

## **Coteccons Construction Joint Stock Company**

Interim separate financial statements

For the six-month period ended 30 June 2021



# Coteccons Construction Joint Stock Company

## CONTENTS

	<i>Pages</i>
General information	1 - 2
Report of management	3
Report on review of interim separate financial statements	4 - 5
Interim separate balance sheet	6 - 7
Interim separate income statement	8
Interim separate cash flow statement	9 - 10
Notes to the interim separate financial statements	11 - 39

11/1/2011

11/1/2011

# Coteccons Construction Joint Stock Company

## GENERAL INFORMATION

### THE COMPANY

Coteccons Construction Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate ("BRC") No. 4103002611 issued by the Department of Planning and Investment of Ho Chi Minh City on 24 August 2004, which was replaced by Enterprise Registration Certificate ("ERC") No.0303443233 on 23 August 2010 and the subsequent amended ERCs.

The Company is listed its shares on the Ho Chi Minh Stock Exchange with trading code as CTD in accordance with Decision No. 155/QĐ-SGDHCM issued by the Ho Chi Minh Stock Exchange on 9 December 2009.

The current principal activities of the Company are to provide designing and construction services, equipment installation, interior decoration and office leasing.

The Company's head office is located at No.236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam.

### BOARD OF DIRECTORS

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

Mr. Bolat Duisenov	Chairman	
Mr. Talgat Turumbayev	Member	
Mr. Yerkin Tatishev	Member	
Mr. Herwig Guido H. Van Hove	Member	
Mr. Trinh Ngoc Hien	Member	appointed on 26 April 2021
Ms. Trinh Quynh Giao	Member	appointed on 26 April 2021
Mr. Tong Van Nga	Independent member	appointed on 26 April 2021
Mr. Tan Chin Tiong	Independent member	

### BOARD OF SUPERVISION

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

Mr. Tran Van Thuc	Head of Board of Supervision	appointed on 26 April 2021
Mr. Luis Fernando Garcia Agraz	Head of Board of Supervision	resigned on 26 April 2021
Mr. Dang Hoai Nam	Member	
Mr. Nguyen Minh Nhut	Member	

# Coteccons Construction Joint Stock Company

GENERAL INFORMATION (continued)

## MANAGEMENT

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

Mr. Pham Quan Luc	Deputy General Director	
Mr. Tran Tri Gia Nguyen	Deputy General Director	
Mr. Chris Senekki	Deputy General Director	appointed on 5 March 2021
Mr. Phan Huu Duy Quoc	Deputy General Director	appointed on 5 March 2021
Mr. Nguyen Ngoc Lan	Deputy General Director	appointed on 5 March 2021
Mr. Vo Hoang Lam	Deputy General Director	appointed on 5 March 2021

## LEGAL REPRESENTATIVE

The legal representatives of the Company during the period and at the date of this report is Mr. Bolat Duisenov.

Mr. Pham Quan Luc is authorised by Mr. Bolat Duisenov to sign the accompanying interim separate financial statements for the period ended 30 June 2021 in accordance with the Power of Attorney No. 1277/2021/UQ-CTHĐQT dated 15 January 2021.

## AUDITORS

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

# Coteccons Construction Joint Stock Company

## REPORT OF MANAGEMENT

Management of Coteccons Construction Joint Stock Company ("the Company") is pleased to present this report and the interim separate financial statements of the Company for the six-month period ended 30 June 2021.

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

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

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

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

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

### STATEMENT BY MANAGEMENT

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

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

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

For and on behalf of management:



Pham Quan Luc  
Deputy General Director

Ho Chi Minh City, Vietnam

26 August 2021

Reference: 60813343/22705183

## REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

**To: The Shareholders of Coteccons Construction Joint Stock Company**

We have reviewed the accompanying interim separate financial statements of Coteccons Construction Joint Stock Company ("the Company"), as prepared on 26 August 2021 and as set out on pages 6 to 39, which comprise the interim separate balance sheet as at 30 June 2021, the interim separate income statement and the interim separate cash flow statement for the six-month period then ended and the notes thereto.

### *Management's responsibility*

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

### *Auditors' responsibility*

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

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

### **Conclusion**

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

**Ernst & Young Vietnam Limited**



---

Duong La Anthony  
Deputy General Director  
Audit Practicing Registration Certificate  
No: 2223-2018-004-1

Ho Chi Minh City, Vietnam

26 August 2021

INTERIM SEPARATE BALANCE SHEET  
as at 30 June 2021

VND


Code	ASSETS	Notes	30 June 2021	31 December 2020
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>7,593,262,300,846</b>	<b>8,066,256,905,170</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>4</b>	<b>456,172,431,561</b>	<b>671,556,678,015</b>
111	1. Cash		406,172,431,561	204,953,495,915
112	2. Cash equivalents		50,000,000,000	466,603,182,100
<b>120</b>	<b>II. Short-term investment</b>		<b>722,220,750,000</b>	<b>433,000,000,000</b>
123	1. Held-to-maturity investments	5	722,220,750,000	433,000,000,000
<b>130</b>	<b>III. Current accounts receivable</b>		<b>5,351,999,254,775</b>	<b>5,742,881,085,861</b>
131	1. Short-term trade receivables	6.1	5,692,271,501,324	6,074,697,137,790
132	2. Short-term advances to suppliers	6.2	47,668,210,799	58,705,324,020
136	3. Other short-term receivables	7	73,396,586,069	54,526,588,746
137	4. Provision for doubtful short-term receivables	6.1, 7	(461,337,043,417)	(445,047,964,695)
<b>140</b>	<b>IV. Inventory</b>	<b>8</b>	<b>829,478,564,240</b>	<b>957,043,037,982</b>
141	1. Inventories		851,658,440,284	987,975,095,835
149	2. Provision for obsolete inventories		(22,179,876,044)	(30,932,057,853)
<b>150</b>	<b>V. Other current assets</b>		<b>233,391,300,270</b>	<b>261,776,103,312</b>
151	1. Short-term prepaid expenses	9	5,478,981,450	6,387,670,315
152	2. Value-added tax deductibles		227,912,318,820	255,388,432,997
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>3,272,575,254,125</b>	<b>3,334,616,310,294</b>
<b>220</b>	<b>I. Fixed assets</b>		<b>470,222,849,281</b>	<b>503,623,521,604</b>
221	1. Tangible fixed assets	10	388,973,605,178	421,454,250,591
222	Cost		796,409,107,186	796,485,709,331
223	Accumulated depreciation		(407,435,502,008)	(375,031,458,740)
227	2. Intangible fixed assets	11	81,249,244,103	82,169,271,013
228	Cost		93,543,539,740	102,642,434,745
229	Accumulated amortisation		(12,294,295,637)	(20,473,163,732)
<b>230</b>	<b>II. Investment properties</b>	<b>12</b>	<b>55,427,343,695</b>	<b>60,966,121,342</b>
231	1. Cost		85,960,894,308	90,854,986,389
232	2. Accumulated depreciation		(30,533,550,613)	(29,888,865,047)
<b>240</b>	<b>III. Long-term asset in progress</b>		<b>775,902,925</b>	<b>811,742,550</b>
242	1. Construction in progress		775,902,925	811,742,550
<b>250</b>	<b>IV. Long-term investments</b>		<b>2,616,743,947,695</b>	<b>2,629,133,309,358</b>
251	1. Investments in subsidiaries	13.1	2,510,348,360,000	2,510,348,360,000
252	2. Investments in associates	13.2	177,600,000,000	177,600,000,000
253	3. Investments in other entity	13.3	57,960,000,000	57,960,000,000
254	4. Provision for long-term investments	13.2	(129,164,412,305)	(116,775,050,642)
<b>260</b>	<b>V. Other long-term assets</b>		<b>129,405,210,529</b>	<b>140,081,615,440</b>
261	1. Long-term prepaid expenses	9	42,988,674,644	68,323,807,566
262	2. Deferred tax assets	28.3	86,416,535,885	71,757,807,874
<b>270</b>	<b>TOTAL ASSETS</b>		<b>10,865,837,554,971</b>	<b>11,400,873,215,464</b>




