

**SEAREFICO CORPORATION**

**INTERIM SEPARATE FINANCIAL STATEMENTS  
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2022**



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## SEAREFICO CORPORATION

### CORPORATE INFORMATION

#### Enterprise registration certificate joint stock company

No. 0301825452 was initially issued by the Department of Planning and Investment of Ho Chi Minh City on 18 September 1999 and the latest 20th amendment dated 2 November 2021.

#### Board of Directors

Mr. Le Tan Phuoc	Chairman
Mr. Nguyen Huu Thinh	Member
Mr. Ryota Fukuda	Member
Mr. Nishi Masayuki	Member
Mr. Le Quang Phuc	Member
Mr. Pham Kyle Anh Tuan	Member (from 25 February 2022)
Mr. Lee Men Leng	Member (to 24 February 2022)

#### Audit Committee

Mr. Pham Kyle Anh Tuan	Chairman
Mr. Nguyen Huu Thinh	Member

#### Science and technology Committee

Mr. Le Tan Phuoc	Chairman
Mr. Nishi Masayuki	Member

#### Compensation and Organisation Development Committee

Mr. Le Quang Phuc	Chairman
Mr. Nguyen Huu Thinh	Member

#### Board of Internal Audit under Board of Directors

Ms. Huynh Nhu Phuong	Chief Supervisor (from 1 July 2022)
Mr. Nguyen Chau Tran	Acting Chief Supervisor (to 30 June 2022)

## SEAREFICO CORPORATION

### CORPORATE INFORMATION (continued)

<b>Board of Management</b>	Ms. Nguyen Thi Thanh Huong	Chief Executive Officer (to 4 July 2022)
	Mr. Tran Dinh Muoi	Deputy General Director
	Mr. Pham Ngoc Son	Deputy General Director
	Mr. Huynh Khoi Binh	Deputy General Director
	Mr. Nguyen Quoc Cuong	Deputy General Director (to 1 July 2022)
	Mr. Phan Thanh Long	Chief Financial Officer
	Mr. Vuong Tran Quoc Thanh	Chief Accountant
<b>Legal representative</b>	Mr. Le Tan Phuoc	Chairman of Board of Directors
<b>Registered office</b>	14 <sup>th</sup> Floor, Centec Tower, 72-74 Nguyen Thi Minh Khai Street, Ward 6, District 3, Ho Chi Minh City, Vietnam	
<b>Auditor</b>	PwC (Vietnam) Limited	



## SEAREFICO CORPORATION

### STATEMENT OF THE BOARD OF MANAGEMENT

#### Statement of responsibility of the Board of Management of the Company in respect of the interim separate financial statements

The Board of Management of Searefico Corporation ("the Company") is responsible for preparing the interim separate financial statements of the Company which give a true and fair view of the interim separate financial position of the Company as at 30 June 2022, and the interim separate results of its operations and its interim separate cash flows for the six-month period then ended. In preparing these interim separate financial statements, the Board of Management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent; and
- prepare the interim separate financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of 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 which enable interim separate financial statements to be prepared which comply with the basis of accounting set out in Note 2 to the interim separate financial statements. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and error.

The legal representative has authorised the Chief Financial Officer of the Company to approve and sign the separate financial statements for the six-month period ended 30 June 2022 as per Power of Attorney No. 001/UQ/SRF/HĐQT/22 dated 4 July 2022.

#### Approval of the interim separate financial statements

We hereby, approve the accompanying interim separate financial statements as set out on pages 6 to 45 which give a true and fair view of the interim separate financial position of the Company as at 30 June 2022, and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of interim separate financial statements.

Users of these interim separate financial statements of the Company should read them together with the interim consolidated financial statements of the Company and its subsidiaries (together, "the Group") for the six-month period ended 30 June 2022 in order to obtain full information of the interim consolidated financial position and the interim consolidated results of operations and interim consolidated cash flows of the Group as a whole.

On behalf of the Board of Management



Phan Thanh Long  
Chief Financial Officer  
Authorised signatory authorised by Legal Representative

Ho Chi Minh City, SR Vietnam  
29 August 2022

## **REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL INFORMATION TO THE SHAREHOLDERS OF SEAREFICO CORPORATION**

We have reviewed the accompanying interim separate financial statements of Searefico Corporation ("the Company") which were prepared on 30 June 2022 and approved by the Board of Management on 29 August 2022. The interim separate financial statements comprise the interim separate balance sheet as at 30 June 2022, the interim separate income statement and the interim separate cash flow statement for the six-month period then ended, and explanatory notes to the interim separate financial statements including significant accounting policies, as set out on pages 6 to 45.

### **The Board of Management's Responsibility**

The Board of Management of the Company is responsible for the preparation and the true and fair presentation of these interim separate financial statements of the Company in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of interim financial statements, and for such internal control which the Board of 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.

