Short-term bonds (Note 19.4)	486,672,929,552	79,876,737,220
Short-term loans from banks (Note 19.1)	87,812,892,773	49,289,708,308
Short-term loans from related parties (Note 29)	10,000,000,000	10,000,000,000
Current portion of loans from banks (Note 19.3)	105,338,718,931	5,338,718,925
Long-term	308,529,702,489	877,739,202,425
Bonds issuance (Note 19.4)	303,373,366,029	599,913,506,497
Long-term loan from related parties (Note 29)	-	170,000,000,000
Long-term loans from banks (Note 19.3)	5,156,336,460	107,825,695,928
TOTAL	2,234,267,789,183	1,398,060,874,448

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

19. LOANS (continued)

Movement of loans are as follows:

	VND	
	<i>For the six-month period ended 30 June 2022</i>	<i>For the six-month period ended 30 June 2021</i>
As at 1 January	1,398,060,874,448	1,353,084,075,695
Drawdown of borrowings	1,465,459,037,490	105,324,070,688
Issuance of bond	(33,315,327,272)	-
Repayment of borrowings	(607,295,212,487)	(231,618,024,610)
Foreign exchange differences	2,139,000,000	(400,200,000)
Allocation of bond issuance expenses	9,219,417,010	689,308,440
As at 30 June	2,234,267,789,189	1,227,079,230,213

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

19.1 Short-term loans from banks

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

<i>Bank</i>	<i>30 June 2022</i>	<i>Principal repayment term</i>	<i>Description of collaterals</i>
VND			
Vietnam Joint Stock Commercial Bank for Industry and Trade – Branch 11	46,233,985,938	From 18 July 2022 to 25 November 2022	Fixed term deposit contracts and means of transportation
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ky Dong Branch	34,925,870,939	From 29 July 2022 to 30 March 2023	Unsecured
Joint Stock Commercial Bank for Investment and Development of Vietnam	6,653,035,896	26 May 2023	Unsecured
TOTAL	87,812,892,773		

19.2 Short-term loans from another party

<i>Lender</i>	<i>Ending balance</i>	<i>Principal repayment term</i>	<i>Purpose</i>	<i>Description of collaterals</i>
VND				
An Gia Housing	452,910,000,000	From 25 July 2022 to 29 December 2022	Finance working capital	Unsecured

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

19. LOANS (continued)

19.3 Long-term loans from banks

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

Bank	30 June 2022	Principal repayment term	Purpose	Description of collaterals
	VND			
Tien Phong Commercial Joint Stock Bank	100,000,000,000	30 June 2023	Invest in BCC No. 06/2020/HDHTKD/AG-LG	Land use rights, house ownership and other properties associated with lands owned by the Company and other parties
Bao Viet Joint Stock Commercial Bank - Ho Chi Minh City Branch	5,110,000,000	From 9 July 2022 to 30 December 2025	Purchase means of transport	Means of transportation (Note 12)
Shinhan Bank Vietnam Limited - Binh Duong Branch	3,405,405,411	From 25 July 2022 to 18 August 2023		
United Overseas Bank (Vietnam)	1,979,649,980	From 5 July 2022 to 19 December 2024		
	110,495,055,391			
<i>In which:</i>				
Current portion	105,338,718,931			
Non-current portion	5,156,336,460			

An Gia Real Estate Investment and Development Corporation

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

19. LOANS (continued)

19.4 Bond issuance

Arrangement organization	Date of issuance	Principal repayment term	30 June 2022	Interest rate	Purpose	Description of collaterals
Short-term						
Mirae Asset Securities (Vietnam) Joint Stock Company	20 December 2021	19 December 2022	294,169,520,460 VND	Applicable interest rate	Finance working capital	Land use rights, house ownership and other properties associated with lands owned by the Company and other parties
Thanh Cong Securities Joint Stock Company	10 March 2022	10 March 2023	192,503,409,092	Applicable interest rate	Finance working capital	Land use rights, house ownership and other properties associated with lands owned by the Company and other parties
TOTAL			486,672,929,552			