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

VND

Code	RESOURCES	Notes	30 June 2021	31 December 2020
<b>300</b>	<b>C. LIABILITIES</b>		<b>3,992,925,089,282</b>	<b>4,393,801,208,542</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>3,988,307,788,360</b>	<b>4,388,712,997,778</b>
311	1. Short-term trade payables	14.1	2,262,191,598,993	2,741,783,595,974
312	2. Short-term advances from customers	14.2	318,218,000,775	282,779,914,393
313	3. Statutory obligations	15	10,428,660,585	37,334,899,706
314	4. Payable to employees		50,085,888	-
315	5. Short-term accrued expenses	16	1,052,794,645,402	1,058,915,849,498
318	6. Short-term unearned revenue	17	82,980,450,937	39,347,881,970
319	7. Other short-term payables	18	81,668,826,287	91,350,584,224
321	8. Short-term provision	19	106,144,792,934	61,564,265,454
322	9. Bonus and welfare fund	20	73,830,726,559	75,636,006,559
<b>330</b>	<b>II. Non-current liabilities</b>		<b>4,617,300,922</b>	<b>5,088,210,764</b>
337	1. Other long-term liabilities	18	2,039,203,038	2,039,203,038
342	2. Long-term provision	19	2,578,097,884	3,049,007,726
<b>400</b>	<b>D. OWNERS' EQUITY</b>		<b>6,872,912,465,689</b>	<b>7,007,072,006,922</b>
<b>410</b>	<b>I. Capital</b>	<b>21.1</b>	<b>6,872,912,465,689</b>	<b>7,007,072,006,922</b>
411	1. Share capital		792,550,000,000	792,550,000,000
411a	- Shares with voting rights		792,550,000,000	792,550,000,000
412	2. Share premium		3,038,990,175,385	3,038,990,175,385
415	3. Treasury shares		(597,634,655,083)	(519,526,282,648)
418	4. Investment and development fund		3,454,338,701,543	3,454,338,701,543
421	5. Undistributed earnings		184,668,243,844	240,719,412,642
421a	- Undistributed earnings of prior period		166,435,739,642	119,778,296,466
421b	- Undistributed earnings of current period		18,232,504,202	120,941,116,176
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>10,865,837,554,971</b>	<b>11,400,873,215,464</b>

  
To Thanh Su  
Preparer

  
Cao Thi Mai Le  
Chief Accountant

  
Pham Quan Luc  
Deputy General Director



26 August 2021


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

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
01	1. Revenue from sale of goods and rendering of services	22.1	3,500,660,655,586	5,499,453,131,332
10	2. Net revenue from sale of goods and rendering of services	22.1	3,500,660,655,586	5,499,453,131,332
11	3. Cost of goods sold and services rendered	23	(3,326,936,394,593)	(5,174,284,950,423)
20	4. Gross profit from sale of goods and rendering of services		173,724,260,993	325,168,180,909
21	5. Finance income	22.2	15,333,135,864	44,530,591,342
22 23	6. Finance expenses <i>In which: interest expenses</i>	24	(13,166,231,710) 776,870,047	(14,795,300,446) -
26	7. General and administrative expenses	25	(171,902,765,655)	(134,436,471,088)
30	8. Operating profit		3,988,399,492	220,467,000,717
31	9. Other income	26	21,621,594,641	16,720,190,986
32	10. Other expenses	26	(1,621,853,419)	(1,639,101,863)
40	11. Other profit	26	19,999,741,222	15,081,089,123
50	12. Accounting profit before tax		23,988,140,714	235,548,089,840
51	13. Current corporate income tax expense	28.1	(20,414,364,523)	(63,121,703,275)
52	14. Deferred tax income	28.3	14,658,728,011	16,879,572,543
60	15. Net profit after tax		18,232,504,202	189,305,959,108

  
 To Thanh Su  
Preparer

  
 Cao Thi Mai Le  
Chief Accountant

  
 Pham Quan Luc  
Deputy General Director


26 August 2021

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

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01	Accounting profit before tax		23,988,140,714	235,548,089,840
	<i>Adjustments for:</i>			
02	Depreciation and amortisation	10, 11, 12	41,372,683,114	43,402,962,913
03	Provisions		65,999,713,517	26,045,655,848
04	Interest expenses	24	776,870,047	-
05	Profits from investing activities	22.2	(15,155,312,065)	(47,345,136,797)
08	Operating profit before changes in working capital		116,982,095,327	257,651,571,804
09	Decrease in receivables		415,427,053,362	603,694,330,278
10	Decrease in inventories		136,316,655,551	315,647,795,984
11	Decrease in payables		(417,042,930,156)	(1,514,548,715,998)
12	Decrease in prepaid expenses		26,243,821,787	7,227,927,312
13	Interest paid		(776,870,047)	-
15	Corporate income tax paid	15	(43,240,153,040)	(38,482,390,127)
17	Other cash outflows from operating activities		(3,769,117,303)	(16,284,323,999)
20	Net cash flows from (used in) operating activities		230,140,555,481	(385,093,804,746)
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	Purchases of fixed assets		(3,891,061,095)	(1,445,401,344)
22	Proceeds from disposals of fixed assets		-	3,074,090,910
23	Term deposits at banks		(602,220,750,000)	(1,096,000,000,000)
24	Collections from term deposits at banks		313,000,000,000	939,500,000,000
27	Interest received		25,552,325,244	70,627,120,111
30	Net cash flows used in investing activities		(267,559,485,851)	(84,244,190,323)
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
32	Capital redemption		(177,965,316,084)	-
33	Drawdown of borrowings		338,710,637,510	-
34	Repayment of borrowings		(338,710,637,510)	-
36	Dividends paid	21.4	-	(234,954,950)
40	Net cash flows used in financing activities		(177,965,316,084)	(234,954,950)