### **Auditor's Responsibility**

Our responsibility is to express a conclusion on these interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410, "Review of interim financial information performed by the independent auditor of the entity."

A review of interim financial statements 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 are not presented fairly, in all material respects, the interim separate financial position of the Company as at 30 June 2022, its interim separate financial performance and interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of interim separate financial statements.

## Other Matters

The report on review of interim separate financial information is prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence.

## For and on behalf of PwC (Vietnam) Limited



Quach Thanh Chau  
Audit Practising Licence No:  
0875-2018-006-1  
Authorised signatory

Report reference number: HCM12705  
Ho Chi Minh City, SR Vietnam  
29 August 2022

## SEAREFICO CORPORATION

Form B 01a – DN

## INTERIM SEPARATE BALANCE SHEET

Code	ASSETS	Note	As at	
			30.6.2022 VND	31.12.2021 VND
<b>100</b>	<b>CURRENT ASSETS</b>		<b>728,769,679,548</b>	<b>697,639,081,578</b>
<b>110</b>	<b>Cash</b>	<b>3</b>	<b>21,578,090,374</b>	<b>18,248,461,423</b>
111	Cash		21,578,090,374	18,248,461,423
<b>120</b>	<b>Short-term investments</b>		<b>279,479,961,675</b>	<b>110,000,000,000</b>
123	Investment held-to-maturity	4(a)	279,479,961,675	110,000,000,000
<b>130</b>	<b>Short-term receivables</b>		<b>380,763,166,461</b>	<b>510,560,203,220</b>
131	Short-term trade accounts receivable	5	390,223,274,219	464,506,007,581
132	Short-term prepayments to suppliers	6	10,654,427,985	14,510,474,258
135	Short-term lendings	35(b)	4,188,000,000	1,150,000,000
136	Other short-term receivables	7(a)	20,259,345,038	49,767,567,153
137	Provision for doubtful debts – short-term	8	(44,561,880,781)	(19,373,845,772)
<b>140</b>	<b>Inventories</b>	<b>9</b>	<b>44,430,421,776</b>	<b>35,399,850,396</b>
141	Inventories		44,430,421,776	35,399,850,396
<b>150</b>	<b>Other current assets</b>		<b>2,518,039,262</b>	<b>23,430,566,539</b>
151	Short-term prepaid expenses	10(a)	561,305,519	376,351,597
152	Value added tax ("VAT") to be reclaimed	15(a)	1,747,416,766	23,054,214,942
153	Tax and other receivables from the State	15(a)	209,316,977	-
<b>200</b>	<b>LONG-TERM ASSETS</b>		<b>352,206,435,681</b>	<b>403,013,121,277</b>
<b>210</b>	<b>Long-term receivables</b>		<b>6,285,210,000</b>	<b>4,373,260,000</b>
212	Long-term prepayments to suppliers	35(b)	4,911,950,000	3,000,000,000
216	Other long-term receivables	7(b)	1,373,260,000	1,373,260,000
<b>220</b>	<b>Fixed assets</b>		<b>761,557,248</b>	<b>1,024,186,697</b>
221	Tangible fixed assets	11	761,557,248	1,024,186,697
222	Historical cost		8,117,033,655	8,117,033,655
223	Accumulated depreciation		(7,355,476,407)	(7,092,846,958)
227	Intangible fixed assets		-	-
228	Historical cost		2,011,626,260	2,011,626,260
229	Accumulated amortisation		(2,011,626,260)	(2,011,626,260)
<b>240</b>	<b>Long-term assets in progress</b>		<b>29,803,503,417</b>	<b>29,803,503,417</b>
242	Construction in progress	12	29,803,503,417	29,803,503,417
<b>250</b>	<b>Long-term investments</b>		<b>311,810,906,116</b>	<b>364,203,786,116</b>
251	Investments in subsidiaries	4(b)	308,354,188,754	308,354,188,754
252	Investments in associates	4(b)	-	51,392,880,000
253	Investments in other entities	4(b)	3,456,717,362	4,456,717,362
<b>260</b>	<b>Other long-term assets</b>		<b>3,545,258,900</b>	<b>3,608,385,047</b>
261	Long-term prepaid expenses	10(b)	462,523,344	500,911,491
262	Deferred income tax assets	22	3,082,735,556	3,107,473,556
<b>270</b>	<b>TOTAL ASSETS</b>		<b>1,080,976,115,229</b>	<b>1,100,652,202,855</b>

The notes on pages 10 to 45 are an integral part of these interim separate financial statements.