An Gia Real Estate Investment and Development Corporation

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

19. LOANS (continued)

19.4 Bond issuance (continued)

Arrangement organization	Date of issuance	Principal repayment term	30 June 2022	Interest rate	Purpose	Description of collaterals
Long-term						
Tien Phong Commercial Joint Stock Bank	31 July 2020	30 June 2023	524,949,545,444	Applicable interest rate	Finance working capital	Land use rights, house ownership and other properties associated with lands owned by the Company and other parties
Vietcombank Securities Co., Ltd - Ho Chi Minh City Branch	12 May 2022	12 May 2024	286,600,757,582	Applicable interest rate	Finance working capital	Land use rights, house ownership and other properties associated with lands owned by the Company and other parties
Mirae Asset Securities (Vietnam) Joint Stock Company	10 April 2022	10 April 2024	16,772,608,447	Applicable interest rate	Finance working capital	Land use rights, house ownership and other properties associated with lands owned by the Company and other parties

828,322,911,473

In which:

Current portion

Non-current portion

524,949,545,444
303,373,366,029

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

20. LONG-TERM PROVISIONS

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

21. OWNERS' EQUITY

21.1 Increase and decrease in owners' equity

	Share capital	Share premium	Treasury shares	Undistributed earnings	VND Total
For the six-month period ended 30 June 2021					
As at 31 December 2020	824,925,170,000	179,620,018,200	(1,300,000,000)	140,214,252,805	1,143,459,441,005
Issuance of shares under the Employee Stock Ownership Plan ("ESOP")	2,580,600,000	(305,830,000)	1,300,000,000	-	3,574,770,000
Bonus and welfare funds	-	-	-	(20,000,000,000)	(20,000,000,000)
Net profit for the period	-	-	-	18,985,195,204	18,985,195,204
As at 30 June 2021	827,505,770,000	179,314,188,200	-	139,199,448,009	1,146,019,406,209
For the six-month period ended 30 June 2022					
As at 31 December 2021	827,505,770,000	179,314,188,200	-	375,403,868,773	1,382,223,826,973
Issuance of shares	206,876,450,000	(275,000,000)	-	-	206,601,450,000
Dividend shares	82,749,730,000	-	-	(82,749,730,000)	-
Net profit for the period	-	-	-	(27,710,386,259)	(27,710,386,259)
As at 30 June 2022	1,117,131,950,000	179,039,188,200	-	264,943,752,514	1,561,114,890,714

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

21. OWNERS' EQUITY (continued)

21.2 Contributed share capital

	30 June 2022			31 December 2021		
	Number of shares	Amount VND'000	% ownership	Number of shares	Amount VND'000	% ownership
Truong Giang Management and Investment Joint Stock Company	46,681,711	466,817,110	41.79	34,579,046	345,790,460	41.79
Others	65,031,484	650,314,840	58.21	48,171,531	481,715,310	58.21
TOTAL	111,713,195	1,117,131,950	100	82,750,577	827,505,770	100

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

21.3 Capital transactions with owners

	VND	
	For the six-month period ended 30 June 2022	For the six-month period ended 30 June 2021
Contributed capital		
As at 1 January	827,505,770,000	824,925,170,000
Issuance of shares (*)	206,876,450,000	2,580,600,000
Dividend shares	82,749,730,000	-
As at 30 June	<u>1,117,131,950,000</u>	<u>827,505,770,000</u>

(*) On 24 March 2022, the Company issued 20,687,645 ordinary shares at the price of VND 10,000/share and 8,274,973 shares for dividend at rate 100:10 to its existing shareholders in accordance with the General Meeting Resolution No. 27/2021/NQ-ĐHĐCĐ-AGI dated 19 November 2021. On 7 April 2022, the DPI of Ho Chi Minh City issued the 15th amended BRC formalizing the said increase in share capital to VND 1,117,131,950,000.

