

## **Coteccons Construction Joint Stock Company**

Separate financial statements

For the year ended 31 December 2020



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For the year ended 31 December 2020



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# 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 BRCs and ERC.

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

Mr. Bolat Duisenov	Chairman	appointed on 5 October 2020
	Member	appointed on 22 June 2020
Mr. Nguyen Ba Duong	Chairman	resigned on 2 October 2020
Mr. Talgat Turumbayev	Member	
Mr. Yerkin Tatishev	Member	
Mr. Tan Chin Tiong	Member	
Mr. Herwig Guido H. Van Hove	Member	appointed on 22 June 2020
Mr. Nguyen Quoc Hiep	Member	resigned on 12 October 2020
Mr. Nguyen Sy Cong	Member	resigned on 21 June 2020
Mr. Tran Quyet Thang	Member	resigned on 20 June 2020

### BOARD OF SUPERVISION

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

Mr. Luis Fernando Garcia Agraz	Head of Board of Supervision
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 year and at the date of this report are:

Mr. Vo Thanh Liem	Deputy General Director	appointed on 6 August 2020,
Mr. Vo Thanh Liem	Acting General Director	resigned on 5 March 2021
Mr. Nguyen Sy Cong	General Director	resigned on 5 August 2020
Mr. Pham Quan Luc	Deputy General Director	appointed on 9 October 2020
Mr. Tu Dai Phuc	Deputy General Director	resigned on 12 October 2020
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
Mr. Tran Tri Gia Nguyen	Deputy General Director	appointed on 9 October 2020
Mr. Tran Quang Quan	Deputy General Director	resigned on 5 August 2020
Mr. Tran Van Chinh	Deputy General Director	resigned on 30 September 2020

### LEGAL REPRESENTATIVE

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

Mr. Bolat Duisenov	appointed on 6 August 2020
Mr. Talgat Turumbayev	appointed on 2 February 2021
Mr. Nguyen Ba Duong	to 2 October 2020

Mr. Pham Quan Luc is authorised by Mr. Bolat Duisenov to sign the accompanying separate financial statements for the year ended 31 December 2020 in accordance with the Power of Attorney No. 1277/2021/UQ-CTHDQT 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 separate financial statements of the Company for the year ended 31 December 2020.

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

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

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make 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 separate financial statements; and
- ▶ prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

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

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

### STATEMENT BY MANAGEMENT

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

The Company has subsidiaries as disclosed in the separate financial statements. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 155/2015/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2020 dated 30 March 2021.

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

For and on behalf of management:

Pham Quan Luc  
Deputy General Director

Ho Chi Minh City, Vietnam

30 March 2021

Reference: 60813343/22321723

## **INDEPENDENT AUDITORS' REPORT**

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

We have audited the accompanying separate financial statements of Coteccons Construction Joint Stock Company ("the Company") as prepared on 30 March 2021 and set out on pages 6 to 42, which comprise the separate balance sheet as at 31 December 2020, and the separate income statement and the separate cash flow statement for the year then ended and the notes thereto.

### ***The Management's responsibility***

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

### ***Auditors' responsibility***

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the separate financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the separate financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the separate financial statements.

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

### **Opinion**

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

### **Other matter**

The separate financial statements of the Company for the year ended 31 December 2019 were audited by another audit firm which expressed an unmodified opinion on those financial statements on 27 March 2020.

In addition, we draw attention to Note 32 of the separate financial statements. In 2020, the Company's management restated and reclassified certain items to reflect better and fair presentation of the last year separate financial statements.

Our opinion is not modified in respect of this matter.

### **Ernst & Young Vietnam Limited**



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



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

Ho Chi Minh City, Vietnam

30 March 2021



SEPARATE BALANCE SHEET  
as at 31 December 2020


VND

Code	ASSETS	Notes	Ending balance	Beginning balance (As restated – Note 32)
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>8,066,256,905,170</b>	<b>10,194,861,890,259</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>5</b>	<b>671,556,678,015</b>	<b>666,404,061,868</b>
111	1. Cash		204,953,495,915	92,404,061,868
112	2. Cash equivalents		466,603,182,100	574,000,000,000
<b>120</b>	<b>II. Short-term investment</b>		<b>433,000,000,000</b>	<b>1,064,500,000,000</b>
123	1. Held-to-maturity investments	6	433,000,000,000	1,064,500,000,000
<b>130</b>	<b>III. Current accounts receivable</b>		<b>5,742,881,085,861</b>	<b>7,098,578,536,800</b>
131	1. Short-term trade receivables	7.1	6,074,697,137,790	6,993,860,753,306
132	2. Short-term advances to suppliers	7.2	58,705,324,020	212,476,325,103
136	3. Other short-term receivables	8	54,526,588,746	106,749,221,210
137	4. Provision for doubtful short-term receivables	7.1, 8	(445,047,964,695)	(214,507,762,819)
<b>140</b>	<b>IV. Inventory</b>	<b>9</b>	<b>957,043,037,982</b>	<b>1,187,898,968,197</b>
141	1. Inventories		987,975,095,835	1,187,898,968,197
149	2. Provision for obsolete inventories		(30,932,057,853)	-
<b>150</b>	<b>V. Other current assets</b>		<b>261,776,103,312</b>	<b>177,480,323,394</b>
151	1. Short-term prepaid expenses	10	6,387,670,315	3,456,235,463
152	2. Value-added tax deductibles		255,388,432,997	174,024,087,931
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>3,334,616,310,294</b>	<b>3,401,927,413,483</b>
<b>220</b>	<b>I. Fixed assets</b>		<b>503,623,521,604</b>	<b>582,714,740,819</b>
221	1. Tangible fixed assets	11	421,454,250,591	496,525,158,047
222	Cost		796,485,709,331	833,555,745,079
223	Accumulated depreciation		(375,031,458,740)	(337,030,587,032)
227	2. Intangible fixed assets	12	82,169,271,013	86,189,582,772
228	Cost		102,642,434,745	102,091,916,320
229	Accumulated amortisation		(20,473,163,732)	(15,902,333,548)
<b>230</b>	<b>II. Investment properties</b>	<b>13</b>	<b>60,966,121,342</b>	<b>64,427,562,298</b>
231	1. Cost		90,854,986,389	90,854,986,389
232	2. Accumulated depreciation		(29,888,865,047)	(26,427,424,091)
<b>240</b>	<b>III. Long-term asset in progress</b>		<b>811,742,550</b>	<b>574,839,300</b>
242	1. Construction in progress		811,742,550	574,839,300
<b>250</b>	<b>IV. Long-term investments</b>		<b>2,629,133,309,358</b>	<b>2,658,303,138,176</b>
251	1. Investments in subsidiaries	14.1	2,510,348,360,000	2,510,348,360,000
252	2. Investments in associates	14.2	177,600,000,000	235,560,000,000
253	3. Investments in other entity	14.3	57,960,000,000	-
254	4. Provision for long-term investments	14.2	(116,775,050,642)	(87,605,221,824)
<b>260</b>	<b>V. Other long-term assets</b>		<b>140,081,615,440</b>	<b>95,907,132,890</b>
261	1. Long-term prepaid expenses	10	68,323,807,566	94,651,883,634
262	2. Deferred tax assets	29.3	71,757,807,874	1,255,249,256
<b>270</b>	<b>TOTAL ASSETS</b>		<b>11,400,873,215,464</b>	<b>13,596,789,303,742</b>


