

# **Vingroup Joint Stock Company**

## **INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

**QUARTER IV 2023**

# Vingroup Joint Stock Company

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# Vingroup Joint Stock Company

## GENERAL INFORMATION

### THE COMPANY

Vingroup Joint Stock Company ("the Company") is a joint stock company established in Vietnam pursuant to the Business Registration Certificate No. 0103001016 issued by the Hanoi Department of Planning and Investment on 3 May 2002 and the Business Registration Certificate No. 0101245486 re-issued on 12 May 2010. The Company subsequently received amended Enterprise Registration Certificates, with the 73rd amendment dated 9 January 2024 as the latest.

The Company's shares were officially listed on the Hochiminh City Stock Exchange ("HOSE") from 19 September 2007 pursuant to Decision No.106/QD-TTGDHCM issued by the Director of HOSE on 7 September 2007.

The principal activities of the Company are to construct, trade and invest in real estate properties; to carry out capital mobilization and investment activities; and to provide general administrative services. The principal activities of the Company's subsidiaries during the period are detailed in the Appendix 1.

The Company's head office is located at No. 7, Bang Lang 1 street, Vinhomes Riverside Eco-urban Area, Viet Hung ward, Long Bien district, Hanoi, Vietnam. Its branch is located at No. 72, Le Thanh Ton street and No. 45A, Ly Tu Trong street, Ben Nghe ward, district 1, Hochiminh city, Vietnam.

### BOARD OF DIRECTORS

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

Mr Pham Nhat Vuong	Chairman	
Ms Pham Thuy Hang	Vice Chairwoman	
Ms Pham Thu Huong	Vice Chairwoman	
Ms Nguyen Dieu Linh	Vice Chairwoman	
Mr Nguyen Viet Quang	Vice Chairman	
Mr Adil Ahmad	Member	
Mr Chin Michael Jaewuk	Member	
Mr Ronaldo Dy-Liacco Ibasco	Member	
Mr Yoo Ji Han	Member	resigned on 11 May 2023
Ms. Chun Chae Rhan	Member	appointed on 11 May 2023

### SUPERVISORY BOARD

Members of the Supervisory Board during the period and at the date of this report are:

Mr Nguyen The Anh	Head of Supervisory Board
Ms Do Thi Hong Van	Member
Ms Nguyen Hong Mai	Member

# Vingroup Joint Stock Company

## GENERAL INFORMATION (continued)

### MANAGEMENT

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

Mr Nguyen Viet Quang	Chief Executive Officer
Ms Mai Huong Noi	Deputy Chief Executive Officer
Mr Pham Van Khuong	Deputy Chief Executive Officer
Ms Duong Thi Hoan	Deputy Chief Executive Officer

### LEGAL REPRESENTATIVE

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

Ms. Mai Huong Noi is authorised by the legal representative of the Company to sign to Company's financial statements in accordance with the Letter of Authorisation No.009/2021/GUQ-TGD-VINGROUP dated 12 July 2021.

# Vingroup Joint Stock Company

## REPORT OF MANAGEMENT

Management of Vingroup Joint Stock Company ("the Company") is pleased to present its report and the interim consolidated financial statements of the Company and its subsidiaries (collectively referred to as the "Group") for Quarter IV 2023.

### MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

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

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

Management confirmed that it has complied with the above requirements in preparing the accompanying interim consolidated financial statements for Quarter IV 2023.

### STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Group as at 31 December 2023, and of the interim consolidated results of its operations and its interim consolidated cash flows in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

For and on behalf of management: 



Hanoi, Vietnam  
30 January 2024

## INTERIM CONSOLIDATED BALANCE SHEET

As at 31 December 2023

Currency: VND million

Code	ASSETS	Notes	Ending balance	Beginning balance
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>342,609,157</b>	<b>283,116,653</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>4</b>	<b>29,289,535</b>	<b>26,213,302</b>
111	1. Cash		26,522,815	7,896,325
112	2. Cash equivalents		2,766,720	18,316,977
<b>120</b>	<b>II. Short-term investments</b>	<b>5</b>	<b>5,671,500</b>	<b>6,735,880</b>
121	1. Held-for-trading securities		-	2,352,947
123	2. Held-to-maturity investments		5,671,500	4,382,933
<b>130</b>	<b>III. Current accounts receivables</b>		<b>165,398,901</b>	<b>126,232,017</b>
131	1. Short-term trade receivables	6	27,605,486	25,276,287
132	2. Short-term advances to suppliers		34,411,258	37,954,852
135	3. Short-term loan receivables	7	7,637,650	8,256,866
136	4. Other short-term receivables	8	96,881,244	55,864,370
137	5. Provision for doubtful debts		(1,136,737)	(1,120,358)
<b>140</b>	<b>IV. Inventories</b>	<b>9</b>	<b>92,730,270</b>	<b>98,587,507</b>
141	1. Inventories		102,504,620	104,024,054
149	2. Provision for obsolete inventories		(9,774,350)	(5,436,547)
<b>150</b>	<b>V. Other current assets</b>		<b>49,518,951</b>	<b>25,347,947</b>
151	1. Short-term prepaid expenses	10	2,860,966	3,252,605
152	2. Value-added tax deductible		10,555,092	8,456,837
153	3. Tax and other receivables from the State		259,259	338,448
155	4. Other current assets	11	35,843,634	13,300,057

INTERIM CONSOLIDATED BALANCE SHEET (continued)  
As at 31 December 2023

Currency: VND million

Code	ASSETS	Notes	Ending balance	Beginning balance
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>327,007,916</b>	<b>294,290,587</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>7,829,676</b>	<b>9,932,866</b>
211	1. Long-term trade receivables		728,691	1,724,508
215	2. Long-term loan receivables	7	1,147,876	2,486,207
216	3. Other long-term receivables	8	5,953,109	5,722,151
<b>220</b>	<b>II. Fixed assets</b>		<b>159,594,207</b>	<b>119,742,444</b>
221	1. Tangible fixed assets	12	127,284,955	101,344,662
222	Cost		166,090,800	130,660,393
223	Accumulated depreciation		(38,805,845)	(29,315,731)
224	2. Finance leases		205,113	-
225	Cost		219,356	-
226	Accumulated depreciation		(14,243)	-
227	5. Intangible fixed assets	13	32,104,139	18,397,782
228	Cost		49,242,935	31,200,022
229	Accumulated amortisation		(17,138,796)	(12,802,240)
<b>230</b>	<b>III. Investment properties</b>	<b>14</b>	<b>38,210,694</b>	<b>38,307,078</b>
231	1. Cost		49,781,700	48,445,892
232	2. Accumulated depreciation		(11,571,006)	(10,138,814)
<b>240</b>	<b>IV. Long-term assets in progress</b>		<b>95,874,248</b>	<b>105,708,010</b>
242	1. Construction in progress	15	95,874,248	105,708,010
<b>250</b>	<b>V. Long-term investments</b>		<b>15,252,380</b>	<b>11,145,373</b>
252	1. Investments in associates, jointly controlled entities	16.1	1,539,089	484,027
253	2. Investment in other entities	16.2	13,892,460	10,691,516
254	3. Provision for long-term investments		(185,655)	(166,336)
255	4. Held-to-maturity investments	16.3	6,486	136,166
<b>260</b>	<b>VI. Other long-term assets</b>		<b>10,246,711</b>	<b>9,454,816</b>
261	1. Long-term prepaid expenses	10	5,566,420	6,028,493
262	2. Deferred tax assets		1,338,075	1,629,419
268	3. Other long-term assets	11	2,849,591	1,032,337
269	4. Goodwill	17	492,625	764,567
<b>270</b>	<b>TOTAL ASSETS</b>		<b>669,617,073</b>	<b>577,407,240</b>

INTERIM CONSOLIDATED BALANCE SHEET (continued)  
As at 31 December 2023

Currency: VND million

Code	RESOURCES	Notes	Ending balance	Beginning balance (Restated)
<b>300</b>	<b>C. LIABILITIES</b>		<b>521,595,497</b>	<b>441,751,791</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>386,669,534</b>	<b>298,411,509</b>
311	1. Short-term trade payables		36,016,218	36,539,334
312	2. Short-term advances from	18	44,000,286	74,724,604
313	3. Statutory obligations	19	20,380,218	22,343,932
314	4. Payables to employees		1,696,104	1,602,886
315	5. Short-term accrued expenses	20	53,556,747	40,372,673
318	6. Short-term unearned revenues	21	4,180,239	3,568,410
319	7. Other short-term payables	22	108,000,698	75,558,793
320	8. Short-term loan and debts	23.1	114,522,806	40,594,457
321	9. Short-term provisions		4,316,218	3,106,420
<b>330</b>	<b>II. Non-current liabilities</b>		<b>134,925,963</b>	<b>143,340,282</b>
333	1. Long-term accrued expenses		584,261	488,013
336	2. Long-term unearned revenues	21	3,554,533	3,651,352
337	3. Other long-term liabilities	22	22,289,487	1,960,505
338	4. Long-term loans and debts	23.2	98,789,828	119,804,341
339	5. Exchangeable bonds	23.2.3	-	9,866,970
341	6. Deferred tax liabilities		1,192,233	1,138,987
342	7. Long-term provisions		8,515,621	6,430,114



# Vingroup Joint Stock Company

B01a-DN/HN

## INTERIM CONSOLIDATED BALANCE SHEET (continued) As at 31 December 2023

Currency: VND million

Code	RESOURCES	Notes	Ending balance	Beginning balance
<b>400</b>	<b>D. OWNERS' EQUITY</b>		<b>148,021,576</b>	<b>135,655,449</b>
<b>410</b>	<b>I. Capital</b>	<b>24</b>	<b>148,021,576</b>	<b>135,655,449</b>
411	1. Contributed share capital		38,785,833	38,688,573
411a	- Shares with voting rights		38,236,616	38,139,356
411b	- Preference shares		549,217	549,217
412	2. Share premium		40,183,879	40,050,133
414	3. Other owners' capital		22,021,072	18,481,872
415	4. Treasury shares		(1,344,123)	(1,344,123)
417	5. Foreign exchange differences reserve		(287)	(218,139)
420	6. Other funds belonging to owners' equity		97,845	87,845
421	7. Undistributed earnings		21,809,007	14,346,643
421a	- Undistributed earnings accumulated to prior year-end		14,338,178	4,709,655
421b	- Undistributed earnings of this period		7,470,829	9,636,988
429	8. Non-controlling interests		26,468,350	25,562,645
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>669,617,073</b>	<b>577,407,240</b>

*Thas*

Van Thi Hai Ha  
Preparer

*[Signature]*

Nguyen Thi Thu Hien  
Chief Accountant



ĐẠI DIỆN CHỨC NĂNG  
Deputy Chief Executive  
Officer

30 January 2024

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**Vingroup Joint Stock Company**  
**INTERIM CONSOLIDATED INCOME STATEMENT**  
**Quarter IV 2023**

B02a-DN/HN

Currency: VND million

Code	ITEMS	Notes	Quarter IV 2023	Quarter IV 2022	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	25.1	27,451,788	41,394,074	161,666,961	101,809,529
02	2. Deductions	25.1	24,016	(43,895)	32,681	15,947
10	3. Net revenue from sale of goods and rendering of services	25.1	27,427,772	41,437,969	161,634,280	101,793,582
11	4. Cost of goods sold and services rendered	26	30,246,755	27,988,361	137,628,254	87,099,750
20	5. Gross profit from sale of goods and rendering of services		(2,818,983)	13,449,608	24,006,026	14,693,832
21	6. Finance income	25.2	5,630,560	1,958,859	21,197,935	33,048,100
22	7. Finance expenses	27	6,040,548	2,310,546	22,517,575	14,326,299
23	- In which: Interest expense and bond issuance cost		5,379,584	2,845,928	17,410,044	10,944,221
24	8. Shares of loss of associates	16	3,524	(9,025)	(97,825)	(86,524)
25	9. Selling expenses		3,116,062	3,808,842	12,043,223	9,371,097
26	10. General and administrative expenses		5,046,501	4,775,960	15,088,938	15,953,649
30	11. Operating profit		(11,388,010)	4,504,094	(4,543,600)	8,004,363
31	12. Other income	28	14,175,489	26,704	21,822,851	5,809,849
32	13. Other expenses	28	1,481,631	514,334	3,598,255	1,058,694
40	14. Other profit/(loss)	28	12,693,858	(487,630)	18,224,596	4,751,155
50	15. Profit before tax		1,305,848	4,016,464	13,680,996	12,755,518
51	16. Current corporate income tax expense	29	14,554	3,777,853	11,290,275	11,230,925
52	17. Deferred income tax expense	29	796,625	(234,234)	339,660	(519,751)
60	18. Net profit after tax		494,669	472,845	2,051,061	2,044,344
	Attributable to:					
61	- Equity holders of the parent	24	(158,766)	1,988,995	2,062,572	8,781,861
62	- Non-controlling interests	24	653,435	(1,516,150)	(11,511)	(6,737,517)