21.4 Shares

	Number of shares	
	30 June 2022	31 December 2021
Authorised shares	111,713,195	82,750,577
Issued and paid-up shares		
Ordinary shares	111,713,195	82,750,577
Shares in circulation		
Ordinary shares	111,713,195	82,750,577

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

22. REVENUE

22.1 Net revenue from sale of goods and rendering of services

	VND	
	For the six-month period ended 30 June 2022	For the six-month period ended 30 June 2021
Gross revenue	98,778,136,802	80,179,016,372
<i>In which:</i>		
<i>Rendering of consulting services</i>	57,870,615,352	25,404,973,874
<i>Rendering of brokerage and marketing services</i>	40,384,080,835	25,600,689,800
<i>Rendering of long-term leasing service (*)</i>	-	28,600,000,000
<i>Sale of others</i>	523,440,615	573,352,698
Net revenue	98,778,136,802	80,179,016,372
<i>In which:</i>		
<i>Sales to other parties</i>	98,778,136,802	80,179,016,372
<i>Sales to related parties</i>	-	-

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

	VND	
	For the six-month period ended 30 June 2022	
	Revenue recognized in full	Revenue is amortized over the lease term
Net revenue	-	28,600,000,000
Cost of goods sold and service rendered	-	(10,358,760,806)
Gross profit	-	18,241,239,194

22.2 Finance income

	VND	
	For the six-month period ended 30 June 2022	For the six-month period ended 30 June 2021
Interest income	48,474,501,840	32,554,349,860
Share profit from BCC contract	44,338,104,233	36,819,670,417
Dividends (Note 29)	-	50,090,000,000
Foreign exchange gains	-	400,162,067
Others	-	-
TOTAL	92,812,606,073	119,864,182,344

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

23. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	<i>For the six-month period ended 30 June 2022</i>	<i>For the six-month period ended 30 June 2021</i>
Cost of consulting service rendered	36,729,729,373	17,440,629,957
Cost of brokerage and marketing service rendered	17,435,349,503	28,302,491,765
Cost of long-term leasing	-	10,358,760,806
Cost of other services rendered	239,240,652	545,903,334
TOTAL	54,404,319,528	56,647,785,862

24. FINANCE EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2022</i>	<i>For the six-month period ended 30 June 2021</i>
Interest expense and allocation of bond issuance costs	106,140,224,912	68,436,803,722
Foreign exchange losses	2,138,737,131	-
Provision for investments	362,511,731	2,433,377,226
Others	2,396,669,936	3,261,874,999
TOTAL	111,038,143,710	74,132,055,947

25. GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2022</i>	<i>For the six-month period ended 30 June 2021</i>
Labor costs	23,642,818,025	13,978,338,863
External services expenses	14,972,247,004	26,026,772,162
Provision	11,500,000,000	5,000,000,000
Depreciation and amortisation expenses	2,586,084,291	2,697,025,928
Tools and supplies	894,808,190	698,738,177
Others	1,912,432,698	1,314,058,812
TOTAL	55,508,390,208	49,714,933,942

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

26. OTHER INCOME AND EXPENSES

	VND	
	For the six-month period ended 30 June 2022	For the six-month period ended 30 June 2021
Other income	1,319,762,750	5,750,014
Gain from disposal of asset	955,721,596	-
Write off bad debts	267,430,689	-
Others	96,610,465	5,750,014
Other expenses	(662,815,896)	(308,171,009)
Penalties	(201,473,096)	(308,170,497)
Write off bad debts	(427,156,163)	-
Others	(34,186,637)	(512)
NET OTHER PROFIT (LOSS)	656,946,854	(302,420,995)

27. OPERATING COST

	VND	
	For the six-month period ended 30 June 2022	For the six-month period ended 30 June 2021
Labor costs	69,234,141,218	31,418,968,820
External services	23,546,002,687	54,590,070,693
Depreciation and amortisation expenses	3,198,106,959	13,907,561,988
Others	14,077,930,797	6,706,925,069
TOTAL	110,056,181,661	106,623,526,570

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2022 and for the six-month period then ended**28. CORPORATE INCOME TAX**

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

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

28.1 CIT expenses

	VND	
	<i>For the six-month period ended 30 June 2022</i>	<i>For the six-month period ended 30 June 2021</i>
Current tax expense	-	-
Adjustment for over accrual of tax from prior year	(1,136,249,383)	-
TOTAL	(1,136,249,383)	-