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

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
50	Net decrease in cash and cash equivalents		(215,384,246,454)	(469,572,950,019)
60	Cash and cash equivalents at beginning of period		671,556,678,015	666,404,061,868
70	Cash and cash equivalents at end of period	4	456,172,431,561	196,831,111,849



To Thanh Su  
Preparer



Cao Thi Mai Le  
Chief Accountant



Pham Quan Luc  
Deputy General Director

26 August 2021

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

1. **CORPORATE INFORMATION**

Coteccons Construction Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate ("BRC") No. 4103002611 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 24 August 2004, which was replaced by Enterprise Registration Certificate ("ERC") No.0303443233 on 23 August 2010 and the subsequent amended ERCs.

The Company is listed its shares on the Ho Chi Minh Stock Exchange with trading code CTD in accordance with Decision No. 155/QĐ-SGDHCM issued by the Ho Chi Minh Stock Exchange on 9 December 2009.

The current principal activities of the Company are to provide designing and construction services, equipment installation, interior decoration and office leasing.

The Company's registered head office is located at No.236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 30 June 2021 was 1,073 (31 December 2020: 983).

**Corporate structure**

The Company has two direct subsidiaries and one indirect subsidiary, in which:

*Unicons Investment Construction Company Limited ("Unicons")*

Unicons is a one-member limited liability company incorporated under the Law on Enterprise of Vietnam pursuant to BRC No. 4103005020 issued by the DPI of Ho Chi Minh City on 14 July 2006, which was replaced by Enterprise Registration Certificate ("ERC") No.0304472276 on 22 June 2018 and the subsequent amended BRCs and ERCs.

Unicons's registered office is located at No.236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam. Unicons's principal activities are to providing construction services and equipment installation services.

As at 30 June 2021 and 31 December 2020, the Company holds 100% equity interest in Unicons.

*Covestcons Company Limited ("Covestcons")*

Covestcons is a one-member limited liability company incorporated under the Law on Enterprise of Vietnam pursuant to ERC No. 0314326002 issued by the DPI of Ho Chi Minh City on 31 March 2017 and the subsequent amended BRCs and ERCs.

Covestcons's registered office is located at No.236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam. Covestcons's principal activities are to providing commission services and trading of real estates.

As at 30 June 2021 and 31 December 2020, the Company holds 100% equity interest in Covestcons.

*Phu Nhuan 168 Joint Stock Company ("Phu Nhuan 168")*

Phu Nhuan 168 is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to ERC No.0315807693 issued by the DPI of Ho Chi Minh City on 22 July 2019.

Phu Nhuan 168's registered office is located at No.236/6 Dien Bien Phu Street, Ward 17, Binh Thanh District, Ho Chi Minh City, Vietnam. Phu Nhuan 168's principal activities are to providing trading and rental of real estates.

As at 30 June 2021 and 31 December 2020, the Company holds 69.98% equity interest in Phu Nhuan 168.

# Coteccons Construction Joint Stock Company

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

## 2. BASIS OF PREPARATION

### 2.1 Purpose of preparing the interim separate financial statements

The Company has subsidiaries as disclosed in *Notes 1 and 13.1*. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2021 dated 26 August 2021.

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

### 2.2 Applied accounting standards and system

The interim separate financial statements of the Company expressed in Vietnam dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

Accordingly, the accompanying interim separate financial statements including their utilization 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.

### 2.3 Applied accounting documentation system

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

### 2.4 Fiscal year

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

### 2.5 Accounting currency

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

# Coteccons Construction Joint Stock Company

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

## 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### 3.1 *Cash and cash equivalents*

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

### 3.2 *Receivables*

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

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

### 3.3 *Inventories*

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

Net realisable value ("NRV") 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                | - cost of purchase on a weighted average basis.                                 |
| Construction work-in-process | - cost of direct materials and labour plus attributable construction overheads. |

#### *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 Company, based on appropriate evidence of impairment available at the interim separate balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold in the interim separate income statement.

### 3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

## Coteccons Construction Joint Stock Company

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

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.5 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

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

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

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

##### *Land use rights*

Land use right is recorded as an intangible fixed asset on the separate balance sheet when the Company obtained the land use right certificates. The costs of land use right comprise all directly attributable costs of bringing the land to the condition available for intended use.

#### 3.6 *Depreciation and amortisation*

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

Buildings & structures	5 - 45 years
Machinery & equipment	3 - 10 years
Means of transportation	6 - 8 years
Office equipment	3 - 6 years
Land use rights	45 - 49 years
Software	3 - 8 years

#### 3.7 *Investment properties*

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

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

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

Office building	30 - 45 years
Others	25 years

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

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



## Coteccons Construction Joint Stock Company

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

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.8 *Construction in progress*

Construction in progress represents tangible fixed assets purchasing and under construction which have not yet been completed as at the interim balance sheet date and is stated at cost. This includes costs of construction, installation of equipment and other direct costs. Construction in progress is not depreciated until such time as the relevant assets are completed and put into use.

#### 3.9 *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 Company is the lessee*

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

##### *Where the Company is the lessor*

Assets subject to operating leases are included as the Company's investment property in the interim separate balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the interim separate income statement as incurred.

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

#### 3.10 *Prepaid expenses*

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

#### 3.11 *Investments*

##### *Investment in subsidiaries*

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

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

##### *Investment in associates*

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

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

## Coteccons Construction Joint Stock Company

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

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.11 *Investments* (continued)

##### *Held-to-maturity investments*

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

##### *Investments in other entities*

Investments in other entities are stated at their acquisition costs.

##### *Provision for 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 and decreases to the provision balance are recorded as finance expense in the interim separate income statement.