# Vingroup Joint Stock Company

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## INTERIM CONSOLIDATED INCOME STATEMENT (continued) Quarter IV 2023

Currency: VND

Code	ITEMS	Notes	Quarter IV 2023	Quarter IV 2022	Current year	Previous year
70	19. Basic earnings per share				555	2,367

*Thao*

Van Thi Hai Ha  
Preparer

30 January 2024

*[Signature]*

Nguyen Thi Thu Hien  
Chief Accountant



Minh Hoàng Nhoi  
Deputy Chief Executive Officer

## INTERIM CONSOLIDATED CASH FLOW STATEMENT

Quarter IV 2023

Currency: VND million

Code	ITEMS	Notes	Current year	Previous year
	<b>I. CASH FLOWS FROM OPERATING</b>			
01	<b>Profit before tax</b>		<b>13,680,996</b>	<b>12,755,518</b>
	<i>Adjustments for:</i>			
02	Depreciation, amortisation and gain from bargain purchase		17,127,682	21,284,073
03	Changes in provisions		7,545,727	3,325,467
04	Foreign exchange (gain)/losses		2,778,033	1,847,813
05	Profits from investing activities		(17,660,578)	(35,207,028)
06	Interest expense		17,410,044	10,944,221
08	<b>Operating profit before changes in working capital</b>		<b>40,881,904</b>	<b>14,950,064</b>
09	Increase in receivables		(46,727,134)	(56,073,019)
10	(Increase)/decrease in inventories		(12,979,294)	(47,051,573)
11	Increase/(decrease) in payables (other than interest, corporate income tax)		29,007,163	99,915,314
12	(Increase)/decrease in prepaid expenses		194,004	(2,538,613)
13	Decrease in held-for-trading securities		2,352,947	2,556,548
14	Interest paid		(13,815,494)	(10,086,550)
15	Corporate income tax paid		(7,329,916)	(4,504,574)
20	<b>Net cash flows from operating activities</b>		<b>(8,415,820)</b>	<b>(2,832,403)</b>
	<b>II. CASH FLOWS FROM INVESTING</b>			
21	Purchase, construction of fixed assets and other long-term assets		(58,817,491)	(75,161,529)
22	Proceeds from disposals of fixed assets and other long-term assets		799,833	3,323,256
23	Loans to other entities and payments for purchase of debt instruments of other entities		(12,579,292)	(5,398,167)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		12,899,507	11,158,782
25	Payments for investments in other entities (net of cash acquired)		(26,383,541)	(11,636,655)
26	Proceeds from sale of investments in other entities (net of cash held by entity being disposed)		44,484,139	50,942,091
27	Interest and dividends received		1,302,014	5,812,574
30	<b>Net cash flows from investing activities</b>		<b>(38,294,831)</b>	<b>(20,959,648)</b>

## INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)

Quarter IV 2023

Currency: VND million

Code	ITEMS	Notes	Current year	Previous year
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
31	Capital contribution and issuance of shares		10,752,548	4,723,482
33	Drawdown of borrowings		118,711,856	77,697,693
34	Repayment of borrowings		(79,616,485)	(47,287,263)
36	Dividends paid to non-controlling interests		(61,035)	(3,382,021)
40	<b>Net cash flows from financing activities</b>		<b>49,786,884</b>	<b>31,751,891</b>
50	<b>Net decrease in cash and cash equivalents</b>		<b>3,076,233</b>	<b>7,959,840</b>
60	<b>Cash and cash equivalents at beginning of the period</b>		<b>26,213,302</b>	<b>18,352,236</b>
61	Impact of exchange rate fluctuation		-	(98,774)
70	<b>Cash and cash equivalents at end of the period</b>	4	<b>29,289,535</b>	<b>26,213,302</b>

Van Thi Hai Ha  
Preparer

Nguyen Thi Thu Hien  
Chief Accountant



Man Hiep Noi  
Deputy Chief Executive Officer

30 January 2024

## 1. CORPORATE INFORMATION

Vingroup Joint Stock Company ("the Company") is a joint stock company established in Vietnam pursuant to the Business Registration Certificate No. 0103001016 issued by the Hanoi Department of Planning and Investment on 3 May 2002 and the Business Registration Certificate No. 0101245486 re-issued on 12 May 2010. The Company subsequently received amended Enterprise Registration Certificates, with the 73rd amendment dated 9 January 2024 as the latest.

The Company's shares were officially listed on the Ho Chi Minh City Stock Exchange ("HOSE") from 19 September 2007 pursuant to Decision No.106/QĐ-TTGDHCM issued by the Director of HOSE on 7 September 2007.

The current principal activities of the Company are to invest in, construct and trade real estate properties; to carry out capital mobilization and investment activities; and to provide general administrative services. The current principal activities of the Company's subsidiaries are presented in Appendix 1.

The Group's normal course of business cycle of real estate business starts at the time of application for investment certificate, commencement of site clearance, construction and ends at the time of completion. Thus, the Group's normal course of business cycle of real estate trading is from 12 to 36 months. The Group's normal course of business cycle of other business activities is 12 months.

The Company's head office is registered at No. 7, Bang Lang 1 street, Vinhomes Riverside Eco-urban Area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam. Its branch is located at No. 72, Le Thanh Ton and No. 45A, Ly Tu Trong Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam.

As at 31 December 2023, the Company has 110 subsidiaries. The information on these subsidiaries, along with the Company's voting rights and equity interest in each subsidiary are detailed in the Appendix 1.

As at 31 December 2023, the Company also holds investments in a number of associates and jointly controlled entities as presented in Note 16.1.

## 2. BASIS OF PREPARATION

### 2.1 Accounting standards and system

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

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

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

**2. BASIS OF PREPARATION (continued)****2.2 Applied accounting documentation system**

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

**2.3 Fiscal year**

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

**2.4 Accounting currency**

The Group's accounting currency is Vietnam dong ("VND"). For the purpose of preparing the consolidated financial statements as at 31 December 2023, all amounts are rounded to the nearest million and presented in Vietnam dong million ("VND million").

**2.5 Basis of consolidation**

The consolidated financial statements comprise the financial statements of the parent company and its subsidiaries for Quarter IV 2023.

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

The financial statements of the subsidiaries are prepared for the same reporting year as the parent company, using consistent accounting policies.

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

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

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

In case the Group disposes a partial interest in a subsidiary and loses control but retains an interest as an associate or a joint controlled entity, the Group's investment is accounted for using the equity method of accounting. Profit/(loss) from this transaction is recognised in the consolidated income statement.

In case the Group disposes a partial interest in a subsidiary and loses control but retains an interest as an investment in other entities, the Group's investment is accounted for using the cost method. Profit/(loss) from this transaction is recognised in the consolidated income statement.

In case the Group previously disposed a partial interest in a subsidiary and recognised difference between the consideration and carrying amount of the transferred equity interest in undistributed earnings in the consolidated balance sheet, and then disposes a further interest in that subsidiary which results in a loss of control, thereby, the Group reclassifies the difference recognised previously in undistributed earnings to the consolidated income statement.

**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****3.1 Changes in accounting policies and disclosures**

The accounting policies adopted by the Group in preparation of the consolidated financial statements are consistent with those followed in the preparation of the Group's consolidated financial statements for the year ended 31 December 2022 and for the period ended 31 December 2022.

**3.2 Cash and cash equivalents**

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

**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.3 Inventories***Inventory property*

Property acquired or being constructed for sale in the ordinary course of business or for long-term lease qualified for recognition of outright sales, rather than to be held for rental or capital appreciation, is held as inventory and is measured at the lower of cost incurred in bringing the inventories to their present location and condition, and net realisable value.

Cost of inventory property includes direct costs of constituting the real estate and overheads allocated on the basis of the corresponding area, specialist as below:

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

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and less estimated costs to complete and the estimated selling price.

The cost of inventory property sold recognised in the consolidated income statement based on specific identification method.

*Inventories for manufacturing activities*

Inventories for manufacturing activities 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:

Raw materials, tools and consumables	- cost of purchase on a weighted average
Finished goods and work-in process	- cost of finished goods and semi products on weighted average basis.

*Other inventories*

Other inventories are carried at the lower of cost and net realisable value. Costs are valued on a weighted average basis and include all costs incurred in bringing each product to its present location and condition. 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 periodic method is used to record the costs of inventories for hospitality and related services.

The perpetual method is used to record the costs of other inventories.

*Provision for obsolete inventories*

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Group, based on appropriate evidence of impairment available at the consolidated balance sheet date.

Increases and decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement.



**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.4 Receivables**

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

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

**3.5 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 consolidated income statement as incurred. Expenditure on overhaul of tangible fixed assets incurred in the period is recognised in the interim consolidated income statement or is depreciated in a maximum period of 3 years.

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

**3.6 Leased assets**

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

*Where the Group is the lessee*

Rentals under operating leases are charged to the consolidated income statement on a straight-line basis over the lease term.

*Where the Group is the lessor*

Assets subject to operating leases are included as the Group's investment properties in the consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the consolidated income statement as incurred.

Lease income is recognised in the consolidated income statement on a straight-line basis over the lease term.

The net investment under finance lease contracts is included as a receivable in the interim consolidated balance sheet. The interest amount of the leased payments is recognised in the interim consolidated income statement over the period of the lease contracts to achieve a constant rate of interest on the net investment outstanding.

**3.7 Intangible fixed assets**

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred.

**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.7 Intangible fixed assets (continued)**

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

*Land use rights*

Definite and indefinite land use rights are recorded as intangible fixed assets based on land use right certificates issued by governing bodies.

The advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003 and Land use right certificate being issued, are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45").

*Research and development costs*

Research costs are expensed as incurred. Development expenditure on an individual project is recognised as an intangible fixed asset only if the Group can demonstrate all of the following

- ▶ The technical feasibility study of completing the intangible fixed asset so that it will be available for use or sale;
- ▶ The intention to complete and use or sell the intangible fixed asset;
- ▶ The ability to use or sell the intangible fixed asset;
- ▶ The asset will generate probable future economic benefits;
- ▶ The availability of resources to complete the development and to use or sell the intangible fixed asset
- ▶ The ability to measure reliably the expenditure during the development; and
- ▶ They are estimated to meet all criteria for use duration and value prescribed for intangible fixed assets.

Development costs capitalised as intangible fixed asset are stated at cost less accumulated amortisation. Amortisation of the asset begins when development is completed and the asset is available for use.

**3.8 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:

Buildings and structures	5 - 50 years
Machineries and equipment	3 - 25 years
Means of transportation	3 - 25 years
Office equipment	2 - 15 years
Computer software	3 - 10 years
Land use rights	36 - 48 years
Copyrights and other related intangible assets	3 - 10 years
Others	2 - 20 years

The estimated useful life of land use rights with definite term is recorded based on term of land use rights issued by governing bodies.

No amortisation is charged on the land use rights with indefinite terms.

**3.9 Investment properties**

Investment properties are stated at cost including transaction costs less accumulated depreciation and amortisation.

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

**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.9 Investment properties (continued)**

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Land use rights, buildings and structures	5 - 50 years
Machinery and equipment	3 - 25 years

No amortisation is charged on the land use rights presented as investment properties with indefinite terms.

For long-term lease of investment properties which the Group receives rental fee in advance for many periods and rental income is recognised once at the entire rental amount received in advance, depreciation and amortisation of these investment properties are recognised with entire amount at the time 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.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation and 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.

**3.10 Borrowing costs**

Borrowing costs consist of interest and other costs that the Group 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 capitalized 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 capitalized as part of the cost of the respective asset.

**3.11 Prepaid expenses**

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

Long-term prepaid expenses include long-term prepaid land rental, pre-operation expenditure, tools and supplies, and other prepaid expenses that bring future economic benefits for more than one year.

Prepaid land rental represents the unamortised balance of advance payment or accrual made in accordance with Land Rental Contract signed with authorities and other expenditures offset against land rental fee obligation. Such prepaid land rental is recognised as a long-term prepaid expense for allocation to the interim consolidated income statement over the remaining lease period according to Circular 45.

**3.12 Business combinations and goodwill**

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

**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.12 Business combinations and goodwill (continued)**

In case prior to the date that control is obtained, the investment is an investment in associate or a long-term investment and the acquisition of that subsidiary is a business combination, when preparing the consolidated financial statements, the Group shall remeasure its previously held equity interests at its acquisition-date fair value and recognise the resulting gain or loss, if any, in the consolidated income statement.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over 10-year period on a straight-line basis. The Group conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

*Assets acquisitions and business combinations*

In cases, the Group acquires subsidiaries that own real estate projects, at the time of acquisition, the Group considers whether the acquisition represents the acquisition of a business. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the property.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised. Non-controlling interests in the acquired identifiable assets and liabilities are also recognised. The acquired assets and liabilities are presented in classes of assets and liabilities with the same characteristics of the Group.