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

	VND	
	<i>For the six-month period ended 30 June 2022</i>	<i>For the six-month period ended 30 June 2021</i>
Accounting (loss) profit before tax	(28,846,635,642)	18,985,195,204
At CIT rate applicable to the Company	(5,769,327,129)	3,797,039,041
<i>Adjustments:</i>		
Non-deductible expenses	1,392,292,094	691,375,036
Adjustment for over accrual of tax from prior year	(1,136,249,383)	-
Dividend income	-	(10,018,000,000)
Taxable loss not yet recognised deferred tax during the period	2,137,035,035	5,513,626,323
Unrecognised deferred tax assets	2,240,000,000	15,959,600
CIT expense	(1,136,249,383)	-

28.2 Current tax

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

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

29. TRANSACTIONS WITH RELATED PARTIES

List of related parties as at 30 June 2022 is as follows:

<i>Related parties</i>	<i>Relationship</i>
Phuoc Loc Investment Construction Tourism Corporation ("Phuoc Loc")	Subsidiary
AGI & HSR Consulting Joint Stock Company ("AGI & HSR")	Subsidiary
An Gia Phu Thinh Joint Stock Company ("Phu Thinh")	Subsidiary
Le Gia Real Estate Investment Joint Stock Company ("Le Gia")	Subsidiary
An Gia Phu Thuan Investment Company Limited ("Phu Thuan")	Subsidiary
Gia Khanh Management and Development Joint Stock Company ("Gia Khanh")	Subsidiary
Western City Company Limited ("Western City")	Subsidiary
An Tuong Trading Investment and Development Joint Stock Company ("An Tuong")	Subsidiary
An Gia Group Real Estate Joint Stock Company	Subsidiary
Loc Phat Investment Joint Stock Company ("Loc Phat")	Associate
Hung Vuong Real Estate Management and Development Joint Stock Company ("Hung Vuong")	Indirect associate
Dang Duong Real Estate Development Joint Stock Company ("Dang Duong")	Indirect associate
Gia Linh Real Estate Corporation ("Gia Linh")	Indirect associate
Dong Nam Construction Trading Service Company Limited ("Dong Nam")	Indirect associate
Thinh Phat Management and Development Joint Stock Company ("Thinh Phat")	Common key management personnel
Gia An Consultant Joint Stock Company ("Gia An")	Common key management personnel
AGI & ACT Consultant Joint Stock Company ("AGI & ACT")	Common key management personnel
Hoosiers Living Service Viet Nam Company Limited ("Hoosiers Living")	Investee
Hoosiers VN-1 Ltd ("Hoosiers")	Shareholder
Creed Investment VN-1 Ltd ("Creed")	Shareholder

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

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Related parties	Transactions	For the six-month period ended 30 June 2022	For the six-month period ended 30 June 2021
Significant transactions with related parties for BC27 project			
Hung Vuong	Lending collecting	-	127,044,000,000
	Interest income	-	3,077,991,370
	Lending	-	554,000,000
Dang Duong	Lending collecting	-	116,280,000,000
	Interest income	-	2,819,391,783
Gia Linh	Lending	369,950,430,000	9,060,000,000
	Interest income	14,642,414,727	3,119,184,245
	Service rendering	16,500,000,000	-
	Lending collection	19,679,800,000	-
	Lending collection	-	49,740,000,000
Significant transactions with related parties for The Sóng project			
Phuoc Loc	Payment from BCC	78,000,000,000	-
	Revenue collection from BCC	23,920,000,000	-
	Revenue from BCC	23,175,100,000	23,630,000,000
	Loan repayment	20,000,000,000	62,800,000,000
	Interest expenses	9,363,205,478	11,467,993,151
	Loan drawdown	-	19,500,000,000
Significant transactions with related parties for River Panorama and Sky 89 projects			
AGI & HSR	Interest income	5,777,063,471	5,453,030,078
	Dividend	-	50,090,000,000
Phu Thinh	Loan repayment	-	41,423,483,368
	Loan drawdown	-	13,700,000,000
	Interest expenses	-	19,229,431
Hoosiers	Interest expenses	2,638,146,358	2,632,156,444