SEPARATE BALANCE SHEET (continued)  
as at 31 December 2020

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance (As restated – Note 32)
<b>300</b>	<b>C. LIABILITIES</b>		<b>4,393,801,208,542</b>	<b>6,364,228,000,289</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>4,388,712,997,778</b>	<b>6,357,375,741,748</b>
311	1. Short-term trade payables	15.1	2,741,783,595,974	3,828,970,090,260
312	2. Short-term advances from customers	15.2	282,779,914,393	672,338,835,120
313	3. Statutory obligations	16	37,334,899,706	61,827,487,223
315	4. Short-term accrued expenses	17	1,058,915,849,498	1,598,992,786,852
318	5. Short-term unearned revenue	18	39,347,881,970	52,996,977,238
319	6. Other short-term payables	19	91,350,584,224	32,317,782,262
321	7. Short-term provision	20	61,564,265,454	46,559,156,812
322	8. Bonus and welfare fund	21	75,636,006,559	63,372,625,981
<b>330</b>	<b>II. Non-current liabilities</b>		<b>5,088,210,764</b>	<b>6,852,258,541</b>
337	1. Other long-term liabilities	19	2,039,203,038	542,006,657
342	2. Long-term provision	20	3,049,007,726	6,310,251,884
<b>400</b>	<b>D. OWNERS' EQUITY</b>		<b>7,007,072,006,922</b>	<b>7,232,561,303,453</b>
<b>410</b>	<b>I. Capital</b>	<b>22.1</b>	<b>7,007,072,006,922</b>	<b>7,232,561,303,453</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		(519,526,282,648)	(443,424,538,999)
418	4. Investment and development fund		3,454,338,701,543	3,165,476,350,792
421	5. Undistributed earnings		240,719,412,642	678,969,316,275
421a	- Undistributed earnings of prior year		119,778,296,466	228,483,347,506
421b	- Undistributed earnings of current year		120,941,116,176	450,485,968,769
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>11,400,873,215,464</b>	<b>13,596,789,303,742</b>

  
Phan Hong Thanh  
Preparer

  
Cao Thi Mai Le  
Chief Accountant

  
Pham Quan Luc  
Deputy General Director


30 March 2021


SEPARATE INCOME STATEMENT  
for the year ended 31 December 2020

VND

Code	ITEMS	Notes	Current year	Previous year (As restated – Note 32)
01	1. Revenue from sale of goods and rendering of services	23.1	10,314,690,312,895	18,720,486,219,616
02	2. Deductions	23.1	(31,112,346,115)	-
10	3. Net revenue from sale of goods and rendering of services	23.1	10,283,577,966,780	18,720,486,219,616
11	4. Cost of goods sold and services rendered	24	(9,700,556,189,139)	(17,976,655,544,593)
20	5. Gross profit from sale of goods and rendering of services		583,021,777,641	743,830,675,023
21	6. Finance income	23.2	73,780,844,639	189,963,658,777
22	7. Finance expenses	25	(29,172,488,375)	(69,606,510,382)
26	8. General and administrative expenses	26	(500,815,695,045)	(334,880,008,337)
30	9. Operating profit		126,814,438,860	529,307,815,081
31	10. Other income	27	26,925,117,588	32,304,346,246
32	11. Other expenses	27	(2,944,689,766)	(1,700,359,790)
40	12. Other profit	27	23,980,427,822	30,603,986,456
50	13. Accounting profit before tax		150,794,866,682	559,911,801,537
51	14. Current corporate income tax expense	29.1	(100,356,309,124)	(108,981,160,610)
52	15. Deferred tax income	29.3	70,502,558,618	(444,672,158)
60	16. Net profit after tax		120,941,116,176	450,485,968,769