INTERIM SEPARATE BALANCE SHEET  
(continued)

Code	RESOURCES	Note	As at	
			30.6.2022 VND	31.12.2021 VND
<b>300</b>	<b>LIABILITIES</b>		<b>576,367,049,376</b>	<b>702,247,108,110</b>
<b>310</b>	<b>Short-term liabilities</b>		<b>571,277,043,194</b>	<b>696,097,731,775</b>
311	Short-term trade accounts payable	13	228,706,053,674	284,338,850,226
312	Short-term advances from customers	14	36,679,729,952	32,080,254,422
313	Tax and other payables to the State	15(b)	34,776,477,024	3,614,157,302
314	Payables to employees	16	1,190,906,141	1,352,598,009
315	Short-term accrued expenses	17	28,620,293,384	34,337,753,574
319	Other short-term payables	18(a)	12,453,542,399	14,004,157,905
320	Short-term borrowings	19	221,403,492,569	314,569,387,946
321	Provision for short-term liabilities	20(a)	603,576,530	606,161,130
322	Bonus and welfare funds	21	6,842,971,521	11,194,411,261
<b>330</b>	<b>Long-term liabilities</b>		<b>5,090,006,182</b>	<b>6,149,376,335</b>
337	Other long-term payables	18(b)	2,689,774,432	3,625,454,585
342	Provision for long-term liabilities	20(b)	2,400,231,750	2,523,921,750
<b>400</b>	<b>OWNERS' EQUITY</b>		<b>504,609,065,853</b>	<b>398,405,094,745</b>
<b>410</b>	<b>Capital and reserves</b>		<b>504,609,065,853</b>	<b>398,405,094,745</b>
411	Owners' capital	23, 24	355,667,800,000	355,667,800,000
411a	- Ordinary shares with voting rights		355,667,800,000	355,667,800,000
412	Share premium	24	284,019,059	284,019,059
415	Treasury shares	24	(29,238,407,099)	(29,238,407,099)
418	Investment and development funds	24	5,427,578,589	5,427,578,589
421	Undistributed earnings	24	172,468,075,304	66,264,104,196
421a	- Undistributed post-tax profits of previous years		64,509,973,663	48,722,798,863
421b	- Post-tax profits of current period/year		107,958,101,641	17,541,305,333
<b>440</b>	<b>TOTAL RESOURCES</b>		<b>1,080,976,115,229</b>	<b>1,100,652,202,855</b>

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 Nguyen Thi  
 Preparer

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 Vuong Tran Quoc Thanh  
 Chief Accountant

\_\_\_\_\_  
 Phan Thanh Long  
 Chief Financial Officer  
 Authorised signatory  
 29 August 2022

The notes on pages 10 to 45 are an integral part of these interim separate financial statements.

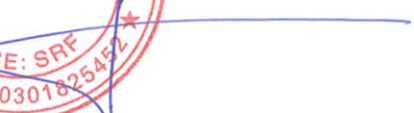


## INTERIM SEPARATE INCOME STATEMENT

Code		Note	For the six-month period ended 30 June	
			2022 VND	2021 VND
01	Revenue from sales of goods and rendering of services		17,700,464,804	114,376,116,250
10	Net revenue from sales of goods and rendering of services	26	17,700,464,804	114,376,116,250
11	Cost of goods sold and services rendered	27	(9,721,932,533)	(98,310,757,791)
20	Gross profit from sales of goods and rendering of services		7,978,532,271	16,065,358,459
21	Financial income	28	204,671,481,656	19,313,253,282
22	Financial expenses	29	(16,605,533,507)	(12,061,071,384)
23	- Including: Interest expense	29	(8,808,747,190)	(12,057,352,184)
26	General and administration expenses	30	(53,701,362,176)	(15,916,839,765)
30	Net operating profit		142,343,118,244	7,400,700,592
31	Other income	31	764,244,557	2,151,399,927
32	Other expenses	31	(782,710,976)	(1,479,965,062)
40	Net other (expenses)/income		(18,466,419)	671,434,865
50	Net accounting profit before tax		142,324,651,825	8,072,135,457
51	Corporate income tax ("CIT") - current	32	(34,341,812,184)	(629,319,200)
52	Corporate income tax - deferred	32	(24,738,000)	(109,906,221)
60	Net profit after tax		107,958,101,641	7,332,910,036

  
 \_\_\_\_\_  
 Nguyen Thi  
 Preparer

  
 \_\_\_\_\_  
 Vuong Tran Quoc Thanh  
 Chief Accountant

  
 \_\_\_\_\_  
 Phan Thanh Long  
 Chief Financial Officer  
 Authorised signatory  
 29 August 2022



The notes on pages 10 to 45 are an integral part of these interim separate financial statements.