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

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

			VND
		For the six-month period ended 30 June 2022	For the six-month period ended 30 June 2021
Related parties	Transactions		
Significant transactions with related parties for The Standard project			
Le Gia	Capital contribution	200,000,000,000	-
	Lending collection	12,570,000,000	-
	BCC share profit	12,548,333,333	7,306,666,667
	Interest income	455,874,659	-
Significant transactions with related parties for D7 project			
Thinh Phat	Lending collection	340,000,000	4,700,000,000
	Lending	30,000,000	4,815,000,000
	Interest income	30,056	467,808
AGI & ACT	Deposit collection	25,221,714,000	-
	Lending collection	12,977,000,000	-
	Interest income	36,264,493	385,445,588
	Lending	-	93,000,000
Significant transactions with related parties for Riverside and Skyline projects			
Phu Thuan	Deposit repayment	2,092,000,000	3,695,000,000
	Borrowing repayment	27,225,000	-
Creed	Service fee	-	683,255,931
Significant transactions with related parties for West Gate project			
Gia Khanh	Loan repayment	-	1,500,000,000
	Interest expenses	-	29,095,887
Western City	BCC contribution	500,000,000,000	-
	Borrowing	80,000,000,000	-
	Borrowing repayment	80,000,000,000	-
	Interest expenses	361,643,836	-

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

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

		VND	
		For the six-month period ended 30 June 2022	For the six-month period ended 30 June 2021
Related parties	Transactions		
Significant transactions with related parties for The Gio			
Loc Phat	Lending	500,000,000	-
	Interest income	9,554,795	-
Dong Nam	Lending	51,227,200,000	-
	Lending received	30,399,000,000	-
	Interest income	754,662,943	-
Significant transactions with related parties for other projects			
Project management boards	Advance	-	5,647,005,690
	Collection of advances	-	2,051,898,772
Gia An	Interest expenses	371,917,809	-
	Borrowing repayment	5,500,000	-
	Lending	-	391,000,000
	Interest expenses	-	7,589,178

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

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

		VND	
<i>Related parties</i>	<i>Transactions</i>	<i>30 June 2022</i>	<i>31 December 2021</i>
Short-term trade receivable			
Gia Linh	Rendering of services	18,150,000,000	-
Short-term loan receivables			
Gia Linh	Lending	472,391,916,000	166,338,286,000
AGI & HSR	Lending	174,250,000,000	174,250,000,000
Dong Nam	Lending	42,077,200,000	21,249,000,000
Hoosiers Living	Lending	900,000,000	450,000,000
Loc Phat	Lending	500,000,000	-
AGI & ACT	Lending	-	12,977,000,000
Le Gia	Lending	-	12,500,000,000
Gia An	Lending	-	-
Thinh Phat	Lending	-	310,000,000
An Tuong	Lending	-	70,000,000
Hung Vuong	Lending	-	-
Dang Duong	Lending	-	-
		690,119,116,000	388,144,286,000

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

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

		VND	
<i>Related parties</i>	<i>Transactions</i>	<i>30 June 2022</i>	<i>31 December 2021</i>
<i>Other short-term receivables</i>			
Phuoc Loc	BCC capital contribution (i)	322,000,000,000	-
	BCC shared profit	19,275,100,001	20,020,000,001
	Payment on behalf	330,000,000	-
Le Gia	BCC capital contribution (ii)	320,000,000,000	-
	BCC shared profit, interest	7,320,543,814	15,133,242,011
AGI & HSR	Interest	50,651,054,792	44,873,991,321
	Dividend	-	50,090,000,000
Gia Linh	Interest	21,050,277,354	6,407,862,627
Dong Nam	Interest	1,315,777,190	-
AGI & ACT	Deposit of terminated contracts	-	25,221,714,000
	Interest	-	1,914,143,831
An Tuong	Payment on behalf	-	330,000,000
	Interest	-	108,465,958
Other parties	Lending, advance, interest	78,112,055	3,585,853,920
		742,020,865,206	167,685,273,669