  
 Phan Hong Thanh  
Preparer

  
 Cao Thi Mai Le  
Chief Accountant

  
 Phạm Quan Lục  
Deputy General Director


30 March 2021

SEPARATE CASH FLOW STATEMENT  
for the year ended 31 December 2020


VND

Code	ITEMS	Notes	Current year	Previous year (As restated – Note 32)
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01	Accounting profit before tax		150,794,866,682	559,911,801,537
	Adjustments for:			
02	Depreciation and amortisation	11, 12, 13	86,085,383,756	84,521,411,502
03	Provisions		302,385,953,031	56,566,769,249
05	Profits from investing activities		(75,787,217,385)	(193,517,005,406)
08	Operating profit before changes in working capital		463,478,986,084	507,482,976,882
09	Decrease (increase) in receivables		994,565,155,476	(294,120,772,811)
10	Decrease in inventories		199,923,872,362	10,161,277,347
11	Decrease in payables		(2,074,937,916,335)	(510,951,901,306)
12	Decrease in prepaid expenses		23,396,641,216	153,494,781,956
15	Corporate income tax paid	16	(96,829,736,297)	(134,855,694,354)
17	Other cash outflows from operating activities		(29,187,569,480)	(119,869,147,745)
20	Net cash flows used in operating activities		(519,590,566,974)	(388,658,480,031)
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	Purchases of fixed assets		(3,770,331,139)	(68,698,104,907)
22	Proceeds from disposals of fixed assets		3,471,505,105	5,690,058,370
23	Term deposits at banks		(1,373,000,000,000)	(3,388,600,000,000)
24	Collections from term deposits at banks		2,004,500,000,000	5,688,500,000,000
25	Payment for investment in other entities		-	(1,664,600,000,000)
27	Interest and dividends received		122,649,047,705	276,187,705,461
30	Net cash flows from investing activities		753,850,221,671	848,479,658,924
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
31	Issuance of shares	22.1	-	50,345,000,000
32	Capital redemption		-	(3,865,600,000)
36	Dividends paid	22.4	(229,107,038,550)	(229,028,397,550)
40	Net cash flows used in financing activities		(229,107,038,550)	(182,548,997,550)


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

VND

Code	ITEMS	Notes	Current year	Previous year (As restated – Note 32)
50	Net increase in cash and cash equivalents for the year		5,152,616,147	277,272,181,343
60	Cash and cash equivalents at beginning of year		666,404,061,868	389,131,880,525
70	Cash and cash equivalents at end of year	5	671,556,678,015	666,404,061,868

  
 Phan Hong Thanh  
Preparer

  
 Cao Thi Mai Le  
Chief Accountant

  
 Pham Quan Luc  
Deputy General Director

30 March 2021



NOTES TO THE SEPARATE FINANCIAL STATEMENTS  
as at 31 December 2020 and for the year 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 BRCs and ERCs.

The Company 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 31 December 2020 was 983 (31 December 2019: 1,447).

**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 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 31 December 2020 and 31 December 2019, the Company holds 100% equity interest and voting rights 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.

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 31 December 2020 and 31 December 2019, the Company holds 100% equity interest and voting rights 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 31 December 2020 and 31 December 2019, the Company holds 69.98 % equity interest and voting rights in Phu Nhuan 168.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2020 and for the year then ended**2. BASIS OF PREPARATION****2.1 Purpose of preparing the separate financial statements**

The Company has subsidiaries as disclosed in *Note 1 and Note 14.1*. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 155/2015/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2020 dated 30 March 2021.

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

**2.2 Applied accounting standards and system**

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

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

Accordingly, the accompanying separate financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the 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 separate financial statements are prepared in VND which is also the Company's accounting currency.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2020 and for the year 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 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 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 separate balance sheet date.

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



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2020 and for the year 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 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 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 and/or amortisation. Investment properties held for capital appreciation are not depreciated/amortised 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 and amortisation of investment properties are 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 separate income statement in the year 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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2020 and for the year 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 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 separate balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the separate income statement as incurred.

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

*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 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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2020 and for the year 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 expense in the 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 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 year 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 and related implementing guidance. The average monthly salary used in this calculation will be revised at the end of each reporting period following the average monthly salary of the 6-month period up to the reporting date. Any increase to the accrued amount will be taken to the separate income statement.

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

**3.14 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.

**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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2020 and for the year then ended**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.15 Foreign currency transactions (continued)**

At the end of the year, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the 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 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 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:

**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 balance sheet date which is accepted by the customers and reflected in the sales invoices.



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

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

#### 3.18 *Revenue recognition* (continued)

##### *Construction contracts* (continued)

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 lease term.

##### *Interest*

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

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

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to 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 balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2020 and for the year 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 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;
- ▶ 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 utilised.

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 utilised. Previously unrecognised deferred tax assets are re-assessed at each separate balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

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

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to 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 either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2020 and for the year 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 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. SIGNIFICANT EVENT

*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 financial statements.

5. CASH AND CASH EQUIVALENTS

	VND	
	Ending balance	Beginning balance
Cash on hand	-	1,216,053,596
Cash at banks	128,851,752,266	91,188,008,272
Cash in transits	76,101,743,649	-
Cash equivalents (*)	466,603,182,100	574,000,000,000
<b>TOTAL</b>	<b>671,556,678,015</b>	<b>666,404,061,868</b>

(\*) Cash equivalents represent bank deposits with a term under three (3) months and earn interest at the applicable rates.

6. HELD TO MATURITY INVESTMENTS

Held to maturity investments include deposits at commercial banks with a term of three (3) months or more but under one year and earn interest at the applicable rates.

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

## 7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

### 7.1 Short-terms trade receivables

	Ending balance	VND Beginning balance
Hoi An South Development Co. Ltd.	933,514,005,301	1,052,674,643,124
Ricons Group Investment Construction	98,828,957,020	176,096,844,135
Joint Stock Company	5,042,354,175,469	5,765,089,266,047
Others		
<b>TOTAL</b>	<b>6,074,697,137,790</b>	<b>6,993,860,753,306</b>
Provision for doubtful short-term receivables	(419,010,002,001)	(188,469,800,125)
<b>NET</b>	<b>5,655,687,135,789</b>	<b>6,805,390,953,181</b>
<i>In which:</i>		
Trade receivables from related parties (Note 30)	8,670,322,140	178,662,005,126

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

	Current year	VND Previous year
Beginning balance	188,469,800,125	183,823,935,386
Provision during the year	230,540,201,876	4,645,864,739
Ending balance	<b>419,010,002,001</b>	<b>188,469,800,125</b>