In case prior to the date that control is obtained, the investment is an investment in associate or a long-term investment and the acquisition of the subsidiary is not a business combination, when preparing the consolidated financial statements, the Group shall not remeasure the previously held equity interests, instead previously held equity interests and the consideration was allocated to the assets and liabilities acquired based on their relative fair values on acquisition date.

*Change of equity interest in subsidiary without losing control*

When the Group acquires additional equity interest in subsidiary, the difference between the acquisition cost and carrying amount of the additional equity interest is recorded in undistributed earnings.

When the Group disposes a part of equity interest in subsidiary without losing control, the difference between the consideration and carrying amount of the transferred equity interest is recorded in undistributed earnings.

*Business combinations involving entities under common control*

A business combination involving entities under common control is a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory. An entity can be under common control of an individual or a group of individuals following a contractual agreement.

**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.12 Business combinations and goodwill (continued)**

Business combinations involving entities under common control are accounted for as follows:

- ▶ The assets and liabilities of the two combined entities are reflected at their carrying amounts on the date of business combination;
- ▶ No goodwill is recognised from the business combination;
- ▶ The consolidated income statement reflects the results of the combined entities from the date of the business combination; and
- ▶ Any difference between the consideration paid and the net assets of the acquiree is recorded in equity.

**3.13 Investments***Investment in associates*

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

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

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

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

The Group ceases the use of the equity method of accounting since the date it no longer has significant influence over the associate. If the retained equity interest is a long-term investment, the entity measures the retained equity interest at fair value regarded as the cost on initial recognition. Profit/(loss) from the disposal of associate is recognised in the consolidated income statement.

*Investments in jointly controlled entity*

The Group's investment in a jointly controlled entity is accounted for using the equity method of accounting. Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post joint controlled entity changes in the Group's share of net assets of the jointly controlled entity. The consolidated income statement reflects the share of the post-acquisition results of operation of the jointly controlled entity.

The share of profit/(loss) of the jointly controlled entity is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The accumulative post-acquisition movements are adjusted against the carrying amount of the investment. Profit sharing received or receivable from jointly controlled entity reduces the carrying amount of the investment.

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

**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.13 Investments (continued)***Held-for-trading securities and investments in other entities*

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

*Provision for held-for-trading securities and investments in entities*

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 expenses in the consolidated income statement.

*Held-to-maturity investments*

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

**3.14 Payables and accruals**

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

**3.15 Provisions***General provisions*

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

When the Group expects some or all of a provision to be reimbursed by a third party, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the consolidated income statement net of any reimbursement.

The Group assesses onerous contracts are those contracts in which, the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfil it. The Group recognised and assessed obligations under onerous contracts as provisions and these provisions are made for each onerous contract.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance expense.

*Provision for warranty expenses*

The Group estimates provision for warranty expenses based on revenue and available information about the repair of real estate properties and goods sold in the past.

**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.16 Foreign currency transactions**

The Group applies guidance of Circular 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of Circular 200 to record foreign currency transactions.

Transactions in currencies other than the Group's reporting currency of VND are recorded at the exchange rate that approximates the average of buying and selling transfer exchange rates announced by the commercial bank where the Group most frequently conducts its transactions ("the average transfer exchange rate"). This approximate exchange rate does not exceed +/- 1% of the average transfer exchange rate. The average transfer exchange rate is determined daily based on the average of daily buying transfer rates and selling transfer rates of the commercial bank.

Borrowing contracts of which risk is mitigated by cross-currency interest rate swap contracts ("swap contracts") are translated at the exchange rate determined in the swap contracts (Note 3.25).

At the end of the year, balances of monetary items denominated in foreign currencies are translated at the transfer exchange rate announced by the commercial bank where the Group most frequently conducts its transactions. The transfer exchange rate is the average transfer exchange rate of the commercial bank.

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

**3.17 Treasury shares**

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised upon purchase, sale, re-issue or cancellation of the Group's own equity instruments. Upon re-issuance of treasury shares, the Group recognises the difference between the consideration paid and cost of treasury shares to share premium.

**3.18 Appropriation of net profits**

Net profit after tax (excluding negative goodwill arising from bargain purchases) is available for appropriation to shareholders after approval by the Board of Directors (being approved by shareholders at the General Shareholders' Meeting), and after making appropriation to reserve funds in accordance with the Company's Charter, each subsidiary's Charter and Vietnam's regulatory requirements. Change in accounting policy in relation to appropriation of net profits is presented in Note 3.1.

The Group maintains the reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the Annual General Shareholders' Meeting.

**3.19 Advances from customers**

Payments received from customers as deposits for the purchase of properties in the future that do not meet the conditions for revenue recognition, are recognised and presented as "Advances from customers" in the liability section in the consolidated balance sheet. Supports under promotion programs for sales of properties which are, in substance, revenue deductions are presented as deductions against "Advances from customers" for the purchase of properties that do not meet the conditions for revenue recognition in the year.

**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.20 Revenue recognition**

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

*Revenue from sale of inventory properties*

Revenue from sale of inventory properties is recognised when the significant risks and rewards incident to ownership of the properties have been transferred to the buyer. Revenue from sales of inventory properties also includes revenue from transfer of real estate projects.

Revenue from sale of inventory properties also includes long-term lease of inventory properties qualified for recognition of outright sales. If the lease-term is greater than 90% of the asset's useful life, the Group will recognise the revenue for the entire prepaid lease payment if all of the following conditions are met:

- ▶ Lessee is not allowed to cancel the lease contract during the lease term, and the lessor is not responsible for reimbursing the prepaid lease payments under any circumstances;
- ▶ The prepaid lease payment is not less than 90% of the total estimated lease payment collected under contract over the lease period and lessee must pay all rental within 12 months from the commencement of the lease;
- ▶ Almost all risks and rewards associated with the ownership of leased assets are transferred to the lessee; and
- ▶ Lessor must estimate the full cost of leasing activity.

*Revenue from leasing of properties*

Rental income arising from operating lease is recognised in the consolidated income statement on a straight-line basis over the lease terms of ongoing leases.

*Sale of goods*

Revenue is recognised when the significant risks and rewards of ownership of the goods have been passed to the buyer, usually upon the delivery of the goods.

*Rendering of services*

Revenue from hotel, amusement park, education, hospital, real estate management and other related services is recorded when the services are rendered and the outcome of the contract is certainly determined.

*Gains from transfer of shares and capital*

Gains from transfer of shares and capital are determined as the excess of selling prices against the cost of shares and capital sold. Such gains are recognised on the transaction date when the relevant contracts are executed.

*Interest*

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

*Dividends*

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



**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.20 Revenue recognition (continued)***Revenue from goods and services in multiple elements package*

In the transaction in which the Group provides multiple products and services to the customer in the same arrangement, the Group determines the obligation to sell the product and the obligation to render the services separately and only recognises the revenue when each individual obligation is completed by the Group. The contract value is allocated to individual product or service by taking the total contract value minus the estimated fair value of the service. Payments from customers under contracts corresponding to the unfulfilled obligations will be recognised in advance from customers/unearned revenues in the consolidated balance sheet.

**3.21 Construction contract**

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the consolidated balance sheet date based on the construction works as certified by customers. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that is probably recoverable. Contract costs are recognised as expenses in the year in which they are incurred.

**3.22 Taxation***Current income tax*

Current income tax assets and liabilities for the current and prior year 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 consolidated balance sheet date.

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

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

*Deferred tax*

Deferred tax is provided using liability method on temporary differences at the consolidated 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, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporary differences associated with investments in subsidiaries and associates, and interests in jointly controlled entity where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.22 Taxation (continued)**

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, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporary differences associated with investments in subsidiaries, associates, and interests in jointly controlled entity, deferred tax assets are recognised only to the extent that it is probable that the temporary difference will reverse in the foreseeable future and taxable profits will be available against which the temporary differences 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 probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred income tax assets are reassessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

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

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

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

- ▶ either the same taxable entity; or
- ▶ when the Group intends either to 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.

**3.23 Exchangeable bond**

Exchangeable bonds that can be exchanged into a fixed number of ordinary shares are separated into a financial liability component (for the contractual obligation to deliver cash or other financial assets) and an equity component (for the exchange right into ordinary shares for a specified period of time) with an exception where there is no equity component in these exchangeable bonds in accordance with the contract terms (the entire exchangeable bond is recognised as a debt).

**3.24 Bond issuance transaction cost**

Transaction costs relating to bond issuance are charged to the consolidated income statement on a straight-line basis over the tenor of the bond. At initial recognition, these transaction costs are deducted from liability component of the bond.

**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.25 Cross-currency interest rate swap contract**

The Group enters into swap contracts to mitigate the risk relating to fluctuation of interest rate and exchange rate. The Group recognises and translates principal and interest expense related to borrowing contracts, of which risks are mitigated by swap contracts, at the interest rate and exchange rate determined in the swap contracts.

**3.26 Earnings per share**

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

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

**3.27 Segment information**

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments. Management defines the Group's segment report to be based on type of products and services provided. The Group's management is of the view that the Group's geography segment is derived mainly from revenues and profit in Vietnam. Therefore, presentation of geographical segment is not required.

**3.28 Related parties**

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

**4. CASH AND CASH EQUIVALENTS**

	Currency: VND million	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	27,637	18,697
Cash in banks	26,454,029	7,865,972
Cash in transit	41,149	11,656
Cash equivalents	2,766,720	18,316,977
<b>TOTAL</b>	<b>29,289,535</b>	<b>26,213,302</b>

Cash equivalents include investments and bank deposits in VND with terms ranging from 1 month to 3 months and earn interest at rates ranging from 3% to 5% per annum (as at 31 December 2022: from 3.04% per annum to 8.5% per annum).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## 5. SHORT-TERM INVESTMENTS

### 5.1 Held-for-trading securities

	Ending balance		Beginning balance		Currency: VND million
	Cost	Fair value	Provision	Cost	Fair value
- Bonds	-	-	-	2,352,947	2,352,947
<b>TOTAL</b>	-	-	-	<b>2,352,947</b>	<b>2,352,947</b>

### 5.2 Held-to-maturity investments

	Ending balance		Beginning balance		Currency: VND million
	Cost	Carrying value	Cost	Carrying value	
Short-term bank deposits and certificate of deposit (i)	3,283,232	3,283,232	1,994,665	1,994,665	
Other investments	2,388,268	2,388,268	2,388,268	2,388,268	
<b>TOTAL</b>	<b>5,671,500</b>	<b>5,671,500</b>	<b>4,382,933</b>	<b>4,382,933</b>	

(i) Short-term deposits, certificate of deposit and bonds as at 31 December 2023 have terms ranging from 3 months to 1 year and earn interest at rates ranging from 3.8% per annum to 10.7% per annum (as at 31 December 2022: from 1.2% per annum to 10.7% per annum).

**6. TRADE RECEIVABLES**

Currency: VND million

	<i>Ending balance</i>	<i>Beginning balance</i>
Receivables from transfer of inventory properties	14,122,973	10,215,506
Receivables from transfer of investment	4,347,818	11,011,100
Receivables from leasing properties and rendering of related services	1,077,557	822,799
Receivables from rendering of hotel, amusement park and related services	298,523	210,650
Receivables from rendering of hospital and related services	354,821	391,274
Receivables from construction contract	1,514,317	241,724
Receivables from manufacturing activities	4,622,395	794,842
Other receivables	1,267,082	1,588,392
<b>TOTAL</b>	<b>27,605,486</b>	<b>25,276,287</b>

**7. LOAN RECEIVABLES**

Currency: VND million

	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>		
Current portion of loans	4,632,013	6,583,452
Loans to counterparties	3,005,637	1,062,214
Loan to individuals	-	611,200
<b>TOTAL</b>	<b>7,637,650</b>	<b>8,256,866</b>
<b>Long-term</b>		
Loans to counterparties	5,779,889	9,069,659
<i>In which: current portion of loans</i>	<i>(4,632,013)</i>	<i>(6,583,452)</i>
<b>TOTAL</b>	<b>1,147,876</b>	<b>2,486,207</b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023**8. OTHER RECEIVABLES**

	<i>Currency: VND million</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>		
Receivables from payment/receipt on behalf	900,907	887,005
Interest receivables	3,447,655	1,124,269
Deposit for the purpose of project development, selling apartments	1,117,344	661,539
Receivables from build-transfer contracts	10,081,702	2,055,560
Advance for Business and Investment Co-operation Contract	36,558,002	34,332,810
Receivables from advance for land clearance cost	40,021,496	14,127,114
Other receivables	4,754,138	2,676,073
<b>TOTAL</b>	<b>96,881,244</b>	<b>55,864,370</b>
<b>Long-term</b>		
Guarantee deposits for project development and deposit for the performance of contracts	4,399,406	4,323,443
Interest receivables	821,600	821,600
Long-term deposits for rental of retail outlets	92,822	52,633
Other long-term receivables	146,907	162,391
<b>TOTAL</b>	<b>5,953,109</b>	<b>5,722,151</b>