#### 3.12 *Payables and accruals*

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

#### 3.13 *Accrual for severance allowance pay*

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

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

#### 3.14 *Provisions*

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

Provision for warranty obligation of construction projects is estimated from 0.3% to 1% on value of projects based on the specification of each project and actual experience.

##### *Onerous contracts*

If the Company has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Company recognises any impairment loss that has occurred on assets dedicated to that contract.

An onerous contract is a contract under 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 cost of fulfilling a contract comprises the costs that relate directly to the contract.

## Coteccons Construction Joint Stock Company

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

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.15 *Foreign currency transactions*

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

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

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

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

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

#### 3.16 *Treasury shares*

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

#### 3.17 *Appropriation of net profits*

Net profit after tax is available for appropriation to shareholders after approval in the shareholders' meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit after tax as proposed by the Board of Directors and subject to approval by shareholders at the Annual General Meeting:

- ▶ *Investment and development fund*  
This fund is set aside for use in the Company's expansion of its operation or of in-depth investment.
- ▶ *Bonus and welfare fund*  
This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the interim separate balance sheet.

#### 3.18 *Revenue recognition*

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

## Coteccons Construction Joint Stock Company

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

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.18 Revenue recognition (continued)

##### *Construction contracts*

For the construction contracts specifying that the contractor will receive payments according to the completed work, where the outcome of a construction contract can be determined reliably and accepted by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity at the interim balance sheet date which is accepted by the customers and reflected in the sales invoices.

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 it is probable will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred.

##### *Sale of goods*

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

##### *Rendering of services*

Revenue is recognized when services are rendered and completed.

##### *Rental income*

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

##### *Interest*

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

#### 3.19 Taxation

##### *Current income tax*

Current tax assets and liabilities for the current and prior period 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 by the separate balance sheet date.

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

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

##### *Deferred tax*

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

## Coteccons Construction Joint Stock Company

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

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.19 Taxation (continued)

##### *Deferred tax (continued)*

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 related transaction affects neither the accounting profit nor taxable profit or loss;
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures 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.

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 utilized, 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;
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

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

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

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on either the same taxable entity or when the Company intends to either settle current tax liabilities and assets on a net basis or to realize 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.

## Coteccons Construction Joint Stock Company

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

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.20 Related parties

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

### 4. CASH AND CASH EQUIVALENTS

	VND	
	30 June 2021	31 December 2020
Cash on hand	12,100	-
Cash at banks	406,172,419,461	128,851,752,266
Cash in transits	-	76,101,743,649
Cash equivalents (*)	50,000,000,000	466,603,182,100
<b>TOTAL</b>	<b>456,172,431,561</b>	<b>671,556,678,015</b>

(\*) Cash equivalents represent bank deposits with a term under three (3) months and earn interest at the rates of 3.3% per annual.

### 5. HELD TO MATURITY INVESTMENTS

	VND	
	30 June 2021	31 December 2020
Short-term bank deposits (*)	620,000,000,000	433,000,000,000
Short-term bonds	102,220,750,000	-
<b>TOTAL</b>	<b>722,220,750,000</b>	<b>433,000,000,000</b>

(\*) Short-term bank deposits include deposits at commercial banks with a term of three (3) months or more but under one year and earn interest at the rates from 4.9% to 7.5% per annual.

## Coteccons Construction Joint Stock Company

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

### 6. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

#### 6.1 Short-terms trade receivables

	VND	
	30 June 2021	31 December 2020
Hoi An South Development Co. Ltd.	808,059,188,585	933,514,005,301
Others	4,884,212,312,739	5,141,183,132,489
<b>TOTAL</b>	<b>5,692,271,501,324</b>	<b>6,074,697,137,790</b>
Provision for doubtful short-term receivables	(435,299,080,723)	(419,010,002,001)
<b>NET</b>	<b>5,256,972,420,601</b>	<b>5,655,687,135,789</b>
<i>In which:</i>		
Trade receivables from other parties	5,673,126,789,343	6,066,026,815,650
Trade receivables from related parties (Note 29)	19,144,711,981	8,670,322,140

*Details of movements of provision for doubtful short-term trade receivables:*

	VND	
	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Beginning balance	(419,010,002,001)	(188,469,800,125)
Add: Provision during the period	(16,289,078,722)	(1,858,345,895)
Ending balance	<b>(435,299,080,723)</b>	<b>(190,328,146,020)</b>

#### 6.2 Short-term advances to suppliers

	VND	
	30 June 2021	31 December 2020
Dado Ceramica SRL	8,498,133,380	-
Sen Interior Decoration Company Limited	6,204,032,004	11,962,428,255
Vinfast Production and Trading Company Limited	4,805,937,908	3,513,326,057
Others	28,160,107,507	43,229,569,708
<b>TOTAL</b>	<b>47,668,210,799</b>	<b>58,705,324,020</b>

Coteccons Construction Joint Stock Company

B09a-DN

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

6. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS (continued)

6.3 Doubtful debts

No.	Client name	30 June 2021			31 December 2020			Net
		Ending balance	Provision	Net	Ending balance	Provision	Net	
1	Minh Viet Investment Joint Stock Company	121,951,773,910	121,951,773,910	-	121,951,773,910	121,951,773,910	-	
2	Tai Nguyen Construction Production Commercial Co., Ltd	60,375,923,291	60,375,923,291	-	60,375,923,291	60,375,923,291	-	
3	Others	659,852,839,297	252,971,383,522	406,881,455,775	665,304,439,297	236,682,304,800	428,622,134,497	
	<b>TỔNG CỘNG</b>	<b>842,180,536,498</b>	<b>435,299,080,723</b>	<b>406,881,455,775</b>	<b>847,632,136,498</b>	<b>419,010,002,001</b>	<b>428,622,134,497</b>	

VND

7. OTHER SHORT-TERM RECEIVABLES

	30 June 2021	31 December 2021
Interest receivable	33,346,070,903	43,743,084,082
Prepayment to repurchase stock from employees under Employee Share Option Plan	23,755,200,000	-
Advances to construction teams and employees	9,583,548,146	4,785,284,489
Short-term deposits	4,740,126,119	4,153,986,152
Others	1,971,640,901	1,844,234,023
<b>TOTAL</b>	<b>73,396,586,069</b>	<b>54,526,588,746</b>
Provision for doubtful other short-term receivables	(26,037,962,694)	(26,037,962,694)
<b>NET</b>	<b>47,358,623,375</b>	<b>28,488,626,052</b>