**INTERIM SEPARATE CASH FLOW STATEMENT**  
**(Indirect method)**

		For the six-month period ended 30 June	
Code	Note	2022 VND	2021 VND
CASH FLOWS FROM OPERATING ACTIVITIES			
01	Net accounting profit before tax	142,324,651,825	8,072,135,457
	Adjustments for:		
02	Depreciation and amortisation	11 262,629,449	424,910,544
03	Provisions	30 25,185,450,409	5,398,442,331
04	Unrealised foreign exchange losses/(gains)	28, 29 138,886,705	(959,306,647)
05	Profits from investing activities	28, 29 (195,938,843,798)	(18,567,392,238)
06	Interest expense	29 8,808,747,190	12,057,352,184
08	Operating (loss)/profit before changes in working capital	(19,218,478,220)	6,426,141,631
09	Decrease in receivables	125,750,113,766	208,369,176,387
10	Increase in inventories	(9,030,571,380)	(44,368,581,305)
11	Decrease in payables	(67,512,998,207)	(56,882,317,450)
12	(Increase)/decrease in prepaid expenses	(146,565,775)	868,187,922
14	Interest paid	(8,803,477,783)	(11,987,569,961)
15	Corporate income tax paid	15(b) (2,867,318,718)	(7,760,451,257)
17	Other payments on operating activities	(6,229,260,273)	(7,278,391,827)
20	Net cash inflows from operating activities	11,941,443,410	87,386,194,140
CASH FLOWS FROM INVESTING ACTIVITIES			
22	Proceeds from disposals of fixed assets	-	214,090,909
23	Term deposits at banks, purchases of bonds of other entities	(263,631,878,384)	(10,000,000,000)
24	Collection of term deposits at banks, proceeds from sales of bonds of other entities	90,113,916,709	10,000,000,000
25	Investments in other entities	-	(96,200,000,000)
26	Proceeds from divestment in other entities	52,392,880,000	36,850,000,000
27	Interest received, income from divestment	197,679,162,593	764,799,492
30	Net cash inflows/(outflows) from investing activities	76,554,080,918	(58,371,109,599)
CASH FLOWS FROM FINANCING ACTIVITIES			
33	Proceeds from borrowings	119,450,146,076	595,433,158,566
34	Repayments of borrowings	(204,616,041,453)	(652,373,617,848)
40	Net cash outflows from financing activities	(85,165,895,377)	(56,940,459,282)
50	Net increase/(decrease) in cash	3,329,628,951	(27,925,374,741)
60	Cash at beginning of period	3 18,248,461,423	32,339,671,707
61	Effect of foreign exchange differences	-	-
70	Cash at end of period	3 21,578,090,374	4,414,296,966

Additional information relating to the interim separate cash flow statement is presented in Note 34.

\_\_\_\_\_  
 Nguyen Thi  
 Preparer

\_\_\_\_\_  
 Vuong Tran Quoc Thanh  
 Chief Accountant

\_\_\_\_\_  
 Phan Thanh Long  
 Chief Financial Officer  
 Authorised signatory  
 29 August 2022

he notes on pages 10 to 45 are an integral part of these interim separate financial statements.



**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS  
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2022****1 GENERAL INFORMATION**

Searefico Corporation (“the Company”) is a joint stock company established in SR Vietnam pursuant to enterprise registration certificate joint stock company (“ERCJSC”) No. 0301825452 initially issued by the Department of Planning and Investment (“DPI”) of Ho Chi Minh City on 18 September 1999, as the latest amended on 2 November 2021.

The Company’s shares were listed on the Ho Chi Minh City Stock Exchange (“HOSE”) with the symbol “SRF” in accordance with License No. 117/QĐ-SGDHCM dated 29 September 2009, and the first trading date of the Company’s shares was on 21 October 2009.

The Company’s principal activities are to consult, survey, design, supply materials and equipment and provide installation services in relation to industrial refrigeration projects, air conditioning system, electricity system, fire prevention and fighting system, lift, water supply and drainage system, mechanics for industrial and household projects; produce and process, fabricate refrigeration machinery, equipment and materials; execute construction and interior, exterior decoration projects for civil works and industrial projects; provide maintenance and repair services of refrigeration equipment and transportation vehicles; trade materials and goods, machinery and equipment; execute construction of road and rail transportation infrastructures, public projects and houses.

The normal business cycle of the Company is 12 months.

The Company has one branch, Danang Refrigeration Electrical Engineering – Searefico Corporation (“the Branch”). The Branch is incorporated pursuant to the branch operation registration certificate No. 0301825452-001 initially issued by the DPI of Da Nang City on 17 January 2000, as amended. The Branch’s registered office is located at Street 10, Hoa Khanh Industry zone, Hoa Khanh Bac Ward, Lien Chieu District, Da Nang City, Vietnam.

As at 30 June 2022, the Company had 30 employees (as at 31 December 2021: 28 employees).