**9. INVENTORIES**

	<i>Currency: VND million</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Inventory properties under construction	61,146,702	76,358,348
Completed inventory properties	2,208,355	2,376,032
Work in progress for manufacturing activities	4,329,728	3,625,278
Goods in transit	2,626,455	1,498,762
Raw materials	19,446,450	13,381,519
Finished goods, goods for manufacturing activities	11,444,304	4,202,361
Others	1,302,626	2,581,754
<b>TOTAL</b>	<b>102,504,620</b>	<b>104,024,054</b>
Provision for obsolete inventories	(9,774,350)	(5,436,547)
<b>Net value of inventories</b>	<b>92,730,270</b>	<b>98,587,507</b>

**10. PREPAID EXPENSES**

	<i>Currency: VND million</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>		
Selling expenses related to apartments not yet handed over	1,588,235	2,159,171
Tools and equipment	130,031	103,557
Other short-term prepaid expenses	1,142,700	989,877
<b>TOTAL</b>	<b>2,860,966</b>	<b>3,252,605</b>
<b>Long-term</b>		
Prepaid land rentals	2,678,243	3,385,958
Tools and equipment	1,997,169	1,810,010
Other long-term prepaid expenses	891,008	832,525
<b>TOTAL</b>	<b>5,566,420</b>	<b>6,028,493</b>

**11. OTHER CURRENT AND NON-CURRENT ASSETS**

These mainly include deposits for investment purpose in potential projects and for acquiring shares in other entities. Balances of other current and non-current assets as at 31 December 2023 are as follows:

	<i>Currency: VND million</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>		
Deposits for investment purpose	35,843,634	13,300,057
<b>TOTAL</b>	<b>35,843,634</b>	<b>13,300,057</b>
<b>Long-term</b>		
Other long-term current assets	2,849,591	1,032,337
<b>TOTAL</b>	<b>2,849,591</b>	<b>1,032,337</b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## 12. TANGIBLE FIXED ASSETS

Currency: VND million

Cost:	Buildings & construction	Machinery & equipment	Means of transportation	Office equipment	Others	Total
Beginning balance	65,001,736	58,463,962	3,703,900	1,291,621	2,199,174	130,660,393
Newly purchase	298,227	689,311	486,363	61,998	29,863	1,565,762
Newly constructed	10,006,836	26,976,670	816,380	412,603	231,936	38,444,425
Acquisition of subsidiaries	-	196,031	41	249	-	196,321
Disposal	(159,559)	(555,515)	(335,813)	(24,259)	(74,033)	(1,149,179)
Decrease due to disposal of subsidiaries	(2,513,678)	(837,462)	(2,990)	(68,687)	(38,832)	(3,461,649)
Others	(610,226)	(91,110)	(717)	(444,820)	981,600	(165,273)
Ending balance	72,023,336	84,841,887	4,667,164	1,228,705	3,329,708	166,090,800
<b>Accumulated depreciation:</b>						
Beginning balance	8,855,704	17,955,854	1,025,525	434,668	1,043,980	29,315,731
Depreciation for the period	2,569,731	6,850,702	435,230	140,477	442,228	10,438,368
- Acquisition of subsidiaries	-	58,197	-	-	-	58,197
Disposal	(10,062)	(116,480)	(115,338)	(5,713)	(12,742)	(260,335)
Decrease due to disposal of subsidiaries	(354,645)	(382,126)	(2,299)	(33,577)	(13,685)	(786,332)
Others	196,651	(209,408)	(3,195)	(12,641)	68,809	40,216
Ending balance	11,257,379	24,156,739	1,339,923	523,214	1,528,590	38,805,845
<b>Net carrying amount:</b>						
Beginning balance	56,146,032	40,508,108	2,678,375	856,953	1,155,194	101,344,662
Ending balance	60,765,957	60,685,148	3,327,241	705,491	1,801,118	127,284,955



# Vingroup Joint Stock Company

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## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued) Quarter IV 2023

### 13. INTANGIBLE FIXED ASSETS

Currency: VND million

	Land use rights	Computer software	Copyrights and other related intangible assets	Others	Total
<b>Cost:</b>					
Beginning balance	529,499	3,628,664	24,833,863	2,207,996	31,200,022
Newly purchase	39,436	425,341	21,605	99,361	585,743
Newly constructed	-	567,522	17,217,778	10,663	17,795,963
Disposal of subsidiaries	-	(138,111)	(177,320)	(24,856)	(340,287)
Others	1,437	(661,423)	662,441	(961)	1,494
Ending balance	570,372	3,821,993	42,558,367	2,292,203	49,242,935
<b>Accumulated amortization:</b>					
Beginning balance	128,618	1,661,989	10,566,752	444,881	12,802,240
Amortization for the period	19,745	605,253	3,680,075	215,162	4,520,235
Disposal of subsidiaries	-	-	(27,095)	(292)	(27,387)
Others	1,448	(242,583)	109,886	(25,043)	(156,292)
Ending balance	149,811	2,024,659	14,329,618	634,708	17,138,796
<b>Net carrying amount:</b>					
Beginning balance	400,881	1,966,675	14,267,111	1,763,115	18,397,782
Ending balance	420,561	1,797,334	28,228,749	1,657,495	32,104,139

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023**14. INVESTMENT PROPERTIES**

Currency: VND million

	<i>Land use rights &amp; Buildings and structures</i>	<i>Machinery &amp; equipment</i>	<i>Total</i>
<b>Cost:</b>			
Beginning balance	40,764,055	7,681,837	48,445,892
Newly purchase	1,769,515	1,087	1,770,602
Newly constructed	556,298	17,369	573,667
Disposal	(204,741)	(6,941)	(211,682)
Disposal of subsidiaries	(799,586)	(129,499)	(929,085)
Others	237,066	(104,760)	132,306
Ending balance	<u>42,322,607</u>	<u>7,459,093</u>	<u>49,781,700</u>
<b>Accumulated depreciation:</b>			
Beginning balance	6,329,530	3,809,284	10,138,814
Amortisation during the period	1,224,993	458,669	1,683,662
Disposal of subsidiaries	(138,098)	(101,296)	(239,394)
Disposal	(33,182)	(4,937)	(38,119)
Others	8,817	17,226	26,043
Ending balance	<u>7,392,060</u>	<u>4,178,946</u>	<u>11,571,006</u>
<b>Net carrying amount:</b>			
Beginning balance	<u>34,434,525</u>	<u>3,872,553</u>	<u>38,307,078</u>
Ending balance	<u>34,930,547</u>	<u>3,280,147</u>	<u>38,210,694</u>

**15. CONSTRUCTION IN PROGRESS***Currency: VND million*

	<i>Current year</i>	<i>Previous year</i>
<b>Beginning balance</b>	<b>105,708,010</b>	<b>83,325,334</b>
Acquisition of subsidiaries	1,298,460	1,000,000
Increase during the year	51,196,089	52,205,088
Transfer to tangible fixed assets	(38,444,425)	(13,925,922)
Transfer to intangible fixed assets	(17,795,963)	(9,684,024)
Transfer to investment properties	(573,667)	(3,345,638)
Transfer to inventories	(3,601,556)	(597,774)
Disposal of subsidiaries	(94,249)	(1,965,264)
Others	(1,818,451)	(2,047,278)
<b>Ending balance</b>	<b>95,874,248</b>	<b>104,964,522</b>

Details for each item of which balance is higher than 10% of total balance:

*Currency: VND million*

<i>Projects</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Vinfast project	13,030,143	26,503,211
Vinhomes Long Beach Can Gio project	13,523,147	12,980,002
Urban area project in Ho Chi Minh City	17,241,151	13,470,476

**16. LONG-TERM INVESTMENTS****16.1 Investment in associates**

Currency: VND million

	<i>Beginning balance</i>	<i>Shared profit/(loss) in the period</i>	<i>Additional investment/ Transfer from subsidiaries</i>	<i>Ending balance</i>
Vinfast Lithium Battery Pack LLC	102,973	(102,973)	-	-
Tuong Phu Natural Stone Exploiting and Processing LLC	88,948	(1,643)	-	87,305
Hanoi Breeds JSC	47,236	-	-	47,236
Vietnam Book Printing JSC	5,833	-	(342)	5,491
VinBrain JSC	-	(27,420)	154,007	126,587
Genestory JSC	41,284	(4,357)	(16,931)	19,996
V-G High-Tech Energy Solutions Co.,	139,450	39,554	1,039,033	1,218,037
Hiep Thanh Cong JSC	14,700	-	(14,700)	-
Ca Tam Tourism JSC	43,603	344	(43,947)	-
Avicam JSC	-	(1,330)	4,158	2,828
VinFa JSC	-	-	31,609	31,609
<b>TOTAL</b>	<b>484,027</b>	<b>(97,825)</b>	<b>1,152,887</b>	<b>1,539,089</b>

The information on these associates, along with the Group's voting rights and equity interest in each associate are as follows:

<i>No</i>	<i>Name</i>	<i>Voting rights (%)</i>	<i>Equity interest (%)</i>	<i>Principal activities</i>
1	Tuong Phu Natural Stone Exploiting and Processing LLC	40.00	27.08	► Mining
2	Hanoi Breeds JSC	37.63	37.63	► Breeding livestock
3	Vietnam Book Printing JSC	27.76	18.13	► Printing
4	Genestory JSC	30.32	30.32	► Research and experimental development on engineering and technology
5	V-G High-Tech Energy Solutions Co., Ltd	49.00	24.99	► Battery manufacturing
6	VinBrain JSC	49.74	49.74	► Providing information technology services and other
7	Aivicam Joint Stock Company	49.73	49.73	► Providing information technology services and other
8	VinFa JSC	48.78	48.78	► Trading real estate properties

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023**16. LONG-TERM INVESTMENTS** (continued)**16.2 Other long-term investments**

Currency: VND million

	<i>Ending balance</i>	<i>Beginning balance</i>
MV1 Vietnam Real Estate Trading LLC	2,593,324	2,593,324
MV Vietnam Real Estate Trading JSC	614,958	614,958
MV2 Vietnam Real Estate Trading JSC	1,874,790	1,874,790
Prologium Holdings Ltd	1,204,000	1,170,500
VMI Real Estate Investment and Management JSC	-	1,800,000
StoreDot Ltd	937,268	937,268
Vien Dong Pearl Urban Development Investment LLC	521,072	521,072
Phat Loc Commercial Investment Trading LLC	342,076	342,076
S-Vin Vietnam Real Estate Trading JSC	363,621	363,621
Financial investments	3,771,558	-
Others	1,669,793	473,907
<b>TOTAL</b>	<b>13,892,460</b>	<b>10,691,516</b>

**16.3 Held-to-maturity investments**

Currency: VND million

	<i>Ending balance</i>	<i>Beginning balance</i>
Long-term deposits	6,486	6,486
Long-term bonds	-	129,680
<b>TOTAL</b>	<b>6,486</b>	<b>136,166</b>

**17. GOODWILL***Currency: VND million*

	<i>Hanoi South JSC</i>	<i>Sai Dong JSC</i>	<i>Royal City JSC</i>	<i>Others</i>	<i>Total</i>
<b>Cost</b>					
Beginning balance	1,479,784	1,455,055	812,737	2,469,320	6,216,896
Increase	-	-	-	-	-
Decrease	-	(1,455,055)	-	-	(1,455,055)
Ending balance	<u>1,479,784</u>	<u>-</u>	<u>812,737</u>	<u>2,469,320</u>	<u>4,761,841</u>
<b>Accumulated amortisation</b>					
Beginning balance	1,479,784	1,363,183	812,737	1,796,625	5,452,329
Amortisation for the period	-	78,393	-	180,070	258,463
Decrease	-	(1,441,576)	-	-	(1,441,576)
Ending balance	<u>1,479,784</u>	<u>-</u>	<u>812,737</u>	<u>1,976,695</u>	<u>4,269,216</u>
<b>Net carrying amount</b>					
Beginning balance	-	91,872	-	672,695	764,567
Ending balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>492,625</u>	<u>492,625</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

**18. ADVANCE FROM CUSTOMERS**

The balance of short-term advances from customers as at 31 December 2023 mainly includes downpayment from customers under sale and purchase agreements for real-estate properties, advances for the purpose of implementation of construction contract and other business activities of the Group.