VND



## Coteccons Construction Joint Stock Company

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

### 8. INVENTORIES

	VND	
	30 June 2021	31 December 2020
Construction work in process (*)	851,488,384,314	987,975,095,835
Tools and supplies	170,055,970	-
<b>TOTAL</b>	<b>851,658,440,284</b>	<b>987,975,095,835</b>
Provision for obsolete inventories	(22,179,876,044)	(30,932,057,853)
<b>NET</b>	<b>829,478,564,240</b>	<b>957,043,037,982</b>

(\*) The details of work in process of on-going construction projects are as follows:

	VND	
	30 June 2021	31 December 2020
58 Tay Ho project	127,441,276,869	79,252,945,966
CR8 Residential	86,722,521,822	66,782,240,012
Other constructions projects	637,324,585,623	841,939,909,857
<b>TOTAL</b>	<b>851,488,384,314</b>	<b>987,975,095,835</b>

Detail of movements of provision for obsolete inventories:

	VND	
	For the six-month period ended 30 June 2021	For the six-month period ended 30 June 2020
Beginning balance	(30,932,057,853)	-
Less: Reversal of provision during the period	8,752,181,809	-
Ending balance	<b>(22,179,876,044)</b>	-

### 9. PREPAID EXPENSES

	VND	
	30 June 2021	31 December 2020
<b>Short-term</b>	<b>5,478,981,450</b>	<b>6,387,670,315</b>
Office tools and equipment	5,478,981,450	6,387,670,315
<b>Long-term</b>	<b>42,988,674,644</b>	<b>68,323,807,566</b>
Office tools and equipment	27,302,402,357	27,852,851,226
Construction tools and equipment	15,686,272,287	40,470,956,340
<b>TOTAL</b>	<b>48,467,656,094</b>	<b>74,711,477,881</b>

Cofecons Construction Joint Stock Company

B09a-DN

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

10. TANGIBLE FIXED ASSETS

	Buildings & structures	Machinery & equipment	Means of transportation	Office equipment	VND Total
<b>Cost:</b>					
As at 31 December 2020	185,965,595,586	537,500,043,548	40,677,948,300	32,342,121,897	796,485,709,331
Newly purchase	-	-	-	1,536,631,364	1,536,631,364
Reclassification	4,894,092,081	-	-	-	4,894,092,081
Write-off	(1,401,903,600)	-	-	(5,105,421,990)	(6,507,325,590)
As at 30 June 2021	189,457,784,067	537,500,043,548	40,677,948,300	28,773,331,271	796,409,107,186
<i>In which:</i>					
Fully depreciated	21,382,736,763	20,994,519,297	22,002,645,818	14,569,282,689	78,949,184,567
<b>Accumulated depreciation:</b>					
As at 31 December 2020	(78,756,511,159)	(241,632,480,207)	(29,336,924,451)	(25,305,542,923)	(375,031,458,740)
Depreciation for the period	(5,597,573,122)	(28,381,827,021)	(1,644,667,008)	(2,271,882,989)	(37,895,950,140)
Reclassification	(1,015,418,718)	-	-	-	(1,015,418,718)
Write-off	1,401,903,600	-	-	5,105,421,990	6,507,325,590
As at 30 June 2021	(83,967,599,399)	(270,014,307,228)	(30,981,591,459)	(22,472,003,922)	(407,435,502,008)
<b>Net carrying amount:</b>					
As at 31 December 2020	107,209,084,427	295,867,563,341	11,341,023,849	7,036,578,974	421,454,250,591
As at 30 June 2021	105,490,184,668	267,485,736,320	9,696,356,841	6,301,327,349	388,973,605,178

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

## 11. INTANGIBLE FIXED ASSETS

			VND
	Land use rights	Software	Total
<b>Cost:</b>			
As at 31 December 2020	81,539,243,238	21,103,191,507	102,642,434,745
Transfer from construction in progress	-	852,802,500	852,802,500
Newly purchase	-	43,799,280	43,799,280
Write-off	-	(9,995,496,785)	(9,995,496,785)
As at 30 June 2021	81,539,243,238	12,004,296,502	93,543,539,740
<i>In which:</i>			
Fully depreciated	-	2,143,334,042	2,143,334,042
<b>Accumulated amortisation:</b>			
As at 31 December 2020	(4,510,779,579)	(15,962,384,153)	(20,473,163,732)
Amortisation for the period	(172,096,098)	(1,644,532,592)	(1,816,628,690)
Write-off	-	9,995,496,785	9,995,496,785
As at 30 June 2021	(4,682,875,677)	(7,611,419,960)	(12,294,295,637)
<b>Net carrying value:</b>			
As at 31 December 2020	77,028,463,659	5,140,807,354	82,169,271,013
As at 30 June 2021	76,856,367,561	4,392,876,542	81,249,244,103

## 12. INVESTMENT PROPERTIES

			VND
	Office building	Others	Total
<b>Cost:</b>			
As at 31 December 2020	72,234,622,480	18,620,363,909	90,854,986,389
Reclassification	(4,894,092,081)	-	(4,894,092,081)
As at 30 June 2021	67,340,530,399	18,620,363,909	85,960,894,308
<b>Accumulated depreciation:</b>			
As at 31 December 2020	(24,573,785,551)	(5,315,079,496)	(29,888,865,047)
Reclassification	1,015,418,718	-	1,015,418,718
Depreciation for the period	(1,287,696,998)	(372,407,286)	(1,660,104,284)
As at 30 June 2021	(24,846,063,831)	(5,687,486,782)	(30,533,550,613)
<b>Net carrying amount:</b>			
As at 31 December 2020	47,660,836,929	13,305,284,413	60,966,121,342
As at 30 June 2021	42,494,466,568	12,932,877,127	55,427,343,695

The fair value of the investment properties was not formally assessed and determined as at 30 June 2021. However, given the present occupancy rate of these properties, it is management's assessment that these properties' market values are higher than their carrying value as at the interim separate balance sheet date.