### 7.2 Short-term advances to suppliers

	Ending balance	VND Beginning balance
Sen Interior Decoration Company Limited	11,962,428,255	-
DTHome House Development Company Limited	10,408,614,335	-
Gia Minh Invest Trading Company Limited	9,287,966,543	-
New Land Trading Service Joint Stock Company	8,485,411,564	1,549,850,611
TTT Construction and Trading Joint Stock Company	-	68,336,868,742
Bao Thach International Joint Stock Company	-	45,520,372,208
AsianTime International Ltd. (Vietnam)	-	29,076,245,494
R.E.E Refrigeration Electrical Engineering	-	28,600,000,000
Technical and Service Joint Stock Company	18,560,903,323	39,392,988,048
Others		
<b>TOTAL</b>	<b>58,705,324,020</b>	<b>212,476,325,103</b>



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

## 8. OTHER SHORT-TERM RECEIVABLES

	VND	
	Ending balance	Beginning balance
Interest receivable	43,743,084,082	92,611,287,148
Advances to construction teams and employees	4,785,284,489	8,065,482,425
Short-term deposits	4,153,986,152	3,879,222,591
Others	1,844,234,023	2,193,229,046
<b>TOTAL</b>	<b>54,526,588,746</b>	<b>106,749,221,210</b>
Provision for doubtful short-term receivables	(26,037,962,694)	(26,037,962,694)
<b>NET</b>	<b>28,488,626,052</b>	<b>80,711,258,516</b>
<i>In which:</i>		
Receivables from other parties	54,526,588,746	72,618,536,279
Receivables from a related party (Note 30)	-	34,130,684,931

## 9. INVENTORIES

	VND			
	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Construction work in process (*)	987,975,095,835	(30,932,057,853)	1,187,898,968,197	-

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

	VND	
	Ending balance	Beginning balance
Saigon Spirit project	134,039,156,758	1,107,085,090
Crowne Plaza Phu Quoc project	130,318,953,938	144,237,154,283
58 Tay Ho project	79,252,945,966	111,440,096,700
Other constructions projects	644,364,039,173	931,114,632,124
<b>TOTAL</b>	<b>987,975,095,835</b>	<b>1,187,898,968,197</b>

*Detail of movements of provision for obsolete inventories*

	VND	
	Current year	Previous year
Provision during the year and ending balance	30,932,057,853	-

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

## 10. PREPAID EXPENSES

		VND
	<i>Ending balance</i>	<i>Beginning balance</i>
<b>Short-term</b>	<b>6,387,670,315</b>	<b>3,456,235,463</b>
Office tools and equipment	6,387,670,315	3,456,235,463
<b>Long-term</b>	<b>68,323,807,566</b>	<b>94,651,883,634</b>
Construction tools and equipment	40,470,956,340	64,969,649,007
Office tools and equipment	27,852,851,226	29,682,234,627
<b>TOTAL</b>	<b><u>74,711,477,881</u></b>	<b><u>98,108,119,097</u></b>

# Coteccons Construction Joint Stock Company

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

## 11. TANGIBLE FIXED ASSETS

	Buildings & structures	Machinery & equipment	Means of transportation	Office equipment	Total
<b>Cost</b>					VND
Beginning balance	185,267,053,122	587,922,028,800	41,456,537,573	30,040,684,297	844,686,303,792
As previously reported					(11,130,558,713)
Impact of retrospective adjustments (Note 32)	-	(11,130,558,713)	-	-	
As restated	185,267,053,122	576,791,470,087	41,456,537,573	30,040,684,297	833,555,745,079
New purchases	698,542,464	-	209,220,000	3,180,029,600	4,087,792,064
Reclassification	-	(12,445,427,701)	-	-	(12,445,427,701)
Write off	-	(2,748,127,248)	-	-	(2,748,127,248)
Disposal	-	(24,097,871,590)	(987,809,273)	(878,592,000)	(25,964,272,863)
Ending balance	185,965,595,586	537,500,043,548	40,677,948,300	32,342,121,897	796,485,709,331
In which:					
Fully depreciated	21,796,290,163	13,825,168,962	18,015,716,882	18,811,766,497	72,448,942,504
<b>Accumulated depreciation</b>					
Beginning balance	(67,295,520,325)	(233,065,725,152)	(25,954,042,980)	(21,599,884,946)	(347,915,173,403)
As previously reported					10,884,586,371
Impact of retrospective adjustments (Note 32)	-	10,884,586,371	-	-	
As restated	(67,295,520,325)	(222,181,138,781)	(25,954,042,980)	(21,599,884,946)	(337,030,587,032)
Depreciation for the year	(11,460,990,834)	(57,637,181,061)	(4,370,690,744)	(4,584,249,977)	(78,053,112,616)
Reclassification	-	11,581,682,005	-	-	11,581,682,005
Write off	-	2,506,286,040	-	-	2,506,286,040
Disposal	-	24,097,871,590	987,809,273	878,592,000	25,964,272,863
Ending balance	(78,756,511,159)	(241,632,480,207)	(29,336,924,451)	(25,305,542,923)	(375,031,458,740)
<b>Net carrying amount</b>					
Beginning balance (As restated – Note 32)	117,971,532,797	354,610,331,306	15,502,494,593	8,440,799,351	496,525,158,047
Ending balance	107,209,084,427	295,867,563,341	11,341,023,849	7,036,578,974	421,454,250,591

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

## 12. INTANGIBLE FIXED ASSETS

			VND Total
	Land use rights	Software	
<b>Cost</b>			
Beginning balance	81,539,243,238	20,552,673,082	102,091,916,320
New purchases	-	550,518,425	550,518,425
Ending balance	81,539,243,238	21,103,191,507	102,642,434,745
In which:			
Fully depreciated	-	8,733,270,805	8,733,270,805
<b>Accumulated amortisation</b>			
Beginning balance	(4,166,587,383)	(11,735,746,165)	(15,902,333,548)
Amortisation for the year	(344,192,196)	(4,226,637,988)	(4,570,830,184)
Ending balance	(4,510,779,579)	(15,962,384,153)	(20,473,163,732)
<b>Net carrying value</b>			
Beginning balance	77,372,655,855	8,816,926,917	86,189,582,772
Ending balance	77,028,463,659	5,140,807,354	82,169,271,013