## 1 GENERAL INFORMATION (continued)

As at 30 June 2022 and 31 December 2021, the Company had subsidiaries and associates as follows:

	Principal activities	Place of incorporation and operation				
			30.6.2022		31.12.2021	
			Ownership (%)	Voting rights (%)	Ownership (%)	Voting rights (%)
<b>Direct subsidiaries</b>						
Searefeco Engineering and Construction Joint Stock Company (“Searefeco E&C”)	Installation of industrial refrigeration projects, air conditioning systems	District 3, Ho Chi Minh City, Vietnam	99.31	99.31	99.31	99.31
Seareal Real Estate Joint Stock Company (“Seareal”)	Trading real estate	District 3, Ho Chi Minh City, Vietnam	98.40	98.40	98.40	98.40
Asia Refrigeration Industry Joint Stock Company (“Arico”)	Execution of refrigeration electrical mechanical systems; producing insulated materials	Binh Tan District, Ho Chi Minh City, Vietnam	84.00	84.00	84.00	84.00
<b>Indirect subsidiaries</b>						
Searee Refrigeration Electrical Engineering Corporation (“Searee”)	Execution of refrigeration electrical mechanical systems	Lien Chieu District, Da Nang City, Vietnam	73.19	73.70	73.19	73.30
Phoenix Energy & Automation Joint Stock Company (“Phoenix”)	Producing, transmitting and distributing electricity; installation of electrical systems	Binh Tan District, Ho Chi Minh City, Vietnam	37.80	75.00	37.80	75.00
Greenpan Joint Stock Company (“Greenpan”)	Producing unburnt light materials, PIR fireproof panels (polyisocyanurate)	Binh Tan District, Ho Chi Minh City, Vietnam	48.64	52.50	48.64	52.50
<b>Associate</b>						
Thua Thien Hue Construction Joint Stock Corporation (“HCC”) (*)	Construction of civil and industrial projects	Hue City, Thua Thien – Hue Province, Vietnam	0.00	0.00	36.00	36.00

(\*) According to the resolution of the Board of Directors No. 01/QĐ/SRF/HĐQT/22 dated 17 January 2022, the Company has divested all the shares that the Company owned in Thua Thien Hue Construction Joint Stock Corporation. This divestment was completed on 21 March 2022.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****2.1 Basis of preparation of interim separate financial statements**

The interim separate financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of these interim separate financial statements. The interim separate financial statements have been prepared under the historical cost convention.

The accompanying interim separate financial statements 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 and jurisdictions other than Vietnam's. The accounting principles and practices utilised in Vietnam may differ from those generally accepted in countries and jurisdictions other than Vietnam.

The interim separate financial statements in Vietnamese language are the official statutory interim separate financial statements of the Company. The interim financial statements in English language have been translated from the Vietnamese version.

Separately, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries (together, "the Group") in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of the interim consolidated financial statements. In the interim consolidated financial statements, subsidiary undertakings, which are those companies over which the Group has the power to govern the financial and operating policies, have been fully consolidated.

Users of these interim separate financial statements of the Company should read them together with the interim consolidated financial statements of the Group for the six-month period ended 30 June 2022 in order to obtain full information of the interim consolidated financial position and interim consolidated results of operations and interim consolidated cash flows of the Group.

**2.2 Fiscal year**

The Company's fiscal year is from 1 January to 31 December.

The interim separate financial statements have been prepared for the period from 1 January 2022 to 30 June 2022.

**2.3 Currency**

The financial statements are measured and presented in Vietnamese Dong ("VND" or "Dong"), which is the Company's accounting currency. The Company determines its accounting currency based on the currency which is mainly used in sales of goods and rendering of services, which has a significant impact on selling prices of goods and services, which is normally used to list selling prices and receive payments; which is mainly used in purchases of goods or services, which has a significant impact on cost of labor, materials and other production or operating costs; and which is normally used as payments of those costs.

In addition, the Company also uses this currency to raise financial resources (such as via issuance of shares or bonds) and/or regularly collects this currency from business operations and savings.



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.4 Exchange rates**

Transactions arising in foreign currencies are translated at exchange rates prevailing at the transaction dates. Foreign exchange differences arising from these transactions are recognised as income or expenses in the interim separate income statement.

Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are respectively translated at the buying and selling exchange rates at the interim separate balance sheet date of the commercial banks with which the Company regularly transacts. Foreign currencies deposited in banks at the interim separate balance sheet date are translated at the buying exchange rate of the commercial banks where the Company opens its foreign currency accounts. Foreign exchange differences arising from these translations are recognised as income or expenses in the interim separate income statement.

**2.5 Cash**

Cash comprises cash on hand and cash in banks.

**2.6 Receivables**

Receivables represent trade receivables from customers arising from sales of goods and rendering of services or non-trade receivables from others and are stated at cost. Provision for doubtful debts is made for each outstanding amount based on overdue days in payment according to the initial payment commitment (exclusive of the payment rescheduling between parties), or based on the estimated loss that may arise. Bad debts are written off when identified as uncollectible.

Receivables are classified into short-term and long-term receivables on the interim separate balance sheet based on the remaining period from the interim separate balance sheet date to the maturity date.