**19. STATUTORY OBLIGATIONS**

	<i>Currency: VND million</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Corporate income tax	14,226,878	9,843,867
Value added tax payable	3,288,770	7,842,589
Personal income tax	786,184	631,371
Property tax, land use fees and land rental fees payable	330,040	2,056,432
Others	1,748,346	1,969,673
<b>TOTAL</b>	<b>20,380,218</b>	<b>22,343,932</b>

**20. ACCRUED EXPENSES**

	<i>Currency: VND million</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Accrual for bond and loan interest	3,936,961	1,544,987
Accrual for construction costs	37,550,820	27,960,684
Accrual for selling expenses	6,100,847	5,546,415
Committed profit under business co-operation contracts and villa management program	1,717,963	1,598,130
Other accrued expenses	4,250,156	3,722,457
<b>TOTAL</b>	<b>53,556,747</b>	<b>40,372,673</b>

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Quarter IV 2023

**21. UNEARNED REVENUE**

	Currency: VND million	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>		
Education services	2,611,973	2,136,517
Villa and apartment leasing management services	808,621	814,192
Villa and apartment management services	508,312	469,140
Other unearned revenues	251,334	148,561
<b>TOTAL</b>	<b>4,180,240</b>	<b>3,568,410</b>
<b>Long-term</b>		
Villa and apartment leasing management services	1,263,492	2,072,650
Villa and apartment management services	560,176	691,057
Other unearned revenues	1,730,865	887,645
<b>TOTAL</b>	<b>3,554,533</b>	<b>3,651,352</b>

**22. OTHER PAYABLES****22.1 Other short-term payables**

	Currency: VND million	
	<i>Ending balance</i>	<i>Beginning balance</i>
Payables under deposit and other agreements relating to real estate projects	56,794,394	39,129,586
Capital contribution under investment and business co-operation contracts	31,329,314	13,331,422
Deposits for investment purpose	6,108,601	7,659,044
Apartment maintenance fund	1,925,440	2,241,767
Deposits from tenants to be refunded within the next 12 months (Note 22.2)	562,154	561,557
Payables related to letters of credit	5,754,971	7,637,320
Other payables	5,525,824	4,998,097
<b>TOTAL</b>	<b>108,000,698</b>	<b>75,558,793</b>

**22.2 Other long-term payables**

	Currency: VND million	
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Long-term</b>		
Deposits from tenants	1,633,693	1,468,294
Deposits from tenants to be refunded within the next 12 months (Note 22.1)	(562,154)	(561,557)
Capital contribution under investment and business co-operation contracts	5,875,000	-
Deposits for investment purpose	14,538,875	572,167
Other long-term payables	804,073	481,601
<b>TOTAL</b>	<b>22,289,487</b>	<b>1,960,505</b>



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023**23. LOANS AND BORROWINGS****23.1 Short-term loans**

		Currency: VND million	
		Ending balance	Beginning balance
Short-term loans		39,971,185	15,314,812
- Utilization of revolving credit limits		36,717,719	14,984,332
- Other short-term loans		4,435,441	330,480
Current portion of long-term loans from banks	23.2.1	16,754,234	16,086,798
Current portion of long-term bonds	23.2.2	46,046,544	9,192,847
Current portion of exchangeable bonds	23.2.3	10,511,157	-
Current portion of finance lease		57,711	-
<b>TOTAL</b>		<b>114,522,806</b>	<b>40,594,457</b>

**23.2 Long-term loans and borrowings**

		Currency: VND million	
	Note	Ending balance	Beginning balance
Long-term loans	23.2.1	69,901,959	61,410,373
Corporate bonds	23.2.2	28,757,192	58,393,968
Finance lease		130,677	-
<b>TOTAL</b>		<b>98,789,828</b>	<b>119,804,341</b>

**23.2.1 Long-term loans from bank**

Details of long-term loans as at 31 December 2023 are as follows:

Lender	Original currency	Ending balance (VND million)	Maturity date
Bank for Investment and Development of Vietnam	VND	870,954	From October 2024
In which: current portion		(58,064)	to April 2028
Military Commercial Joint Stock Bank	VND	2,000,000	From November 2024
In which: current portion		(100,000)	to February 2028
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	6,489,976	From January 2024
In which: current portion		(1,676,000)	to June 2027
Vietnam Technological and Commercial Joint Stock Bank	VND	345,000	From January 2024
In which: current portion		(345,000)	to August 2024
Vietnam Prosperity Joint Stock Commercial Bank	VND	2,444,151	From July 2024
In which: current portion		(485,000)	to June 2028
Wooribank Vietnam	VND	24,060	From January 2024
In which: current portion		(18,960)	to April 2025
Wooribank Singapore	VND	1,445,916	October 2026
HSBC Singapore	VND	1,917,040	May 2025
Syndicated loan No.1	USD	13,380,161	From March 2024
In which: current portion		(2,121,857)	to September 2030
Syndicated loan No.2	USD	2,192,878	From June 2024
In which: current portion		(363,675)	to December 2026

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023**23. LOANS AND BORROWINGS (continued)****23.2 Long-term loans and borrowings (continued)****23.2.1 Long-term loans from bank (continued)**

Details of long-term loans as at 31 December 2023 are as follows: (continued)

<i>Lender</i>	<i>Original currency</i>	<i>Ending balance (VND million)</i>	<i>Maturity date</i>
Syndicated loan No.3	USD	3,716,764	From May 2024
<i>In which: current portion</i>		<i>(3,716,764)</i>	<i>to November 2024</i>
Syndicated loan No.4	USD	4,262,746	From May 2024
<i>In which: current portion</i>		<i>(4,262,746)</i>	<i>to November 2024</i>
Syndicated loan No.5	USD	8,747,141	From June 2024
<i>In which: current portion</i>		<i>(1,456,500)</i>	<i>to December 2026</i>
Syndicated loan No.6	USD	7,398,356	From January 2024
<i>In which: current portion</i>		<i>(1,329,056)</i>	<i>to February 2026</i>
Syndicated loan No.7	USD	3,109,286	From November 2024
<i>In which: current portion</i>		<i>(129,738)</i>	<i>to November 2029</i>
Syndicated loan No.8	USD	5,848,581	From November 2025
			<i>to November 2026</i>
Syndicated loan No.9	USD	5,704,767	From October 2024
<i>In which: current portion</i>		<i>(444,436)</i>	<i>to March 2028</i>
Syndicated loan No.10	VND	800,242	From October 2024
<i>In which: current portion</i>		<i>(62,344)</i>	<i>to April 2028</i>
Syndicated loan No.11	VND	716,855	From January 2025
			<i>to November 2026</i>
Syndicated loan No.12	USD	5,125,144	From February 2025
			<i>to August 2026</i>
Syndicated loan No.13	USD	1,299,501	June 2025
Syndicated loan No.14	USD	472,137	June 2025
Other Corporates	VND, EUR	8,344,537	From January 2024
<i>In which: current portion</i>		<i>(184,094)</i>	<i>to October 2026</i>
<b>TOTAL</b>		<b>69,901,959</b>	
<i>In which:</i>			
<i>Long-term loans</i>		<i>86,656,193</i>	
<i>Current portion</i>		<i>(16,754,234)</i>	

Details of interest rates for long-term loans as at 31 December 2023 are as follows:

<i>Loans</i>	<i>Currency</i>	<i>Interest rate</i>
Secured loans	VND	Floating interest rate, interest rate for the period ranging from 6.8% to above 16% per annum;
Unsecured loans	VND	Fixed interest rate from 11% to 12% per annum
Secured loans without swap contract	USD	Floating interest rate, interest rate for the period ranging from 4.9% to 12% per annum
Secured loans with floating interest rate swapped for fixed interest rate (also fixed transaction rate) under swap contracts	USD	Fixed interest rate under swap contracts, interest rate for the period ranging from 4.1% to 8.76% per annum
Unsecured loans without swap contract	EUR	Fixed interest rate at 4% per annum

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023**23. LOANS AND BORROWINGS (continued)****23.2 Long-term loans and borrowings (continued)****23.2.2 Corporate bonds**

Details of corporate bonds as at 31 December 2023 are as follows:

<i>Bond arranger</i>	<i>Ending balance VND million</i>	<i>Term</i>	<i>Interest</i>
			12-month interest paid-in-arrears VND saving rates (+) from 2.8% - 4.5% per annum and fixed interest 8.5% - 14.5% per annum
Techcom Securities Ltd <i>In which: current portion</i>	46,336,675 (24,827,714)	From 1.5 to 10 years	
SSI Securities Corporation	1,410,544	From 2 to 3 years	12-month interest paid-in-arrears VND saving rates (+) from 4% - 4.5% per annum
The Bank of New York Mellon, London Branch and The Bank of New York Mellon SA/NV, Dublin Branch <i>In which: current portion</i>	6,194,167 (6,194,167)	5 years (*)	Fixed interest rate 3% per annum
The HongKong and Shanghai Banking Corporation Limited <i>In which: current portion</i>	15,024,663 (15,024,663)	5 years (**)	Floating interest rate
The HongKong and Shanghai Banking Corporation Limited, Singapore Branch; UBS AG Singapore Branch and The Bank of New York Mellon, London Branch	5,837,687 <u>28,757,192</u>	5 years (**)	Fixed interest rate 10% per annum
<i>In which:</i>			
<i>Long-term bonds</i>	74,803,736		
<i>Current portion</i>	(46,046,544)		

**23. LOANS AND BORROWINGS (continued)****23.2 Long-term loans and borrowings (continued)****23.2.2 Corporate bonds**

The Group's collateral assets for debt obligations as at 31 December 2023 include:

- Inventories, tangible fixed assets, investment properties, construction in progress and benefits accompanied with certain inventories; and
- Inventories of a counterparty;
- The Debt Service Reserve Account at the offshore account management bank; the Revenue Account at a commercial bank with outstanding balance and accumulated other related benefits arising from such account; a payment guarantee by a bank in Vietnam; a payment guarantee by a trusted fund of the Asian Development Bank and a deposit account at a domestic bank;
- A number of shares of subsidiaries held by the Company and another subsidiary of the Group and a number of shares of the Company held by related parties; and

(\*) Bondholders have the right to exchange the bonds into ordinary shares of Vinhomes Joint Stock Company ("Vinhomes JSC"), a subsidiary, at the exercise price pre-determined at bond issue date, which can be adjusted based on terms and conditions of the bonds. Bondholders have the right to request the Company to redeem such bonds at the redemption price and at the time specified in the relevant bond documents.

(\*\*) The Company has the right to redeem the bonds upon certain conditions specified in the bond documents. Bondholders have the right to request the Company to redeem such bonds at the redemption price and the right to exchange the bonds into ordinary shares of Vinfast Auto Ltd. at the exercise price and at the time specified in the relevant bond documents.

**23.2.3 Exchangeable bonds**

Exchangeable bonds amounting to USD425 million were issued in September 2021 with a term of 5 years. These bonds are unsecured and bear interest at a fixed rate of 3.25% per annum. Bondholders have options to exchange Bonds balance into ordinary shares of the Company. As at 31 December 2023, these bonds were classified to short-term loans and borrowings.

## 24. OWNERS' EQUITY

Currency: VND million

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

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

	Currency: VND million	
	Quarter IV 2023	Quarter IV 2022
<b>Gross revenue</b>	<b>27,451,788</b>	<b>41,394,074</b>
<i>In which:</i>		
Revenue from sale of inventory properties	4,808,410	29,212,401
Revenue from leasing activities and rendering related services	2,395,614	2,151,052
Revenue from rendering hotel, amusement, park and related services	2,360,042	1,163,671
Revenue from rendering hospital and related services	1,233,416	1,234,370
Revenue from rendering education and related services	1,638,953	1,379,783
Revenue from manufacturing activities	11,289,699	4,010,745
Other revenue	3,725,654	2,242,052
<b>Revenue deduction</b>	<b>(24,016)</b>	<b>43,895</b>
<b>Net revenue</b>	<b>27,427,772</b>	<b>41,437,969</b>
<i>In which:</i>		
Revenue from sale of inventory properties	4,808,410	29,212,401
Revenue from leasing activities and rendering related services	2,395,614	2,151,052
Revenue from rendering hotel, amusement, park and related services	2,359,921	1,163,196
Revenue from rendering hospital and related services	1,233,416	1,234,370
Revenue from rendering education and related services	1,638,953	1,379,783
Revenue from manufacturing activities	11,265,804	4,055,120
Other revenue	3,725,654	2,242,047

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Quarter IV 2023

**25. REVENUES (continued)****25.2 Finance income**

	<i>Currency: VND million</i>	
	<i>Quarter IV 2023</i>	<i>Quarter IV 2022</i>
Interest income	570,552	726,282
Foreign exchange gain	157,498	(498)
Income from investment activities	3,869,294	863,231
Others	1,032,822	369,844
<b>TOTAL</b>	<b>5,630,560</b>	<b>1,958,859</b>