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

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

		VND	
Related parties	Transactions	30 June 2022	31 December 2021
Long-term loan receivable			
Gia Linh	Lending	44,217,000,000	-
Other long-term receivables			
Western City	BCC capital contribution (iii)	500,000,000,000	-
Phuoc Loc	BCC capital contribution (i)	-	400,000,000,000
Le Gia	BCC capital contribution (ii)	-	120,000,000,000
		500,000,000,000	520,000,000,000
Short-term accrued expenses			
Phuoc Loc	Interest expenses	7,728,410,960	20,379,041,098
Hoosiers	Service fee	2,638,146,358	-
Creed	Consulting service	433,767,652	205,820,692
Gia An	Interest expenses	575,342,467	203,424,658
		11,375,667,437	20,788,286,448
Other short-term payables			
Phu Thinh	Interest expenses	37,285,301,522	37,285,301,522
Phu Thuan	Deposits received	2,988,000,000	5,080,000,000
Western City	Interest expenses	361,643,836	-
		40,634,945,358	42,365,301,522

- (i) The Company and Phuoc Loc cooperate in investing, implementing the construction, operating and sharing profit from The Sông Project for the period of thirty-five (35) months from 10 August 2020 with the profit divided by 5% of the total profit after tax of the project.
- (ii) The Company and Le Gia cooperate in investing, implementing the construction, operating and sharing profit from the The Standard Project for the period of thirty (30) months from 25 December 2020 with the profit divided up to 15% of the total profit after tax of the project.
- (iii) The Company and Western City cooperate in investing, implementing the construction, operating and sharing profit from the Tan Tuc Commercial center and housing for the period of eighteen (18) months from 30 March 2022 with profit divided up to 15% of the total profit after tax of the project with the profit divided by the contribution capital divided the initial investment value multiplied by the total pre-tax profit of the project.

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

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

		VND	
Related parties	Transactions	30 June 2022	31 December 2021
Short-term loans			
Phuoc Loc	Unsecured loans (*)	150,000,000,000	-
Hoosiers	Loans (*)	108,054,000,000	105,915,000,000
Gia An	Loans (*)	10,000,000,000	10,000,000,000
		268,054,000,000	115,915,000,000

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

Lender	30 June 2022		Principal repayment term	Description of collaterals
	VND	Original currency US Dollar		
Phuoc Loc	150,000,000,000	-	30 June 2023	Unsecured
Hoosiers	108,054,000,000	4,800,000	31 December 2022	22,500 shares of AGI & HSR owned by the Company (Note 14.1)
Gia An	10,000,000,000	-	24 September 2022	Unsecured

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

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration to members of the Board of Directors and Management:

<i>Individuals</i>	<i>Remuneration</i>		VND
	<i>For the six-month period ended</i>	<i>For the six-month period ended</i>	
	<i>30 June 2022</i>	<i>30 June 2021</i>	
Mr Nguyen Ba Sang	1,246,500,000	228,500,000	
Mrs Nguyen Mai Giang	831,280,000	-	
Mr Nguyen Thanh Chau	602,100,000	475,245,000	
Mr Do Le Hung	333,333,336	333,333,336	
Mr Vu Quang Thinh	333,333,336	333,333,336	
Mr Dao Thai Phuc	138,888,890	-	
Mr Nguyen Trung Tin	-	230,060,000	
TOTAL	3,485,435,562	1,600,471,672	

30. COMMITMENTS

Operating lease commitment (lessee)

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

	<i>VND</i>	
	<i>30 June 2022</i>	<i>31 December 2021</i>
Less than 1 year	1,164,279,369	-
From 1 - 5 years	5,821,396,845	13,638,712,104
TOTAL	6,985,676,214	13,638,712,104

Operating lease commitment (lessor)

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

	<i>VND</i>	
	<i>30 June 2022</i>	<i>31 December 2021</i>
Less than 1 year	1,271,417,944	1,206,885,384
From 1 - 5 years	1,834,120,197	4,196,305,820
TOTAL	3,105,538,141	5,403,191,204

Capital commitments

As at 30 June 2022, the Company had a commitment of VND 1,499,700,000 (31 December 2021: VND 1,499,700,000) principally relating to capital contribution to its subsidiary, An Gia Group Real Estate Joint Stock Company.

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

31. EVENT AFTER THE INTERIM BALANCE SHEET DATE

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



Nguyen Quang Anh
Preparer



Nguyen Thanh Chau
Chief Accountant



Nguyen Ba Sang
Legal representative



Ho Chi Minh City

25 August 2022