**2.7 Inventories**

Inventories are stated at the lower of cost and net realisable value.

Cost includes all costs of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost for each type of inventories is determined as follows:

Raw materials, tools and supplies	- Cost of purchase on a weighted average basis.
Finished goods and work in progress	- Cost of direct materials and labour plus manufacturing overheads directly attributable to specific projects.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.7 Inventories (continued)**

Net realisable value represents the estimated selling price of the materials and constructions in the normal course of business less the estimated costs of completion and costs necessary to make the sale.

The Company applies the perpetual method for inventories.

Provision is made when necessary, for obsolete, slow-moving and defective inventory items. The difference between the provision of this period and the provision of the previous period are recognised as an increase or decrease of cost of goods sold and services rendered in the period.

**2.8 Investments****(a) Investments held-to-maturity**

Investments held-to-maturity are investments which the Company has positive intention and ability to hold until maturity.

Investments held-to-maturity include bank term deposits and bonds. Those investments are initially accounted for at cost less provision. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the period end.

Provision for diminution in value of investments held to maturity is made when there is evidence that the investments are uncollectible in whole or in part. Changes in the provision balance during the accounting fiscal year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

Investments held to maturity are classified into short-term and long-term investments held to maturity on the separate balance sheet based on the remaining period from the interim separate balance sheet date to the maturity date.

**(b) Investments in subsidiaries**

Subsidiaries are all entities over which the Company has the power to govern the financial and operating policies in order to gain future benefits from their activities, generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Company controls another entity.

Investments in subsidiaries are initially recorded at costs of acquisition including capital contribution value plus other expenditure directly attributable to the investments. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the period end.



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.8 Investments (continued)****(c) Investment in associates**

Associate is the investment that the Company has significant influence but not control over and the Company would generally have from 20% to less than 50% of the voting rights of the investee.

Investments in associates are accounted for at cost of acquisition including capital contribution value plus other expenditure directly attributable to the investment. Subsequently, the Board of Management reviews the outstanding investment to determine the amount of provision to recognise at the period end.

**(d) Investments in other entities**

Investments in other entities are investments in equity instruments of other entities without controlling rights or co-controlling rights, or without significant influence over the investee. These investments are accounted for initially at cost. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the period end.

**(e) Provision for investments in subsidiaries, associates and other entities**

Provision for investments in subsidiaries, associate, and other entities is made when there is a diminution in value of the investments at the period end. Regarding investments in listed shares or those whose fair value can be determined reliably, the provision for diminution in value is made when cost is higher than market value. For other investments, provision for diminution in value is made when the investees make losses, except when the loss is anticipated by the Board of Management before the date of investment.

Changes in the provision balance during the accounting period are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

**2.9 Construction contracts**

A construction contract is a contract specifically negotiated for the construction of an asset or a combination of assets that are closely interrelated or interdependent in terms of design, technology and functions or ultimate purpose of use.

When the outcome of a construction contract cannot be reliably estimated, contract revenue is recognised to the extent of contract costs incurred where it is probable those costs will be recoverable. Contract costs are only recognised when incurred during the period.

When the outcome of a contract can be estimated reliably, and the contractor is paid in accordance with the planned schedule, contract revenue and contract costs are recognised over the period of the contract as revenue and expenses, respectively. The Company uses the realized volume value method to determine the appropriate amounts of revenue and expenses to recognize during the period. The value of the executed volume is determined by the value of the completed construction work in the period confirmed by the customer.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.10 Fixed assets***Tangible and intangible fixed assets*

Fixed assets are stated at historical cost less accumulated depreciation/amortisation. Historical cost includes any expenditure that is directly attributable to the acquisition of the fixed assets bringing them to suitable conditions for their intended use. Expenditure which is incurred subsequently which has resulted in an increase in the future economic benefits expected to be obtained from the use of fixed assets, can be capitalised as an additional historical cost. Otherwise, such expenditure is charged to the separate income statement when incurred in the period.

*Depreciation and amortisation*

Fixed assets are depreciated and amortised using the straight-line method so as to write off the historical cost of the fixed assets over their estimated useful lives. The estimated useful lives of each asset class are as follows:

Plant and buildings	5 – 25 years
Machinery and equipment	5 – 20 years
Motor vehicles	6 – 10 years
Office equipment	3 – 8 years
Computer software	3 years
Others	5 – 20 years

*Disposals*

Gains or losses on disposals are determined by comparing net disposal proceeds with the carrying amount of the fixed assets and are recognised as income or expense in the separate income statement.