Coteccons Construction Joint Stock Company

B09a-DN

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

13. LONG-TERM INVESTMENTS

	30 June 2021		31 December 2020		VND
	Cost	Provision	Cost	Provision	
Investments in subsidiaries (Note 13.1)	2,510,348,360,000	-	2,510,348,360,000	-	
Investments in associates (Note 13.2)	177,600,000,000	(129,164,412,305)	177,600,000,000	(116,775,050,642)	
Investment in another entity (Note 13.3)	57,960,000,000	-	57,960,000,000	-	
<b>TOTAL</b>	<b>2,745,908,360,000</b>	<b>(129,164,412,305)</b>	<b>2,745,908,360,000</b>	<b>(116,775,050,642)</b>	

13.1 Investment in subsidiaries

Name	Address	30 June 2021		31 December 2020	
		Ownership %	Amount VND	Ownership %	Amount VND
Covestcons Company Limited	Ho Chi Minh City, Viet Nam	100	1,872,000,000,000	100	1,872,000,000,000
Unicons Investment Construction Company Limited	Ho Chi Minh City, Viet Nam	100	638,348,360,000	100	638,348,360,000
<b>TOTAL</b>			<b>2,510,348,360,000</b>		<b>2,510,348,360,000</b>

Coteccons Construction Joint Stock Company

B09a-DN

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

13. LONG-TERM INVESTMENTS (continued)

13.2 *Investment in associates*

Name	30 June 2021		31 December 2020			
	Ownership %	Amount VND	Provision VND	Ownership %	Amount VND	Provision VND
FCC Infrastructure Investment Joint Stock Company	42.36	159,600,000,000	(111,164,412,305)	42.36	159,600,000,000	(98,775,050,642)
Quang Trong Commercial Joint Stock Company	36.00	18,000,000,000	(18,000,000,000)	36.00	18,000,000,000	(18,000,000,000)
<b>TOTAL</b>		<b>177,600,000,000</b>	<b>(129,164,412,305)</b>		<b>177,600,000,000</b>	<b>(116,775,050,642)</b>

13.3 *Investment in another entity*

Name	30 June 2021		31 December 2020	
	Ownership %	Amount VND	Ownership %	Amount VND
Ricons Construction Investment Joint Stock Company ("Ricons")	14.30	57,960,000,000	14.30	57,960,000,000

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

#### 14. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

##### 14.1 Short-term trade payables

	VND	
	30 June 2020	31 December 2020
Unicons Investment Construction Company Limited	340,594,057,064	409,460,504,704
Ricons Group Investment Construction Joint Stock Company	244,431,910,090	225,633,180,567
Others	1,677,165,631,839	2,106,689,910,703
<b>TOTAL</b>	<b><u>2,262,191,598,993</u></b>	<b><u>2,741,783,595,974</u></b>
<i>In which:</i>		
Trade payables from other parties	1,921,597,541,929	2,332,323,091,270
Trade payables from related party (Note 30)	340,594,057,064	409,460,504,704

##### 14.2 Short-term advances from customers

	VND	
	30 June 2021	31 December 2020
Le Phong Investment and Development Company Limited	93,824,653,275	39,761,805,781
Phu My Hung Development Company Limited	48,614,868,630	46,528,101,913
Sabeco HP Investment Company Limited	38,353,156,843	38,353,156,843
Others	137,425,322,027	158,136,849,856
<b>TOTAL</b>	<b><u>318,218,000,775</u></b>	<b><u>282,779,914,393</u></b>

## Coteccons Construction Joint Stock Company

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

15. STATUTORY OBLIGATIONS	31 December 2020		Increase in the period	Net off	Payment in the period	30 June 2021	
							VND
Corporate income tax	29,010,902,237	20,414,364,523		-	(43,240,153,040)	6,185,113,720	
Personal income tax	8,323,997,469	41,241,656,969		(7,825,398,877)	(37,496,708,696)	4,243,546,865	
Value added tax	-	348,522,551,265		(316,800,270,913)	(31,722,280,352)	-	
Others	-	4,000,000		-	(4,000,000)	-	
<b>TOTAL</b>	<b>37,334,899,706</b>	<b>410,182,572,757</b>		<b>(324,625,669,790)</b>	<b>(112,463,142,088)</b>	<b>10,428,660,585</b>	
16. SHORT-TERM ACCRUED EXPENSES							
	31 December 2020				30 June 2021		VND
Cost of construction projects					939,190,830,568	1,056,255,960,198	
Bonus for employees					111,411,234,834	-	
Bonus for Board Of Directors, Board Of Supervision					1,742,500,000	1,800,000,000	
Others					450,080,000	859,889,300	
<b>TOTAL</b>					<b>1,052,794,645,402</b>	<b>1,058,915,849,498</b>	

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

**17. SHORT-TERM UNEARNED REVENUE**

	<i>30 June 2021</i>	<i>31 December 2020</i>
Unearned revenue from construction works	82,277,856,871	38,534,455,904
Unearned revenue from office leasing	<u>702,594,066</u>	<u>813,426,066</u>
<b>TOTAL</b>	<b><u>82,980,450,937</u></b>	<b><u>39,347,881,970</u></b>

**18. OTHER PAYABLES**

	<i>VND</i>	
	<i>30 June 2021</i>	<i>31 December 2020</i>
<b>Short-term</b>	<b>81,668,826,287</b>	<b>91,350,584,224</b>
Dividend payables	74,751,517,825	467,844,825
Payable to construction teams and employees	4,069,814,088	13,525,393,284
Payable to repurchase stock	-	76,101,743,649
Others	<u>2,847,494,374</u>	<u>1,255,602,466</u>
<b>Long-term</b>	<b>2,039,203,038</b>	<b>2,039,203,038</b>
Deposits	<u>2,039,203,038</u>	<u>2,039,203,038</u>
<b>TOTAL</b>	<b><u>83,708,029,325</u></b>	<b><u>93,389,787,262</u></b>

**19. SHORT-TERM AND LONG-TERM PROVISIONS**

	<i>VND</i>	
	<i>30 June 2021</i>	<i>31 December 2020</i>
<b>Short-term</b>	<b>106,144,792,934</b>	<b>61,564,265,454</b>
Provisions for onerous contract	53,838,291,323	-
Provisions for construction warranty	<u>52,306,501,611</u>	<u>61,564,265,454</u>
<b>Long-term</b>	<b>2,578,097,884</b>	<b>3,049,007,726</b>
Severance allowance	<u>2,578,097,884</u>	<u>3,049,007,726</u>
<b>TOTAL</b>	<b><u>108,722,890,818</u></b>	<b><u>64,613,273,180</u></b>

**20. BONUS AND WELFARE FUND**

	<i>VND</i>	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Beginning balance	75,636,006,559	63,372,625,981
Increase in the period (Note 21.1)	-	41,450,950,058
Utilization of fund	<u>(1,805,280,000)</u>	<u>(15,026,575,942)</u>
Ending balance	<b><u>73,830,726,559</u></b>	<b><u>89,797,000,097</u></b>