## 13. INVESTMENT PROPERTIES

			VND Total
	Office building	Others	
<b>Cost</b>			
Beginning balance and ending balance	72,234,622,480	18,620,363,909	90,854,986,389
<b>Accumulated depreciation</b>			
Beginning balance	(21,857,159,167)	(4,570,264,924)	(26,427,424,091)
Depreciation for the year	(2,716,626,384)	(744,814,572)	(3,461,440,956)
Ending balance	(24,573,785,551)	(5,315,079,496)	(29,888,865,047)
<b>Net carrying amount</b>			
Beginning balance	50,377,463,313	14,050,098,985	64,427,562,298
Ending balance	47,660,836,929	13,305,284,413	60,966,121,342

The fair value of the investment properties was not formally assessed and determined as at 31 December 2020. However, given market value at 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 separate balance sheet date.

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

#### 14. LONG-TERM INVESTMENTS

	Ending balance		Beginning balance		VND
	Cost	Provision	Cost	Provision	
Investments in subsidiaries (Note 14.1)	2,510,348,360,000	-	2,510,348,360,000	-	-
Investments in associates (Note 14.2)	177,600,000,000	(116,775,050,642)	235,560,000,000	(87,605,221,824)	-
Investment in another entity (Note 14.3)	57,960,000,000	-	-	-	-
<b>TOTAL</b>	<b>2,745,908,360,000</b>	<b>(116,775,050,642)</b>	<b>2,745,908,360,000</b>	<b>(87,605,221,824)</b>	

#### 14.1 Investment in subsidiaries

Name	Address	Business activities	Ending balance		Beginning balance	
			Ownership %	Amount VND	Ownership %	Amount VND
Covestcons Company Limited	Ho Chi Minh City, Viet Nam	Commission services and trade of real estates	100	1,872,000,000,000	100	1,872,000,000,000
Uy Nam Investment Construction Company Limited	Ho Chi Minh City, Viet Nam	Construction services	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>

## 14. LONG-TERM INVESTMENTS (continued)

## 14.2 Investment in associates

### 14.3 Investment in another entity

(\*) The authorisation for 8.8% of voting right in Ricons given to the Company were expired on 31 December 2019. According the Company has no significant influence on Ricons and the investment in Ricons was reclassified as investment in another entity.

(\*) The authorisation for 8.8% of voting right in Ricons given to the Company were expired on 31 December 2019. According the Company has no significant influence on Ricons and the investment in Ricons was reclassified as investment in another entity.



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 15. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

### 15.1 Short-term trade payables

		VND
	Ending balance	Beginning balance
Ricons Group Investment Construction Joint Stock Company	225,633,180,567	593,792,393,704
Riland Investment Joint Stock Company	-	93,238,700,322
Others	2,516,150,415,407	3,141,938,996,234
<b>TOTAL</b>	<b>2,741,783,595,974</b>	<b>3,828,970,090,260</b>
<i>In which:</i>		
Trade payables from related parties (Note 30)	409,460,504,704	951,043,147,699

### 15.2 Short-term advances from customers

		VND
	Ending balance	Beginning balance
Thai Son Construction Investment Joint Stock Company	57,387,230,960	76,609,584,169
Phu My Hung Development Company Limited	46,528,101,913	69,089,850,597
Le Phong Investment And Development Company Limited	39,761,805,781	-
Sabeco HP Investment Company Limited	38,353,156,843	38,353,156,843
Phuong Nam 3A-2 Real Estate Business Joint Stock Company	-	114,618,345,120
Nam Long Investment Joint Stock Company	-	81,985,535,472
Sunny World Development and Management Joint Stock Company	-	69,846,217,233
Others	100,749,618,896	221,836,145,686
<b>TOTAL</b>	<b>282,779,914,393</b>	<b>672,338,835,120</b>



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

## 16. STATUTORY OBLIGATIONS

	Beginning balance	Increase in the year	Off set in the year	Payment in the year	VND Ending balance
Corporate income tax	24,358,389,946	101,482,248,588	-	(96,829,736,297)	29,010,902,237
Personal income tax	37,469,097,277	60,109,465,865	-	(89,254,565,673)	8,323,997,469
Value-added tax	-	1,015,797,687,698	(860,477,104,152)	(155,320,583,546)	-
Others	-	1,618,459,050	-	(1,618,459,050)	-
<b>TOTAL</b>	<b>61,827,487,223</b>	<b>1,179,007,861,201</b>	<b>(860,477,104,152)</b>	<b>(343,023,344,566)</b>	<b>37,334,899,706</b>

## 17. SHORT-TERM ACCRUED EXPENSES

	Ending balance	VND Beginning balance
Cost of construction projects	1,056,255,960,198	1,598,432,786,852
Bonus for Board Of Directors, Board Of Supervision	1,800,000,000	560,000,000
Others	859,889,300	-
<b>TOTAL</b>	<b>1,058,915,849,498</b>	<b>1,598,992,786,852</b>



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

## 18. SHORT-TERM UNEARNED REVENUE

	VND	
	Ending balance	Beginning balance
Unearned revenue from construction works	38,534,455,904	52,996,977,238
Unearned revenue from office leasing	813,426,066	-
<b>TOTAL</b>	<b>39,347,881,970</b>	<b>52,996,977,238</b>

## 19. OTHER PAYABLES

	VND	
	Ending balance	Beginning balance
<b>Short-term</b>	<b>91,350,584,224</b>	<b>32,317,782,262</b>
Payable to repurchase stock	76,101,743,649	-
Payable to construction teams and employees	13,525,393,284	22,362,884,539
Others	1,723,447,291	9,954,897,723
<b>Long-term</b>	<b>2,039,203,038</b>	<b>542,006,657</b>
Deposits	2,039,203,038	542,006,657
<b>TOTAL</b>	<b>93,389,787,262</b>	<b>32,859,788,919</b>