*Construction in progress*

Construction in progress represents the cost of assets in the course of construction for production, rental or administrative purposes, or for purposes not yet determined, which are recorded at cost and are comprised of such necessary costs to newly construct, to repair and maintain, to upgrade, to renew or equip the projects with technologies as all necessary costs for new construction or repair, renovation, expansion or re-engineering of construction techniques such as construction costs; costs of tools and equipments; project management expenditures; and capitalised borrowing costs for qualifying assets in accordance with the Company's accounting policies. Depreciation of these assets, on the same basis as other fixed assets, commences when they are ready for their intended use.

**2.11 Operating leases**

Leases where a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the interim separate income statement on a straight-line basis over the term of the lease.



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.12 Prepaid expenses**

Prepaid expenses include short-term and long-term prepayments on the interim separate balance sheet. Prepaid expenses are recorded at historical cost and allocated on a straight-line basis over their estimated useful lives or the period which economic benefits are generated in relation to these expenses.

**2.13 Payables**

Classifications of payables are based on their nature as follows:

- Trade accounts payable are trade payables arising from purchases of goods and services; and
- Other payables are non-trade payables and payables not relating to purchases of goods and services.

Payables are classified into short-term and long-term payables on the interim separate balance sheet based on the remaining period from the interim separate balance sheet date to the maturity date.

**2.14 Borrowings**

Borrowings include borrowings from banks and related parties.

Borrowings are classified into short-term and long-term borrowings on the interim separate balance sheet based on the remaining period from the interim separate balance sheet date to the maturity date.

Borrowing costs that are directly attributable to the construction or production of any qualifying assets are capitalised during the period that is required to complete and prepare the asset for its intended use. In respect of general-purpose borrowings, a portion of which used for the purpose of construction or production of any qualifying assets, the Company determines the amount of borrowing costs eligible for capitalisation by applying a capitalisation rate to the weighted average expenditure on the assets. The capitalisation rate is the weighted average of the interest rates applicable to the Company's borrowings that are outstanding during the period, other than borrowings made specifically for the purpose of obtaining a qualifying asset. Other borrowing costs are recognised in the interim separate income statement when incurred.

**2.15 Accrued expenses**

Accrued expenses include liabilities for goods and services received in the period but not yet paid for due to pending invoice or insufficient records and documents; other payables to employees; accrued interest expenses and project costs in the reporting period. Accrued expenses are recorded as expenses in the reporting period.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.16 Provisions**

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated. Provision is not recognised for future operating losses.

Provisions are measured at the expenditures expected to be required to settle the obligations. If the time value of money is material, provision will be measured at the present value using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a financial expense. Changes in the provision balance during the accounting period are recorded as an increase or decrease in operating expenses.

**2.17 Provision for severance allowances**

In accordance with Vietnamese labour laws, employees of the Company who have worked regularly for full 12 months or longer, are entitled to a severance allowance. The working period used for the calculation of severance allowance is the period during which the employee actually works for the Company less the period during which the employee participates in the unemployment insurance scheme in accordance with the labour regulations and the working period for which the employee has received severance allowance from the Company.

The severance allowance is accrued at the end of the reporting period on the basis that each employee is entitled half of an average monthly salary for each working year. The average monthly salary used for calculating the severance allowance is the employee's contract's average salary for the six-month period prior to the interim separate balance sheet date.

This allowance will be paid as a lump sum when employees terminate their labour contracts in according with current regulations.

**2.18 Capital and reserves**

Owners' capital is recorded according to the actual amounts contributed at the par value of the shares.

Share premium is the difference between the par value and the issue price of shares and the difference between the repurchase price and re-issuing price of treasury shares.

Treasury shares brought before the effective date of the Securities Law (i.e. 1 January 2021) are shares issued by the Company and bought-back by itself, but these are not cancelled and may be re-issued subsequently in accordance with the Law on securities. Treasury shares brought after 1 January 2021 will be cancelled and adjusted to reduce equity.

Undistributed earnings record the Company's results (profit or loss) after CIT at the reporting date.



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.19 Appropriation of profit**

The Company's dividends are recognised as a liability in the Company's interim separate financial statements in the period in which the dividends are approved by the Company's General Meeting of shareholders.

Net profit after CIT could be distributed to shareholders after approval at a General Meeting of shareholders, and after appropriation to other funds in accordance with the Company's charter and Vietnamese regulations.

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

**(a) Investment and development fund**

Investment and development fund is appropriated for use in the Company's expansion or upgrading of its operation or in-depth investments.

**(b) Bonus and welfare fund**

Bonus and welfare fund is presented as a liability on the interim separate balance sheet. This fund is appropriated for the purpose of pecuniary rewarding and encouragement, common benefits and improvement of the employees' benefits.

**2.20 Revenue recognition****(a) Revenue from sales of goods**

Revenue from sales of goods is recognised in the interim separate income statement when all five (5) of the following conditions are satisfied:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods.