**26. COST OF GOODS SOLD AND SERVICES RENDERED**

	<i>Currency: VND million</i>	
	<i>Quarter IV 2023</i>	<i>Quarter IV 2022</i>
Cost of inventory properties sold	3,835,371	13,417,874
Cost relating to the leasing activities and rendering related services	1,104,366	877,354
Cost of rendering hotel, amusement park and related services	3,089,262	2,663,946
Cost of rendering hospital and related services	927,046	939,798
Cost of rendering education and related services	1,133,512	997,733
Cost of manufacturing activities	16,620,633	7,122,810
Others	3,536,565	1,968,846
<b>TOTAL</b>	<b>30,246,755</b>	<b>27,988,361</b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023**27. FINANCE EXPENSES**

	<i>Currency: VND million</i>	
	<i>Quarter IV 2023</i>	<i>Quarter IV 2022</i>
Interest expense	4,534,446	2,579,072
Bond issuance cost	845,138	266,856
Foreign exchange losses	267,986	(1,210,942)
Other financial expenses	392,978	675,560
<b>TOTAL</b>	<b>6,040,548</b>	<b>2,310,546</b>

**28. OTHER INCOME AND OTHER EXPENSES**

	<i>Currency: VND million</i>	
	<i>Quarter IV 2023</i>	<i>Quarter IV 2022</i>
<b>Other income</b>	<b>14,175,489</b>	<b>26,704</b>
Income from sponsor	-	-
Income from contract penalty	190,945	167,574
Other income	13,984,544	(140,870)
<b>Other expenses</b>	<b>1,481,631</b>	<b>514,334</b>
Contract penalties and other fines	1,078,148	59,317
Other expenses	227,370	367,690
<b>NET</b>	<b>12,693,858</b>	<b>(487,630)</b>

**29. CORPORATE INCOME TAX**

	<i>Currency: VND million</i>	
	<i>Quarter IV 2023</i>	<i>Quarter IV 2022</i>
Current corporate income tax expense	14,554	3,777,853
Deferred tax expense	796,625	(234,234)
<b>TOTAL</b>	<b>811,179</b>	<b>3,543,619</b>



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

**30. TRANSACTIONS WITH RELATED PARTIES**

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

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Amount</i> <i>VND million</i>
Kindheart Foundation	Under common owners	Collection from selling goods and rendering services	356,985
		Receivable from selling goods and rendering services	37,063
Vietnam Investment Group JSC	Under common owners	Payable related to rental, hospitality, consulting service	31,247
		Collection from selling goods and rendering services	128,862
		Payment related to rental, hospitality, consulting service	175,437
Green and Smart Mobility Joint Stock Company	Under common owners	Collection from selling goods and rendering services	20,163,530

*Terms and conditions of transactions with related parties:*

During the period, the Group also sold/purchased goods and rendering/purchased services to/from related parties based on market price.

During the period, the Group has not made provision for doubtful debts relating to amounts due from related parties (31 December 2022: nil). This assessment is undertaken each financial period through the examination of the financial position of the related party and the market in which the related party operates.

Significant balances of receivables and payables with related parties as at 31 December 2023 are as follows: (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Amount</i> <i>VND million</i>
<b>Short-term trade receivables</b>			
Green and Smart Mobility Joint Stock Company	Under common owners	Receivable from sale of goods and provision of services	2,424,481
Vietnam Investment JSC	Under common owners	Receivable from disposal of fixed assets	1,654,366
		Receivable from transfer of shares	396,165
Individuals	Shareholder	Receivable from transfer of shares	404,250
			<b>4,879,262</b>
<b>Other short-term receivables</b>			
Saidong Urban Development and Investment JSC	Under common owners	Interest receivable	44,273
			<b>44,273</b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

**30. TRANSACTIONS WITH RELATED PARTIES (continued)**

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Amount VND million</i>
<b>Other long-term assets</b>			
Saidong Urban Development and Investment JSC	Under common owners	Deposit for the purpose of receiving property transfer	1,643,577
Central Park Development LLC	Under common owners	Deposit for the purpose of receiving property transfer	173,678
			<b>1,817,255</b>
<b>Loan receivables</b>			
Saidong Urban Development and Investment JSC	Under common owners	Loan granted	22,544
			<b>22,544</b>
<b>Other payables</b>			
Central Park Development LLC	Under common owners	BCC profit sharing payable	51,326
Individuals	Shareholder	Deposit receipt for the purpose of transferring shares	1,729,000
			<b>1,780,326</b>

**31. COMMITMENTS AND CONTINGENCIES****Capital expenditure commitments relating to on-going real estate projects**

The Group has entered into a number of contracts relating to the development of some real estate projects of the Group. The outstanding commitment on these contracts amounted to approximately VND 49,861 billion as at 31 December 2023.

The Group has signed Build-Transfer contracts with the State authorities to commit on investment cost of the overhead road project along the Ring Road 2 from Vinh Tuy bridge to Nga Tu So, Ha Noi, the park and eco-lake located at the southern and extended northern areas of Mai Dich Cemetery, Ha Noi and the park and eco-lake (at the land lot CV1, Cau Giay urban area, Hanoi).

**Commitment under operating leases where the Group is a lessor**

The Group, as lessor, leases office, retail and multifunctional spaces under operating lease agreements. The minimum lease payments under these agreements at 31 December 2023 are as follows:

	<i>Currency: VND million</i>	
	<i>31 December 2023</i>	<i>31 December 2022</i>
Due within one year	3,681,899	5,508,664
Due from one to five years	6,649,625	10,108,528
Due in more than five years	17,225,003	8,267,886
<b>TOTAL</b>	<b>27,556,527</b>	<b>23,885,078</b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

**31. COMMITMENTS AND CONTINGENCIES (continued)**

**Commitment under operating leases where the Group is a lessor (continued)**

Under the business co-operation contract signed in February 2012 between the subsidiaries within the Group and Thien Huong Investment JSC ("Thien Huong") regarding the school operation in Vinhomes Riverside and Vinhomes Royal City projects, the Group is entitled to share of Thien Huong's revenue, which is equal to 15% of revenue and can be adjusted according to the agreement. The duration of the co-operation agreement is from February 2012 to the end of August 2043.

**Commitment under operating leases where the Group is a lessee**

The Group, as lessee, entered into certain rental agreements. The minimum lease payments under these agreements at 31 December 2023 are as follows:

	Currency: VND million	
	31 December 2023	31 December 2022
Due within one year	1,829,410	1,069,903
Due from one to five years	6,385,004	4,171,072
Due in more than five years	17,603,650	17,607,365
<b>TOTAL</b>	<b>25,818,064</b>	<b>22,848,340</b>

**Other commitments**

*Commitments under the contract to purchase shares of VEFAC JSC*

According to the Share Transfer Contract for strategic investor signed between the Company and VEFAC One Member LLC dated 13 March 2015, the Company committed to raising 100% financing sources for the development of National Exhibition Center Project following the approved master plan.

*Commitment under the contract to purchase shares of Berjaya VFC LLC*

According to the capital transfer contract between Vinhomes JSC, a subsidiary, and a corporate counterparty signed on 25 May 2018, Vinhomes JSC and Can Gio JSC commit to purchasing 32.5% charter capital of Berjaya VFC LLC. The remaining commitment of this contract as at 31 December 2023 is VND503.7 billion.

*Commitment related to acquire of shares in a real estate project*

On 25 June 2019, Metropolis LLC, a subsidiary, entered into a co-operation contract with corporate counterparties for developing a real estate project. Accordingly, Metropolis LLC deposited to a counterparty for acquiring shares of this counterparty in the project. The remaining commitment of this contract as at 31 December 2023 is VND172.5 billion.

*Commitment related to the business co-operation for a potential real-estate project in Hanoi*

Under the business co-operation contract dated 23 November 2017 between Royal City JSC and a corporate counterparty. Royal City JSC commits to contributing 100% investment capital in a potential real-estate project in Hanoi. The total estimated investment capital is VND790 billion. The remaining commitment of this agreement as at 31 December 2023 is VND782 billion.

*Commitments related to future loans relating to credit line contracts*

In accordance with a number of credit line contracts signed among the Group, a number of subsidiaries and commercial banks, the Group commits to use inventories and a number of shares of subsidiaries held by the Company to secure for these contracts.

*Commitments related to business cooperation and leasing contracts of Vincom Retail Operations Co., Ltd*

Under the lease contracts of a number of shopping malls between Vincom Retail Operations Co., Ltd, a subsidiary, and corporate counterparties in Dong Nai and Ho Chi Minh City, Vincom Retail Operation Co., Ltd commits to transferring buildings and fixed equipment attached to the existing structures to the lessors or these counterparties without any additional condition at the end of contract terms.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023**31. COMMITMENTS AND CONTINGENCIES (continued)****Other commitments (continued)***Commitment to transfer a certain part of Vincom Ba Trieu Tower A&B*

On 31 July 2006, the Company had transferred certain parts of the Vincom Center Ba Trieu to a corporate counterparty. According to the Transfer Agreement, the Group has committed to transfer the ownership of the following investment properties to this corporate counterparty on 20 July 2052:

- (i) The ownership of half of the commercial center (from 1st floor to 6th floor of Vincom Center Ba Trieu (the "Towers"), except for the reception and elevator waiting area of 160m<sup>2</sup> on the 1st floor); and
- (ii) The ownership of ½ of the basement of the towers.

*Commitments under interest support agreements to buyers of apartments, villas at the Group's projects*

According to three-party interest support agreements among the investors, buyers of the inventory properties of the Group's projects and certain banks, the investors commit to supporting the buyers in settling the interest in committed period in accordance with loan contracts signed between buyers and these banks.

*Commitments related to program of management services and villas rental*

The Group provided management and leasing services to customers who bought villas and condotels at real estate projects of Vinpearl JSC and Vincom Retail Operation Co.,Ltd. Accordingly, for the first 10 years from the date of villas being handed over and for the first 5 years from the date of the condotels being handed over, customers are guaranteed to receive committed profit under signed agreements between customers and these entities.

*Commitments related to purchase volume*

VinFast JSC signed contracts with a number of suppliers and agreed on the minimum purchase volume to be achieved. Specifically, these companies commit that the annual/periodic purchase volume from these suppliers is not lower than the quantity agreed by parties in the signed contract or accompanying documents.

*Contingent liabilities related to compensation for contract termination*

As at 31 December 2021, the Group estimated compensation due to cancellation of contracts with suppliers relating to ICE vehicle production project. As at 31 December 2023, the Group is under the process of negotiation with suppliers to determine final compensation for these contracts.

The Group has also estimated the compensation expenses deriving from early termination of a land leasing contract in the U.S. The Group is in process of negotiating with suppliers to finalise the compensation expenses.

*Commitment related to non-controlling owner of a subsidiary*

In accordance with the agreement between the two owners of a subsidiary of the Group, the non-controlling owner has the right to contribute capital equivalent to 15% equity ownership together with right, obligation in this subsidiary.

**32. SEGMENT INFORMATION**

For the management purpose, the operating businesses are organised and managed separately according to the nature of the products and services provided, and consist of business segments as followings:

- Sales of inventory properties: including developing and trading apartments and villas at real estate projects of the Group as well as other investment activities in real estate sector;
- Leasing investment properties and related services: including leasing of office and retail areas and rendering related services at investment properties owned by the Group;
- Hospitality, entertainment and related services: including provision of hotel and related services at the hotels and resorts owned by the Group;
- Health care and related services: including provision of health care and related services at Vinmec International General Hospitals;
- Education and related services: including provision of education and related services at Vinschool system and Vinuni University of the Group;
- Manufacturing activities: including manufacturing and trading automotive vehicles, mobile phones and other related products; and
- Others: including provision of construction, technologies and other sales and services.

The Group monitors each segment's performance for the purpose of making decisions on resource allocation and performance assessment. The performance of each segment is assessed based on profit and loss and is determined in a consistent manner with the Group's profit and loss on the consolidated financial statements. However, the Group's financing activities (including financial expenses and financial revenue) are monitored on a centralised basis and not allocated to segment.

Transaction price between segments are determined on the basis of the same contractual agreement as transactions with third parties. Revenue, costs and profit/loss of the segment include transactions between segments. These transactions are eliminated in the consolidated financial statements.