## 20. SHORT-TERM AND LONG-TERM PROVISIONS

	VND	
	Ending balance	Beginning balance
<b>Short-term</b>		
Provisions for construction warranty	61,564,265,454	46,559,156,812
<b>Long-term</b>		
Severance allowance	3,049,007,726	6,310,251,884

## 21. BONUS AND WELFARE FUND

	VND	
	Ending balance	Beginning balance
Beginning balance	63,372,625,981	124,572,650,726
Increase in the year (Note 22.1)	41,450,950,058	57,516,000,000
Utilization of fund	(29,187,569,480)	(118,716,024,745)
<b>Ending balance</b>	<b>75,636,006,559</b>	<b>63,372,625,981</b>

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

## 22. OWNERS' EQUITY

### 22.1 Increase and decrease in owners' equity

	Share capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings (As restated - Note 32)	Total
	VND					
<b>Previous Year</b>						
Beginning balance	783,550,000,000	2,997,645,175,385	(439,558,938,999)	2,583,711,350,792	1,096,642,066,506	7,021,989,653,684
Increase in capital	9,000,000,000	41,345,000,000	-	-	-	50,345,000,000
Treasury shares	-	-	(3,865,600,000)	-	-	(3,865,600,000)
Net profit for the year - As restated - Note 32	-	-	-	-	450,485,968,769	450,485,968,769
Profit appropriation	-	-	-	581,765,000,000	(581,765,000,000)	-
Transfer to bonus and welfare fund (Note 21)	-	-	-	-	(57,516,000,000)	(57,516,000,000)
Dividends declared	-	-	-	-	(228,877,719,000)	(228,877,719,000)
Ending balance	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
<b>Current year</b>						
Beginning balance	792,550,000,000	3,038,990,175,385	(443,424,538,999)	3,165,476,350,792	679,215,288,617	7,232,807,275,795
As previously reported Impact of retrospective adjustments - Note 32	-	-	-	-	(245,972,342)	(245,972,342)
As restated - Note 32	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 year	-	-	-	-	120,941,116,176	120,941,116,176
Profit appropriation	-	-	-	288,862,350,751	(288,862,350,751)	-
Transfer to bonus and welfare fund (Note 21)	-	-	-	-	(41,450,950,058)	(41,450,950,058)
Treasury shares	-	-	(76,101,743,649)	-	-	(76,101,743,649)
Dividends declared	-	-	-	-	(228,877,719,000)	(228,877,719,000)
Ending balance	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



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

**22. OWNERS' EQUITY (continued)**

**22.2 Capital transactions with owners and distribution of dividends**

		VND
	Current year	Previous year
<b>Contributed share capital</b>		
Beginning balance	792,550,000,000	783,550,000,000
Increase in year	-	9,000,000,000
Ending balances	<u>792,550,000,000</u>	<u>792,550,000,000</u>
<b>Dividends</b>		
Dividends declared	228,877,719,000	228,877,719,000
Dividends paid	229,107,038,550	229,028,397,550

**22.3 Shares**

	Number of shares	
	Ending balance	Beginning balance
Authorised shares	79,255,000	79,255,000
Shares issued and fully paid	79,255,000	79,255,000
Ordinary shares	79,255,000	79,255,000
Treasury shares	3,922,427	2,962,427
Ordinary shares	3,922,427	2,962,427
Outstanding shares	75,332,573	76,292,573
Ordinary shares	75,332,573	76,292,573

**22.4 Dividends**

		VND
	Current year	Previous year
<b>Dividends paid during the year</b>		
Dividends on ordinary shares		
Dividends by cash	229,107,038,550	229,028,397,550

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

## 23. REVENUES

## 23.1 Revenues from sale of goods and rendering of services

	VND	
	Current year	Previous year
<b>Gross revenue</b>	<b>10,314,690,312,895</b>	<b>18,720,486,219,616</b>
<i>In which:</i>		
<i>Rendering of construction contracts</i>	10,273,703,725,498	18,592,812,548,932
<i>Rental of construction equipments</i>	17,740,075,271	15,322,063,590
<i>Rental income from investment properties</i>	12,483,037,783	16,422,825,623
<i>Others</i>	10,763,474,343	95,928,781,471
<b>Less</b>	<b>(31,112,346,115)</b>	<b>-</b>
<i>Sale allowances</i>	(31,112,346,115)	-
<b>NET REVENUE</b>	<b>10,283,577,966,780</b>	<b>18,720,486,219,616</b>
<i>In which:</i>		
<i>Rendering of construction contracts (*)</i>	10,242,591,379,383	18,592,812,548,932
<i>Rental of construction equipments</i>	17,740,075,271	15,322,063,590
<i>Rental income from investment properties</i>	12,483,037,783	16,422,825,623
<i>Others</i>	10,763,474,343	95,928,781,471

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

	VND	
	Current year	Previous year
Revenue recognised during the period of the on-going construction contracts	10,074,291,415,232	18,571,459,213,086
Revenue recognised during the period of the completed construction contracts	168,299,964,151	21,353,335,846
<b>TOTAL</b>	<b>10,242,591,379,383</b>	<b>18,592,812,548,932</b>
Cumulative revenue recognised up to end of year of the on-going construction contracts	52,366,270,822,342	57,492,801,217,347

## 23.2 Finance income

	VND	
	Current year	Previous year
Interest income from bank deposits	74,983,485,538	167,283,658,777
Interest income from late payment	(10,274,640,899)	-
Dividends	9,072,000,000	22,680,000,000
<b>TOTAL</b>	<b>73,780,844,639</b>	<b>189,963,658,777</b>

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

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

	VND	
	<i>Current year</i>	<i>Previous year</i>
Rendering of construction services	9,670,306,192,925	17,863,425,127,747
Rental of construction equipment	16,942,343,876	14,408,158,558
Rental of investment property	9,537,710,202	9,563,283,190
Others	3,769,942,136	89,258,975,098
<b>TOTAL</b>	<b>9,700,556,189,139</b>	<b>17,976,655,544,593</b>