## Coteccons Construction Joint Stock Company

B09a-DN

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

### 21. OWNERS' EQUITY

#### 21.1 Increase and decrease in owners' equity

	Share capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	VND Total
<b>For the six-month period ended 30 June 2020</b>						
As at 31 December 2019	792,550,000,000	3,038,990,175,385	(443,424,538,999)	3,165,476,350,792	678,969,316,275	7,232,561,303,453
Net profit for the period	-	-	-	-	189,305,959,108	189,305,959,108
Profit appropriation	-	-	-	288,862,350,751	(288,862,350,751)	-
Transfer to bonus and welfare fund (Note 20)	-	-	-	-	(41,450,950,058)	(41,450,950,058)
Dividends declared	-	-	-	-	(228,877,719,000)	(228,877,719,000)
As at 30 June 2020	792,550,000,000	3,038,990,175,385	(443,424,538,999)	3,454,338,701,543	309,084,255,574	7,151,538,593,503
<b>For the six-month period ended 30 June 2021</b>						
As at 31 December 2020	792,550,000,000	3,038,990,175,385	(519,526,282,648)	3,454,338,701,543	240,719,412,642	7,007,072,006,922
Net profit for the period	-	-	-	-	18,232,504,202	18,232,504,202
Treasury share	-	-	(78,108,372,435)	-	-	(78,108,372,435)
Dividends declared	-	-	-	-	(74,283,673,000)	(74,283,673,000)
As at 30 June 2021	792,550,000,000	3,038,990,175,385	(597,634,655,083)	3,454,338,701,543	184,668,243,844	6,872,912,465,689

## Coteccons Construction Joint Stock Company

B09a-DN

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

**21. OWNERS' EQUITY (continued)****21.2 Capital transactions with owners and distribution of dividends**

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
<b>Contributed share capital</b>		
Beginning balance and ending balance	792,550,000,000	792,550,000,000
<b>Dividends</b>		
Dividends declared	74,283,673,000	228,877,719,000

**21.3 Shares**

	<i>Number of shares</i>	
	<i>30 June 2021</i>	<i>31 December 2020</i>
Authorised shares	79,255,000	79,255,000
Shares issued and fully paid	79,255,000	79,255,000
<i>Ordinary shares</i>	79,255,000	79,255,000
Treasury shares	4,971,327	3,922,427
<i>Ordinary shares</i>	4,971,327	3,922,427
Outstanding shares	74,283,673	75,332,573
<i>Ordinary shares</i>	74,283,673	75,332,573

**21.4 Dividends**

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
<b>Dividends paid during the period</b>		
<i>Dividends on ordinary shares</i>		
Dividends by cash	-	234,954,950

**22. REVENUES****22.1 Revenues from sale of goods and rendering of services**

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Rendering of construction contracts (*)	3,468,851,895,597	5,480,044,715,123
Rendering of supporting services	12,000,000,000	-
Rental of construction equipment	10,435,798,894	8,099,093,365
Rental income from investment properties	7,024,959,127	8,079,322,780
Others	2,348,001,968	3,230,000,064
<b>TOTAL</b>	<b><u>3,500,660,655,586</u></b>	<b><u>5,499,453,131,332</u></b>

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

**22. REVENUES**

(\*) Revenue from construction contracts recognised during the period are as follows:

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Revenue recognised during the period of the going construction contracts	3,349,873,869,678	5,419,239,613,960
Revenue recognised during the period of the completed construction contracts	<u>118,978,025,919</u>	<u>60,805,101,163</u>
<b>TOTAL</b>	<b><u>3,468,851,895,597</u></b>	<b><u>5,480,044,715,123</u></b>

**22.2 Finance income**

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Interest from bank deposits	15,155,312,065	44,530,591,342
Foreign exchange gains	<u>177,823,799</u>	<u>-</u>
<b>TOTAL</b>	<b><u>15,333,135,864</u></b>	<b><u>44,530,591,342</u></b>

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

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Cost of rendered construction services	3,298,638,378,576	5,160,619,679,665
Cost of supporting services	12,000,000,000	-
Cost of construction equipment leased	10,367,283,246	7,783,411,065
Operating cost of office rental services	4,716,438,120	4,948,182,325
Others	<u>1,214,294,651</u>	<u>933,677,368</u>
<b>TOTAL</b>	<b><u>3,326,936,394,593</u></b>	<b><u>5,174,284,950,423</u></b>

**24. FINANCE EXPENSES**

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Provision for diminution in value of investment	12,389,361,663	14,792,640,889
Interest expense	776,870,047	-
Foreign exchange differences	<u>-</u>	<u>2,659,557</u>
<b>TOTAL</b>	<b><u>13,166,231,710</u></b>	<b><u>14,795,300,446</u></b>

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

**25. ADMINISTRATIVE EXPENSES**

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Labour costs	115,901,951,673	88,429,025,289
External services expenses	22,840,244,946	14,565,270,395
Depreciation and amortisation	11,165,732,130	12,912,520,179
Provision expenses	16,289,078,722	1,858,345,895
Other expenses	5,705,758,184	16,671,309,330
<b>TOTAL</b>	<b><u>171,902,765,655</u></b>	<b><u>134,436,471,088</u></b>

**26. OTHER INCOME AND EXPENSES**

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
<b>Other income</b>	<b>21,621,594,641</b>	<b>16,720,190,986</b>
Reversal of warranty provisions	18,273,723,845	6,336,223,369
Reversal of over accrued expenses	1,284,814,040	4,388,577,058
Gains from disposal of fixed assets	-	2,814,545,455
Others	2,063,056,756	3,180,845,104
<b>Other expenses</b>	<b><u>(1,621,853,419)</u></b>	<b><u>(1,639,101,863)</u></b>
<b>TOTAL</b>	<b><u>19,999,741,222</u></b>	<b><u>15,081,089,123</u></b>

**27. PRODUCTION AND OPERATING COSTS**

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
External services	2,234,569,333,129	3,352,790,494,730
Raw materials	554,617,482,866	1,150,119,580,579
Labour costs	393,608,420,436	310,674,436,494
Provision	61,375,188,236	-
Tools and supplies	54,014,406,983	53,425,464,375
Depreciation and amortization (Notes 10, 11 and 12)	41,372,683,114	43,402,962,913
Others	22,794,933,963	82,660,686,436
<b>TOTAL</b>	<b><u>3,362,352,448,727</u></b>	<b><u>4,993,073,625,527</u></b>