# Vingroup Joint Stock Company

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## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued) Quarter IV 2023

### 32. SEGMENT INFORMATION (continued)

The following table present revenue and profit and certain assets and liability information regarding the Group's business segment as at 31 December 2023 and for the 6 months then ended are as follows:

Currency: VND million

	Sales of inventory properties	Leasing investment properties and related services	Hospitality, entertainment and other services	Health care and related services	Education and related services	Manufacturing activities	Others	Adjustment and elimination	Total
<b>Net revenue</b>									
Net sales to external customers	94,319,625	9,125,313	8,962,246	4,415,015	5,127,421	28,419,229	11,265,431	-	161,634,280
Net inter-segment sales (1)	-	725,138	311,819	99,227	-	1,623,928	11,981,984	(14,742,096)	-
<b>Net total revenue</b>	<b>94,319,625</b>	<b>9,850,451</b>	<b>9,274,065</b>	<b>4,514,242</b>	<b>5,127,421</b>	<b>30,043,157</b>	<b>23,247,415</b>	<b>(14,742,096)</b>	<b>161,634,280</b>
<b>Results</b>									
Depreciation and amortisation	489,278	1,994,684	2,317,026	562,595	451,127	10,631,968	681,003	-	17,127,681
Share in profit/(loss) of associates and jointly controlled entities	343	-	-	-	-	(64,749)	(33,419)	-	(97,825)
<b>Segment net profit/(loss) before tax</b>	<b>27,874,234</b>	<b>4,809,830</b>	<b>(4,909,044)</b>	<b>(747,674)</b>	<b>581,085</b>	<b>(33,471,191)</b>	<b>1,233,558</b>	<b>(257,763)</b>	<b>(4,886,965)</b>
Unallocated income (2)	-	-	-	-	-	-	-	-	18,567,961
<b>Assets and liabilities</b>									
Segment assets	312,420,464	55,894,218	45,388,889	8,584,471	13,124,283	172,558,759	13,617,751	(10,871,572)	610,717,263
Unallocated assets (3)	-	-	-	-	-	-	-	-	58,899,810
Segment liabilities	204,081,307	6,227,078	14,507,445	1,420,550	3,671,950	44,982,838	16,269,997	(10,871,572)	280,289,593
Unallocated liabilities (4)	-	-	-	-	-	-	-	-	241,305,904
<b>Other segment information</b>									
Investments into associates	-	-	-	-	-	1,218,037	321,052	-	1,539,089
Capital expenditure	11,991,374	4,670,305	3,885,411	767,823	2,481,344	29,691,803	1,630,136	-	55,118,196

**32. SEGMENT INFORMATION** (continued)

1. Inter-segment sales are eliminated in consolidation.
2. Segment profit does not include finance income, finance expenses, other income, other expenses.
3. Segment assets do not include goodwill, deferred tax assets, short-term investments, short-term loan receivables, other long-term investments, long-term loan receivables, interest receivables, value-added tax deductible, tax and other receivables from the State because these assets are managed on a group basis.
4. Segment liabilities do not include long-term loans, convertible bonds, statutory obligations, short-term loans, accrued interest expenses and deferred tax liabilities because these liabilities are managed on a group basis.

**34. EVENTS AFTER THE BALANCE SHEET DATE**

There are no other events occurring after the balance sheet date that have significant impact or can impact materially to the Group's operation and interim consolidated income of the Group after the balance sheet date.



Van Thi Hai Ha  
Preparer

30 January 2024



Nguyen Thi Thu Hien  
Chief accountant



Ma Văn Hùng  
Deputy Chief Executive Officer

# Vingroup Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 DECEMBER 2023

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
1	Vincom Retail JSC	60.33%	60.33%	Vinhomes Riverside (1)	Leasing real estate, investing, developing and trading real estate properties
2	Vincom Retail Operation Company Limited	100.00%	60.33%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Leasing real estate, investing, developing and trading real estate properties
3	Suoi Hoa Urban Development And Investment JSC	99.90%	60.27%	Km1 + 200, Tran Hung Dao street, Suoi Hoa ward, Bac Ninh city, Bac Ninh province, Vietnam	Leasing real estate, investing, developing and trading real estate properties
4	Vincom Retail Landmark 81 Company Limited	100.00%	60.33%	20A floor, Vincom Center Dong Khoi tower, No. 72 Le Thanh Ton, Ben Nghe ward, District 1, Hochiminh City, Vietnam	Trading real estate properties
5	Vincom Retail Investment JSC	99.90%	60.27%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Dong Ward, Long Bien District, Hanoi City, Vietnam	Trading real estate properties
6	Vinhomes JSC	69.34%	69.34%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Investing, developing and trading real estate properties
7	Royal City Real Estate Development & Investment JSC	97.85%	67.85%	No. 72A, Nguyen Trai street, Thuong Dinh ward, Thanh Xuan district, Hanoi, Vietnam	Investing, developing and trading real estate properties
8	Metropolis Hanoi Company Limited	100.00%	69.34%	HH land area, Pham Hung street, Nam Tu Liem district, Hanoi, Vietnam	Investing, developing and trading real estate properties
9	Cangio Tourist City Corporation	99.99%	69.28%	No. 72, Le Thanh Ton Street, Ben Nghe ward, District 1, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
10	Ecology Development and Investment JSC	100.00%	69.20%	No. 191, Ba Trieu street, Le Dai Hanh ward, Hai Ba Trung district, Hanoi city, Vietnam	Investing, developing and trading real estate properties



# Vingroup Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 DECEMBER 2023

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
11	Gia Lam Urban Development And Investment Company limited	99.39%	68.78%	2nd floor, Vincom Mega Mall Ocean Park, Lot CCTP-10, Gia Lam Urban Area Project, Trau Quy Town and Duong Xa Commune, Gia Lam District, Hanoi, Vietnam and Duong Xa, Kieu Ky, Da Ton Commune, Gia Lam District, Hanoi, Vietnam	Investing, developing and trading real estate properties
12	Vietnam Investment and Consulting Investment JSC	70.00%	48.44%	No. 191, Ba Trieu street, Le Dai Hanh ward, Hai Ba Trung district, Hanoi, Vietnam	Investing, developing and trading real estate properties
13	Berjaya Vietnam International University Town LLC	97.90%	67.82%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Ben Nghe ward, District 1, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
14	Berjaya Vietnam Financial Center Company limited	67.50%	46.76%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Ben Nghe ward, District 1, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
15	Millennium Trading Investment And Development Company Limited	100.00%	69.34%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Ben Nghe ward, District 1, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
16	Thai Son Investment Construction Corporation	100.00%	69.28%	Vinhomes Riverside (1)	Investing, developing and trading real estate properties
17	GS Cu Chi Development JSC	100.00%	69.34%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Ben Nghe ward, District 1, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
18	Green City Development JSC	100.00%	69.28%	No. 72, Le Thanh Ton Street, Ben Nghe ward, District 1, Hochiminh city, Vietnam	Investing, developing and trading real estate properties

# Vingroup Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 DECEMBER 2023

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
19	Delta JSC	100.00%	69.31%	No. 110 Dang Cong Binh street, Xuan Thoi Thuong ward, Hoc Mon, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
20	Vinhomes Industrial Zone Investment JSC	100.00%	69.34%	Vinhomes Riverside (1)	Investing, developing and trading real estate properties
21	Dai An Investment Construction JSC	100.00%	69.34%	Road 5A, Dinh Du Village, Dinh Du Commune, Van Lam District, Hung Yen Province, Vietnam	Investing, developing and trading real estate properties
22	Son Thai Trading And Investment Joint Stock Company	99.99%	69.27%	No. 65, Hai Phong Street, Thach Thang Wardm Hai Chau District, Da Nang City, Vietnam	Investing, developing and trading real estate properties
23	VinCons Construction Development and Investment JSC	100.00%	69.34%	10th Floor, Techno Park Tower, Gia Lam Urban Area, Da Ton commune, Gia Lam district, Hanoi, Vietnam	Real estate agent, consultant activities
24	Vincons Windows Construction Development JSC	100.00%	69.34%	Km15 Hung Vuong Boulevard, Cam Nghia Ward, Cam Ranh City, Khanh Hoa Province, Vietnam	Real estate consultancy, brokerage, auction
25	Muoi Cam Ranh JSC	100.00%	69.34%	Km 15, Cam Nghia Ward, Cam Ranh City, Khanh Hoa Province, Vietnam	Trading real estate properties
26	Truong Thinh Real Estate Development Investment JSC	99.00%	68.64%	8th Floor, Techno Park Tower, Vinhomes Ocean Park Urban Area, Da Ton commune, Gia Lam district, Hanoi, Vietnam	Trading real estate properties
27	Ca Tam Tourism Joint Stock	100.00%	69.31%	Hon Tre Island, Vinh Nguyen ward, Nha Trang City, Khanh Hoa province, Vietnam	Investing, developing and trading real estate properties
28	Hiep Thanh Cong Investment JSC	100.00%	69.31%	Hon Tre Island, Vinh Nguyen ward, Nha Trang City, Khanh Hoa province, Vietnam	Investing, developing and trading real estate properties
29	Xavinco Land JSC	96.44%	96.12%	No. 191, Ba Trieu street, Le Dai Hanh ward, Hai Ba Trung district, Hanoi, Vietnam	Investing, developing and trading real estate properties
30	Xalivico LLC	74.00%	71.13%	No. 233 Nguyen Trai Street, Thuong Dinh ward, Thanh Xuan district, Hanoi, Vietnam	Investing, developing and trading real estate properties

# Vingroup Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 DECEMBER 2023

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
31	Thang Long Real Estate Trading Investment JSC	73.00%	69.93%	Vinhomes Riverside (1)	Investing, developing and trading real estate properties
32	Vietnam Exhibition Fair Centre JSC	87.97%	86.54%	No. 148 Giang Vo street, Giang Vo ward, Ba Dinh district, Hanoi, Vietnam	Investing, developing and trading real estate properties
33	Vietnam Books JSC	65.33%	65.33%	No 44, Trang Tien street, Trang Tien ward, Hoan Kiem district, Hanoi City, Vietnam	Public books
34	NVY Development Joint Stock Company	80.00%	80.00%	No 1, Ha Noi street, Thuong Ly ward, Hong Bang district, Hai Phong city, Vietnam	Trading real estate properties
35	SV Tay Hanoi 2 Real Estate JSC	100.00%	69.31%	2nd floor, Almaz Market, Hoa Lan street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Investing, developing and trading real estate properties
36	VSN Commerce and Trading Limited Liability Company	100.00%	100.00%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Trading real estate properties
37	Vinpearl JSC	98.01%	98.01%	Hon Tre Island, Vinh Nguyen ward, Nha Trang City, Khanh Hoa province, Vietnam	Investing, developing and trading hospitality services
38	Phuc An Travel Development And Investment LLC	100.00%	98.03%	Vinhomes Riverside (1)	Providing short – stay services
39	SDI Trading Development and Investment JSC	100.00%	100.00%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Management consultancy services
40	SADO Trading Commercial JSC	100.00%	100.00%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Consulting and investing activities
41	Nha Trang Port JSC	99.29%	99.29%	No. 05 Tran Phu street, Vinh Nguyen ward, Nha Trang City, Khanh Hoa province, Vietnam	Cargo handling
42	Vinpearl Australia PTY LTD	100.00%	100.00%	234 Balaclava Road, Caulfield North 3161, Melbourne, Victoria, Australia	Providing short – stay services and travel agency

# Vingroup Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 DECEMBER 2023

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
43	Cape Wickham Golf Links PTY LTD	100.00%	100.00%	1 Cape Wickham Road, Wickham, TAS 7256, Australia	Golf management services
44	Vinpearl Cua Hoi JSC	100.00%	100.00%	Binh Minh street, Nghi Hai ward, Cua Lo town, Nghe An province, Vietnam	Providing short – stay services
45	Ngoc Viet Commerce and trading JSC	100.00%	100.00%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Trading real estate properties
46	VMC Holding Business Investment JSC	75.00%	75.00%	Vinhomes Riverside (1)	Consulting and management activities
47	Vinmec International General Hospital JSC	100.00%	75.00%	No 458, Minh Khai street, Vinh Tuy ward, Hai Ba Trung district, Hanoi, Vietnam	Health care, medical and related services
48	VinMedTech High-Tech Medical Investment JSC	99.00%	99.00%	Vinhomes Riverside (1)	Health care, medical and related services
49	VS Development Investment Joint Stock Company	61.42%	61.42%	Vinhomes Riverside (1)	Management consultancy services
50	Vinschool JSC	100.00%	61.43%	Vinhomes Riverside (1)	Providing education services
51	World Academy Limited Liability Company	100.00%	100.00%	Vinhomes Riverside (1)	Providing education services
52	VinAcademy Education and Training LLC	100.00%	100.00%	Land lot DH, Vinhomes Ocean Park Urban Area, Da Ton Commune, Gia Lam District, Hanoi, Vietnam	Vocational education & training
53	Vincom Security Service Company limited	100.00%	100.00%	Vinhomes Riverside (1)	Security services
54	Vinbus Ecology Transport Services LLC	100.00%	100.00%	Vinhomes Riverside (1)	Transportation
55	VinFast Auto Ltd.	50.69%	50.69%	61 ROBINSON ROAD #06-01 61 ROBINSON SINGAPORE (068893)	Management consultancy services; Other financial service activities