**25. FINANCE EXPENSES**

	VND	
	<i>Current year</i>	<i>Previous year</i>
Provision for diminution in value of investment	29,169,828,818	69,605,221,824
Foreign exchange differences	2,659,557	1,288,558
<b>TOTAL</b>	<b>29,172,488,375</b>	<b>69,606,510,382</b>

**26. ADMINISTRATIVE EXPENSES**

	VND	
	<i>Current year</i>	<i>Previous year</i>
Labour costs	187,614,109,280	239,592,231,524
Provision expense	227,278,957,718	2,422,503,947
Depreciation and amortisation	25,068,179,786	24,732,147,294
Expense for external services	32,437,683,103	31,364,210,309
Others	28,416,765,158	36,768,915,263
<b>TOTAL</b>	<b>500,815,695,045</b>	<b>334,880,008,337</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 27. OTHER INCOME AND EXPENSES

	VND	
	Current year	Previous year (As restated – Note 32)
<b>OTHER INCOME</b>	<b>26,925,117,588</b>	<b>32,304,346,246</b>
Reversal of warranty provision	10,966,875,303	14,578,310,191
Compensation and penalty	6,043,917,753	4,061,400,459
Reversal of over accrued expenses	4,686,720,708	6,691,132,071
Gain from disposal of fixed assets	3,111,959,650	3,799,318,971
Others	2,115,644,174	3,174,184,554
<b>OTHER EXPENSES</b>	<b>(2,944,689,766)</b>	<b>(1,700,359,790)</b>
<b>OTHER PROFIT</b>	<b>23,980,427,822</b>	<b>30,603,986,456</b>

## 28. PRODUCTION AND OPERATING COSTS

	VND	
	Current year	Previous year
External services expenses	6,801,529,888,147	12,611,521,462,836
Raw material	2,060,671,234,424	4,386,228,186,393
Labour cost	586,063,959,642	731,350,037,176
Provision	258,211,015,571	2,422,503,947
Tools and suppliers	102,768,953,436	196,012,508,090
Depreciation and amortization (Notes 11, 12 and 13)	86,085,383,756	84,521,411,502
Others	106,117,576,846	200,059,190,541
<b>TOTAL</b>	<b>10,001,448,011,822</b>	<b>18,212,115,300,485</b>

## 29. CORPORATE INCOME TAX

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. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the separate financial statements could change at a later date upon final determination by the tax authorities.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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**29. CORPORATE INCOME TAX (continued)**

**29.1 CIT expense**

		VND
	Current year	Previous period
Current tax expense	100,400,525,694	109,458,269,775
Adjustment for over accrual of tax from prior years	(44,216,570)	(477,109,165)
	100,356,309,124	108,981,160,610
Deferred tax income	(70,502,558,618)	444,672,158
<b>TOTAL</b>	<b>29,853,750,506</b>	<b>109,425,832,768</b>

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

		VND
	Current year	Previous period (As restated – Note 32)
<b>Accounting profit before tax</b>	<b>150,794,866,682</b>	<b>559,911,801,537</b>
At CIT rate of 20% applicable to the Company	30,158,973,336	111,982,360,307
<i>Adjustments:</i>		
Dividend income	(1,814,400,000)	(4,536,000,000)
Non-deductible expenses	1,553,393,741	2,456,581,626
Adjustment for over accrual of tax from prior years	(44,216,570)	(477,109,165)
<b>Estimated current CIT expense</b>	<b>29,853,750,507</b>	<b>109,425,832,768</b>

**29.2 Current tax**

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



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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29. CORPORATE INCOME TAX (continued)

29.3 *Deferred tax*

The following are the deferred tax assets and deferred tax liabilities recognised by the Company, and the movements thereon, during the current and previous years:

	<i>Separate balance sheet</i>		<i>Separate income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current year</i>	<i>Previous year</i>
Provision for investments	19,755,010,128	-	19,755,010,128	-
Provision for doubtful debts	45,213,385,751	-	45,213,385,751	-
Provision for obsolete inventories	6,186,411,571	-	6,186,411,571	-
Severance allowance	609,801,545	1,262,050,377	(652,248,832)	(444,672,158)
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>71,757,807,874</u></b>	<b><u>1,255,249,256</u></b>	<b><u>70,502,558,618</u></b>	<b><u>(444,672,158)</u></b>
<b>Deferred tax income (expense)</b>				



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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 30. TRANSACTIONS WITH RELATED PARTIES

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

Related parties	Relationship	Nature of transaction	Current year	Previous year
				VND
Unicons Investment Construction Company Limited	Subsidiary	Construction cost Equipment rental income Office rental income Equipment rental expense Disposal of fixed assets and tools Others	1,247,342,840,762 13,224,911,272 4,142,771,571 1,440,051,751 - 735,201,929	635,652,497,304 10,749,275,020 4,439,314,955 107,900,956 857,425,645 618,986,216
Ricons Group Investment Construction Joint Stock Company	Related party (to 30 September 2020)	Construction cost Construction service income Office rental income Equipment rental expense Equipment rental income Purchase of construction materials Dividend Others	114,239,370,412 22,291,104,533 2,898,989,838 2,218,904,323 840,271,105 - - 516,438,955	1,229,921,873,283 326,882,023,911 4,546,200,804 3,524,048,046 2,517,254,754 47,182,939,442 22,680,000,000 753,986,216
Riland Investment Joint Stock Company	Related party (to 30 September 2020)	Purchase of construction materials	143,178,841,081	228,671,485,361
Kusto Group Pte. Ltd.	Related party	Office rental income	123,334,966	-
FCC Infrastructure Investment Joint Stock Company	Associate	Capital contribution	-	61,600,000,000
Covestcons Company Limited	Subsidiary	Capital contribution Interest income from capital contribution agreement	- - -	1,603,000,000,000 18,263,698,629