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

## 28. CORPORATE INCOME TAX (continued)

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

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

### 28.1 CIT expense

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Current tax expense	20,315,992,948	64,247,642,739
Adjustment for under (over) accrual of tax from prior periods	<u>98,371,575</u>	<u>(1,125,939,464)</u>
	20,414,364,523	63,121,703,275
Deferred tax income	<u>(14,658,728,011)</u>	<u>(16,879,572,543)</u>
<b>TOTAL</b>	<b><u>5,755,636,512</u></b>	<b><u>46,242,130,732</u></b>

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

	VND	
	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
<b>Accounting profit before tax</b>	<b><u>23,988,140,714</u></b>	<b><u>235,548,089,840</u></b>
At CIT rate of 20% applicable to the Company	4,797,628,143	47,109,617,968
<i>Adjustments:</i>		
Non-deductible expenses	859,636,794	258,452,228
Adjustment for under (over) accrual of tax from prior periods	<u>98,371,575</u>	<u>(1,125,939,464)</u>
<b>Estimated current CIT expense</b>	<b><u>5,755,636,512</u></b>	<b><u>46,242,130,732</u></b>

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

## 28. CORPORATE INCOME TAX

### 28.2 Current tax

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

### 28.3 Deferred tax

The followings are the major deferred tax assets recognised by the Company, and the movements thereon, during the current and previous period:

	VND			
	<i>Interim separate balance sheet</i>		<i>Interim separate income statement</i>	
	<i>30 June 2021</i>	<i>31 December 2020</i>	<i>For the six-month period ended 30 June 2021</i>	<i>For the six-month period ended 30 June 2020</i>
Provision for doubtful debts	48,471,201,495	45,213,385,751	3,257,815,744	-
Provision for investments	22,232,882,461	19,755,010,128	2,477,872,333	16,879,572,543
Provision for onerous contract	10,767,658,265	-	10,767,658,265	-
Provision for obsolete inventories	4,435,975,208	6,186,411,571	(1,750,436,363)	-
Severance allowance	515,619,577	609,801,545	(94,181,968)	-
Foreign exchange differences arising from revaluation of monetary accounts denominated in foreign currency	(6,801,121)	(6,801,121)	-	-
<b>Net deferred tax assets</b>	<b><u>86,416,535,885</u></b>	<b><u>71,757,807,874</u></b>		
<b>Deferred tax income</b>			<b><u>14,658,728,011</u></b>	<b><u>16,879,572,543</u></b>

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

**29. TRANSACTIONS WITH RELATED PARTIES**

Significant transactions with related parties during the current and previous periods were as follows:

Related parties	Relationship	Nature of transaction	VND	
			For the six-month period ended 30 June 2020	For the six-month period ended 30 June 2019
Unicons Investment Construction Company Limited	Subsidiary	Construction cost	419,557,422,911	355,743,312,370
		Equipment rental income	9,170,934,040	5,724,986,590
		Office rental income	2,064,413,922	2,085,293,981
		Construction service income	1,006,790,713	-
		Equipment rental expense	812,379,586	602,786,118
		Others	336,457,565	307,685,767
Covestcons Company Limited	Subsidiary	Rendering of supporting service	12,000,000,000	-
Mr Trinh Ngoc Hien	Related party	Service rendered	2,310,000,000	-
Kusto Group Pte. Ltd.	Related party	Office rental income	170,785,825	-

The outstanding balances due from and due to related parties as at interim balance sheet dates were as follows:

Related parties	Relationship	Nature of transaction	VND	
			30 June 2021	31 December 2020
<b>Short-term trade receivables</b>				
Covestcons Company Limited	Subsidiary	Rendering of supporting service	13,200,000,000	-
Unicons Investment Construction Company Limited	Subsidiary	Office rental, equipment rental	5,810,605,261	8,536,215,420
Kusto Group Pte. Ltd.	Related party	Office rental	134,106,720	134,106,720
			<u>19,144,711,981</u>	<u>8,670,322,140</u>
<b>Short-term trade payables</b>				
Unicons Investment Construction Company Limited	Subsidiary	Construction cost and equipment rental	340,594,057,064	409,460,504,704
<b>Long-term other payables</b>				
Kusto Group Pte. Ltd.	Related party	Deposit	257,105,120	257,105,120

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

## 29. TRANSACTIONS WITH RELATED PARTIES (continued)

### *Transactions with other related parties*

Remuneration to members of the Board of Directors, Board of Supervision and Board of Management:

	<i>Remuneration</i>		VND
	<i>Current year</i>	<i>Previous year</i>	
Remuneration to members of the Board of Directors, Board of Supervision and Board of Management	12,437,290,961	13,795,288,783	

## 30. COMMITMENTS

The Company leases out its Coteccons Building property under operating lease arrangements. The future minimum rental receivables as at the interim balance sheet dates under the operating lease agreements are as follows:

	VND	
	<i>30 June 2021</i>	<i>31 December 2020</i>
Less than 1 year	24,723,935,580	12,890,183,580
From 1 to 5 years	11,538,760,425	17,859,166,215
<b>TOTAL</b>	<b><u>36,262,696,005</u></b>	<b><u>30,749,349,795</u></b>

## 31. IMPORTANT EVENT IN THE YEAR

### *Covid-19 pandemic*

The Covid-19 pandemic is resulting in an economic slowdown and adversely impacting most businesses and industries. This situation may bring uncertainties and have an impact on the environment in which the Company operates. The Company's management has continuously monitored ongoing developments and assessed the financial impact in respects of the valuation of assets, provisions and contingent liabilities, and has used estimates and judgement in respect of various issues as the situation has evolved, using the best information obtained up to the date of this interim separate financial statements.



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

**32. EVENTS AFTER THE INTERIM SEPARATE BALANCE SHEET DATE**

On 22 June 2021, the Board of Directors of the Company approved the Decision No. 14/2021/QĐ-CT about capital contribution plan to CTD FUTUREIMPACT Joint Stock Company amounting to VND 4,490,000,000 to hold 89.8% equity interest. As at the date of this interim separate financial statements, the Company has completed the capital contribution.

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

A red circular stamp is positioned in the center-right of the signature area. The stamp contains the text: 'M.S.D. 03118/2019/Đ.T.C.P.' around the top inner edge, 'CÔNG TY CỔ PHẦN XÂY DỰNG COTECCONS' in the center, and 'Q. BÌNH THẠNH - TP. HỒ CHÍ MINH' around the bottom inner edge. There are three handwritten signatures in blue ink: one on the left, one in the middle overlapping the stamp, and one on the right.

\_\_\_\_\_  
To Thanh Su  
Preparer

\_\_\_\_\_  
Cao Thi Mai Le  
Chief Accountant

\_\_\_\_\_  
Pham Quan Luc  
Deputy General Director

26 August 2021