# Vingroup Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 DECEMBER 2023

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
56	Vinfast Trading And Production JSC	99.90%	50.64%	Dinh Vu - Cat Hai Economic Zone, Cat Hai Island, Cat Hai Town, Cat Hai District, Hai Phong city, Vietnam	Production motor vehicle
57	Vinfast Germany GmbH	100.00%	50.64%	106 ResCowork04, Frankfurt, Alte Oper, Bockenheimer Landstraße 17/19, 60325 Frankfurt am Main, Germany	Import/Export spare parts, components and materials for the automotive industry and related services
58	Vinfast Engineering Australia PTY Ltd	100.00%	50.64%	65 Fennel Street, Port Melbourne, Victoria, Australia	Design automobile & motorbike, Technology research, Import/Export products
59	Vingroup Investment Viet Nam JSC	100.00%	50.96%	Vinhomes Riverside (1)	Consulting and investing activities
60	Vinfast Commercial And Services Trading LLC	99.50%	50.71%	Vinhomes Riverside (1)	Retail cars
61	Vingroup USA, LLC	100.00%	50.69%	333 W. San Carlos St., Suite 600, San Jose, CA 95110, USA	Import and distribution of electronic and telecommunications equipment
62	VinFast Auto, LLC	100.00%	50.69%	790 N. San Mateo Drive, San Mateo, CA 94401, USA	Automobile import and distribution
63	Vinfast USA Distribution, LLC	100.00%	50.69%	333 W. San Carlos St., Suite 600, San Jose, CA 95110, USA	Automobile import and distribution
64	VinFast Auto Canada Inc.	100.00%	50.96%	Suite 2600, Three Bentall Centre 595 Burrard Street, P.O. Box 49314, Vancouver Bc V7X 1L3 Canada	Automobile import and distribution
65	Vinfast France	100.00%	50.96%	95, rue La Boétie 75008 Paris	Automobile import and distribution
66	Vinfast Netherlands B.V	100.00%	50.96%	Vijzelstraat 68, 1017HL Amsterdam, Netherlands	Sale and repair of passenger cars and light motor vehicles; Sale and installation of motor vehicle parts
67	VinFast Manufacturing US, LLC	100.00%	50.69%	160 Mine Lake Court, Suite 200, Raleigh city, State of North Carolina	The main function would be assembly EV and Ebus

# Vingroup Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 DECEMBER 2023

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
68	SpecCo Ltd.	100.00%	50.69%	Walkers Corporate Limited, 190 Elgin Avenue, George Town, Grand Cayman KY1- 9008, Cayman Islands	Special purpose acquisition company
69	PT VinFast Automobile Indonesia	99.90%	50.64%	AXA Tower, 45th floor, Jl. Prof.Dr.Satrio Kav 18, Kuningan Setiabudi, Jakarta 12940 Indonesia	Market research and development
70	Varchaunam Consultancy Private Limited	99.90%	50.64%	FLAT NO. 164 GROUND FLOOR, SURYODAYA APARTMENT POCKET-8 SECTOR 12 D WARKA, DELHI, West Delhi, Delhi, 110078, India	Cars Trading
71	Vinfast Lithium Battery Pack Limited Liability Company	100.00%	82.65%	Bumper factory, Vinfast automobile production complex, Dinh Vu - Cat Hai Economic Zone, Cat Hai Island, Cat Hai Town, Cat Hai District, Hai Phong city, Vietnam	Batteries production
72	Vinfast UK Ltd	100.00%	50.69%	21 Holborn Viaduct, London, United Kingdom EC1A 2DY	Sale of new cars and light motor vehicles
73	Vinfast Auto (Thailand) Co.,Ltd	100.00%	50.69%	Level 29, The Offices at CentralWorld, 999/9 Rama I Road Khwaeng Pathumwan Bangkok Thailand 10330	Cars Trading
74	VinFast Middle East FZE	100.00%	50.69%	Jebel Ali Freezone, Dubai United Arab Emirates	Cars Trading
75	VinES Energy Solutions Joint Stock Company	51.00%	51.00%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Manufacture of batteries and accumulators
76	VinES Ha Tinh Energy Solutions Joint Stock Company	99.80%	50.90%	Vung Ang Economic Zone, Ky Loi Commune, Ky Anh Town, Ha Tinh Province, Vietnam	Manufacture of batteries and accumulators
77	VinES USA, LLC	100.00%	51.00%	850 New Burton Road, Suite 201, Dover, Delaware 19904, County of Kent	Battery service includes: sale, rental, repair

# Vingroup Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 DECEMBER 2023

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
78	Vinsmart Research And Manufacture JSC	82.65%	82.65%	Lot CN1-06B-1&2 Hi-tech Industrial Park 1, Hoa Lac Hi-Tech Park, Ha Bang town, Thach That District, Hanoi City, Vietnam	Production mobile
79	Vinsmart Trading And Investment Pte. Ltd.	100.00%	82.65%	38 Kim Tain Road, #03-07, Singapore	Information technology consultancy
80	Vingroup Global Pte. Ltd.,	100.00%	82.65%	120 Lower Delta Road, #02-00, Cendex Centre, Singapore	Goods distributions, technology research
81	Vingroup Investment Pte. Ltd.,	90.15%	74.50%	120 Lower Delta Road, #02-05, Cendex Centre, Singapore	Market research and development
82	VinTech Technology Development JSC	86.67%	86.67%	Vinhomes Riverside (1)	Research and experimental development of natural sciences and technology
83	VinCSS Internet Security Services Joint Stock Company	65.00%	65.00%	Vinhomes Riverside (1)	Scientific research and technological development
84	VINHMS Software Production And Trading LLC	65.00%	65.00%	Vinhomes Riverside (1)	Software production
85	VINITIS Information Technology And Communication Infrastructure Solution JSC	80.00%	55.78%	Vinhomes Riverside (1)	Data processing, leasing and related activities
86	Vin3S JSC	100.00%	85.43%	Vinhomes Riverside (1)	E-commerce platform
87	VinAI Artificial Intelligence Application And Research Joint Stock Company	65.00%	65.00%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Research and experimental development on engineering and technology
88	Vinbigdata Joint Stock Company	65.00%	65.00%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Research and experimental development on engineering and technology
89	Bao Lai Investment JSC	96.48%	66.84%	No. 166, Pham Van Dong Street, Xuan Dinh Ward, Bac Tu Liem District, Hanoi, Vietnam	Mining
90	Bao Lai Marble One Member Company Limited	100.00%	66.84%	Hop Nhat Village, Thinh Hung Commune, Yen Binh District, Yen Bai Province, Vietnam	Mineral production

# Vingroup Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 DECEMBER 2023

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
91	Doc Thang Marble JSC	100.00%	67.55%	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province, Vietnam	Mining
92	An Phu White Marble Co., LTD	100.00%	66.84%	Khau Ca Village, An Phu Commune, Luc Yen District, Yen Bai Province, Vietnam	Mineral production
93	Bao Lai Luc Yen Mineral Exploitation One Member Company Limited	100.00%	66.84%	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province, Vietnam	Mining
94	Phan Thanh Mineral JSC	100.00%	67.05%	Ro Village, Phan Thanh Commune, Luc Yen District, Yen Bai, Vietnam	Mining
95	Van Khoa Investment JSC	100.00%	67.71%	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province, Vietnam	Mining
96	Vinpro Business And Trading Services LLC	100.00%	100.00%	Vinhomes Riverside (1)	Retail computers, software, telecommunication devices and audio-visual devices
97	Ecology Development And Trading JSC	100.00%	68.76%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Investing, developing and trading real estate properties
98	VINDFS JSC	80.00%	80.00%	CC-1 (Zone KT-A), Bien An Vien urban area, Vinh Nguyen ward, Nha Trang City, Khanh Hoa province, Vietnam	Retails in department stores
99	Vinpearl Travel LLC	100.00%	100.00%	Vinhomes Riverside (1)	Travel agency
100	Vinsmart Ukraine LLC	100.00%	74.50%	61105, Kharkiv region, Kharkiv city, Zabaikalskuy lane, building 15, Ukraina	Market research and development
101	Grand Prix Vietnam LLC	100.00%	100.00%	Vinhomes Riverside (1)	Organizing, exhibitions, conferences, seminars
102	Newland Investment Development JSC	99.92%	69.28%	20A floor, Vincom Center Dong Khoi tower, No. 72 Le Thanh Ton, Ben Nghe ward, District 1, Hoichiminh City, Vietnam	Trading real estate properties
103	Vinpearl Hue JSC	99.80%	97.81%	No 50A, Hung Vuong, Phu Nhuan ward, Hue city, Thua Thien Hue province, Vietnam	Providing short – stay services



# Vingroup Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 DECEMBER 2023

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
104	Vinpearl Lang Son JSC	99.80%	97.81%	Complex of shopping malls, hotels and shophouse, South of Ky Lua Bridge, Chi Lang Ward, Lang Son City, Lang Son Province, Vietnam	Providing short – stay services
105	Vinpearl Tay Ninh JSC	99.80%	97.81%	No 90, Le Duan street, Area 5, Ward 3, Tay Ninh city, Tay Ninh province, Vietnam	Providing short – stay services
106	Vinpearl Quang Binh JSC	100.00%	98.00%	Quach Xuan Ky street, Dong Hai ward, Dong Hoi city, Quang Binh province, Vietnam	Providing short – stay services
107	Vinpearl Can Tho JSC	99.80%	97.81%	No 209, 30/4 street, Xuan Khanh ward, Ninh Kieu district, Can Tho city, Vietnam	Providing short – stay services
108	Vinpearl Ha Nam JSC	99.80%	97.81%	Ha Nam trading and services complex, Minh Khai ward, Phu Ly city, Ha Nam province, Vietnam	Providing short – stay services
109	Vantix Technology Solutions And Services JSC	100.00%	100.00%	Vinhomes Riverside (1)	Providing information technology services and other services related to computers
110	Tay Tang Long Real Estate Company	90.00%	62.40%	No. 72, Le Thanh Ton Street, Ben Nghe ward, District 1, Hochiminh city, Vietnam	Investing, developing and trading real estate properties

# Vingroup Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## APPENDIX 2 – EXPLANATION FOR THE VARIANCES OF PL BETWEEN TWO PERIOD

(follow Circular No. 96/2020/TT-BTC date 16/11/2020)

Currency: VND million

PL	ITEMS	Quarter IV 2023	Quarter IV 2022	Difference	%	Current year
01	Gross revenue	27,451,788	41,394,074	(13,942,286)	-34%	161,666,961
02	Deductions	24,016	(43,895)	67,911		32,681
10	Net revenue	27,427,772	41,437,969	(14,010,197)	-34%	161,634,280
11	Costs of goods sold and services rendered	30,246,755	27,988,361	2,258,394	8%	137,628,254
20	Gross profit	(2,818,983)	13,449,608	(16,268,591)	-121%	24,006,026
21	Financial Income	5,630,560	1,958,859	3,671,701	187%	21,197,935
22	Financial expenses	6,040,548	2,310,546	3,730,002	161%	22,517,575
23	- In which: Interest expenses and bond issuance cost	5,379,584	2,845,928	2,533,656	89%	17,410,044
24	Share in profits of associates	3,524	(9,025)	12,549	-139%	(97,825)
25	Selling expenses	3,116,062	3,808,842	(692,780)	-18%	12,043,223
26	General and administrative expenses	5,046,501	4,775,960	270,541	6%	15,088,938
30	Operating profit	(11,388,010)	4,504,094	(15,892,104)	-353%	(4,543,600)
31	Other income	14,175,489	26,704	14,148,785	52984%	21,822,851
32	Other expenses	1,481,631	514,334	967,297	188%	3,598,255
40	Other profit/(loss)	12,693,858	(487,630)	13,181,488	-2703%	18,224,596
50	Net profit before tax	1,305,848	4,016,464	(2,710,616)	-67%	13,680,996
51	Current corporate income tax expense	14,554	3,777,853	(3,763,299)	-100%	11,290,275
52	Deferred income tax expense	796,625	(234,234)	1,030,859	-440%	339,660
60	Net profit after tax	494,669	472,845	21,824	5%	2,051,061
61	Equity holders of the parent	(158,766)	1,988,995	(2,147,761)	-108%	2,062,572
62	Net profit after tax of minority interests	653,435	(1,516,150)	2,169,585	-143%	(11,511)
70	Basis earnings per share	-	-	-		555

# Vingroup Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
Quarter IV 2023

## APPENDIX 2 – EXPLANATION FOR THE VARIANCES OF PL BETWEEN TWO PERIOD

(follow Circular No. 96/2020/TT-BTC date 16/11/2020)

### Explanation for variances of over 10% of PL between two period:

Gross revenue decreased by 34% in comparison with the same period last year mainly due to sales of inventory properties.

Finance income increased by 187% in comparison with the same period last year mainly due to increase in income from investment activities.

Finance expense increased 161% in comparison with the same period last year mainly due to increase in interest expense and foreign exchange losses.

Selling expense decreased by 18% compared to same period last year due to a decrease in revenue.

Other profit increased compared to the same period last year mainly due to income from sponsor.

30 January 2024

Deputy Chief Executive Officer