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

## 30. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Related parties	Relationship	Nature of transaction	Ending balance	Beginning balance
<b>Short-term trade receivables</b>				
Unicons Investment Construction Company Limited	Subsidiary	Office rental, equipment rental	8,536,215,420	2,565,160,991
Kusto Group Pte. Ltd.	Related party	Office rental	134,106,720	-
Ricons Group Investment Construction Joint Stock Company	Related party (to 30 September 2020)	Construction services, office rental, equipment rental	-	176,096,844,135
			<b>8,670,322,140</b>	<b>178,662,005,126</b>
<b>Other short-term receivables</b>				
Covestcons Company Limited	Subsidiary	Interest	-	34,130,684,931
<b>Short-term trade payables</b>				
Unicons Investment Construction Company Limited	Subsidiary	Construction cost and equipment rental	409,460,504,704	264,012,053,673
Ricons Group Investment Construction Joint Stock Company	Related party (to 30 September 2020)	Construction cost, purchase of construction materials and equipment rental	-	593,792,393,704
Riland Investment Joint Stock Company	Related party (to 30 September 2020)	Construction cost, purchase of construction materials	-	93,238,700,322
			<b>409,460,504,704</b>	<b>951,043,147,699</b>



NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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30. TRANSACTIONS WITH RELATED PARTIES (continued)

*Transactions with other related parties*

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

Individuals	Position	VND	
		Current year	Previous year
Mr. Bolat Duisenov	Chairman of BOD	-	-
Mr. Herwig Guido H. Van Hove	Member of BOD	-	-
Mr. Nguyen Ba Duong	Chairman of BOD to 2 October 2020	6,943,349,361	20,565,840,314
Mr. Nguyen Quoc Hiep	Member of BOD to 12 October 2020	111,000,000	854,000,000
Mr. Talgat Turumbayev	Member of BOD	75,000,000	640,000,000
Mr. Tran Quyet Thang	Member of BOD to 20 June 2020	100,000,000	710,000,000
Mr. Tan Chin Tiong	Member of BOD	70,000,000	512,000,000
Mr. Yerkin Tatishev	Member of BOD	84,000,000	3,086,000,000
Mr. Nguyen Sy Cong	General Director to 5 August 2020	4,198,759,423	12,835,368,617
Mr. Vo Thanh Liem	Acting General Director	4,299,376,919	6,435,399,387
Mr. Pham Quan Luc	Deputy General Director	2,653,198,845	n/a
Mr. Tran Tri Gia Nguyen	Deputy General Director	1,477,489,813	-
Mr. Tu Dai Phuc	Deputy General Director to 12 October 2020	3,041,662,808	6,852,307,079
Mr. Tran Quang Quan	Deputy General Director to 5 August 2020	3,120,111,646	11,451,768,618
Mr. Tran Van Chinh	Deputy General Director to 30 September 2020	1,968,562,500	3,309,398,271
Mr. Dang Hoai Nam	Member of BOS	1,605,511,605	2,417,893,125
Mr. Luis Fernando Garcia Agraz	Head of Board of Supervision	66,000,000	436,000,000
Mr. Nguyen Minh Nhut	Member of BOS	66,000,000	376,000,000
<b>TOTAL</b>		<b>29,880,022,920</b>	<b>70,481,975,411</b>

31. COMMITMENTS

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

	VND	
	Ending balance	Beginning balance
Less than 1 year	12,890,183,580	12,541,798,724
From 1 to 5 years	17,859,166,215	45,700,425,063
<b>TOTAL</b>	<b>30,749,349,795</b>	<b>58,242,223,787</b>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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**32. RESTATEMENT OF PRIOR YEAR'S ERRORS AND RECLASSIFICATION OF CORRESPONDING FIGURES**

Management decided to retrospective adjust the omission in previous year where certain machineries and equipment were disposed but have not been recorded in accounting book. Accordingly, the Company recorded the decrease in "Tangible fixed assets" and the decrease in "Undistributed earnings" as at 31 December 2019 and the increase in "other expenses" for the year then ended by the amount of VND 245,972,342.

Impacts of retrospective adjustments to "Undistributed earnings" are summarized as follows:

VND

*As at 31 December 2019*

Undistributed earnings were reported previously	679,215,288,617
Impact of retrospective adjustment:	
Adjustment for overstatement of tangible fixed assets	(245,972,342)
Undistributed earnings after retrospective adjustments	<u>678,969,316,275</u>

In addition to the retrospective adjustments as disclosed above, certain corresponding figures on the separate financial statements as at and for the year ended 31 December 2019 have been reclassified to reflect the presentation of the current year's separate financial statements. Impacts of restatement and reclassification are as follow:

VND

	<i>As previously reported</i>	<i>Restatement</i>	<i>Restated amount</i>
<b>Separate balance sheet</b>			
<b>Non-Current Assets</b>			
Tangible fixed assets	496,771,130,389	(245,972,342)	496,525,158,047
Cost	844,686,303,792	(11,130,558,713)	833,555,745,079
Accumulated depreciation	(347,915,173,403)	10,884,586,371	(337,030,587,032)
<b>Capital</b>			
Undistributed earnings	679,215,288,617	(245,972,342)	678,969,316,275

	<i>As previously reported</i>	<i>Restatement</i>	<i>Restated amount</i>
<b>Separate income statement</b>			
Other expenses	(1,454,387,448)	(245,972,342)	(1,700,359,790)
Accounting profit before tax	560,157,773,879	(245,972,342)	559,911,801,537
Net profit after tax	450,731,941,111	(245,972,342)	450,485,968,769

**Separate cash flow statement**


**Cash flows from operating activities**

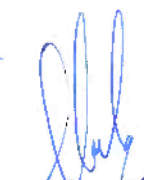
Accounting profit before tax	560,157,773,879	(245,972,342)	559,911,801,537
Profit from investing activities	(193,762,977,748)	245,972,342	(193,517,005,406)


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

### 33. EVENTS AFTER THE SEPARATE BALANCE SHEET DATE

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

  
Phan Hong Thanh  
Preparer

  
Cao Thi Mai Le  
Chief Accountant

  
Phan Quan Luc  
Acting General Director



30 March 2021