Revenue is recognised in accordance with the "substance over form" principle and allocated to each sales obligation. If the Company gives promotional goods to customers associated with their purchases, the Company allocates the total considerations received between goods sold and promotional goods. The cost of promotional goods is recognised as cost of goods sold in the interim separate income statement.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.20 Revenue recognition (continued)****(b) Revenue from construction contracts**

A construction contract is a contract specifically negotiated for the construction of an asset or a combination of assets that are closely interrelated or interdependent in terms of their design, technology and functions or their ultimate purpose of use.

When the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the amount of work completed and certified by customers. Claimable receivable and other receivable are included in revenue to the extent that they have been verified by the customers.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent that it is probable that contract costs incurred will be recoverable. Contract costs are only recognised when incurred during the period.

**(c) Revenue from rendering of services**

Revenue from rendering of services is recognised in the separate income statement when the services are rendered, by reference to completion of the specific transaction assessed on the basis of the actual service provided as a proportion of the total services to be provided. Revenue from the rendering of services is only recognised when the four (4) of the following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Office;
- The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

**(d) Interest income**

Interest income is recognised on an earned basis.

**(e) Dividends income**

Income from dividends is recognised when the Company has established receiving rights from investees.

**2.21 Cost of goods sold and services rendered**

Cost of goods sold and services rendered are cost of finished goods, merchandises, materials sold and services rendered during the period, and recorded on the basis of matching with revenue and on a prudent basis.



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.22 Cost of construction contracts**

Cost of construction contracts is recognised based on amount of work completed of construction projects and the estimated gross profit of the projects and recorded on the basis of matching with revenue and on prudent basis. The Board of Management and Division Directors have the responsibility to follow up, update and adjust the gross profit periodically.

Where it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense.

**2.23 Financial expenses**

Financial expenses are expenses incurred in the period for financial activities including interest expense, expenses for divesment from the associate and losses from foreign exchange differences.

**2.24 General and administration expenses**

General and administration expenses represent expenses that are incurred for administrative purposes.

**2.25 Current and deferred income tax**

Income tax includes all income tax which is based on taxable profits. Income tax expense comprises current tax expense and deferred tax expense.

Current income tax is the amount of income tax payable or recoverable in respect of the current period taxable profits at the current period tax rates. Current and deferred income tax are recognised as an income or an expense and included in the profit or loss of the period, except to the extent that the income tax arises from a transaction or event which is recognised, in the same or a different period, directly in equity.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the interim separate financial statements. Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of occurrence affects neither the accounting nor the taxable profit or loss. Deferred income tax is determined at the tax rates that are expected to apply to the financial period when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted by the interim separate balance sheet date.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.26 Related parties**

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel, including the Board of Directors, the Board of Management and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering its relationship with each related party, the Company considers the substance of the relationship not merely the legal form.

**2.27 Segment reporting**

A segment is a component which can be separated by the Company engaged in sales of goods or rendering of services ("business segment"), or sales of goods or rendering of services within a particular economic environment ("geographical segment"). Each segment is subject to risks and returns that are different from those of other segments. A reportable segment is the Company's business segment or the Company's geographical segment.

Segment information is prepared and presented in accordance with the accounting policy applicable to the preparation and presentation of the Company's interim consolidated financial statements for the purpose of helping users of the interim consolidated financial statements understand and comprehensively evaluated the performance of the Company.

**2.28 Critical accounting estimates**

The preparation of separate financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of separate financial statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim separate financial statements and the reported amounts of revenues and expenses during the financial period.

The areas involving significant estimates and assumptions are as follows:

- Provision for doubtful debts (Note 8);
- Estimated useful life of fixed assets (Note 11); and
- Accrued expenses and provisions (Note 17, 20).

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are assessed by the Board of Management to be reasonable under the circumstances.



**3 CASH**

	30.6.2022 VND	31.12.2021 VND
Cash on hand	78,594,380	202,256,980
Cash in bank	21,499,495,994	18,046,204,443
Total	<u>21,578,090,374</u>	<u>18,248,461,423</u>

**4 INVESTMENTS****(a) Investment held-to-maturity**

	30.6.2022		31.12.2021	
	Cost VND	Book value VND	Cost VND	Book value VND
Bank deposits (*)	110,000,000,000	110,000,000,000	110,000,000,000	110,000,000,000
Bonds	169,479,961,675	169,479,961,675	-	-
Rong Viet Securities Corporation (**)	94,480,000,000	94,480,000,000	-	-
Trung Nam Construction Investment Corporation (***)	74,999,961,675	74,999,961,675	-	-
	<u>279,479,961,675</u>	<u>279,479,961,675</u>	<u>110,000,000,000</u>	<u>110,000,000,000</u>

(\*) Included in the balance as at 30 June 2022 and 31 December 2021 are VND110 billion, respectively, at Bank for Investment and Development of Vietnam was pledged as security for the overdraft agreement granted from this bank.

(\*\*) The balance represents the investment to bonds following Bond purchase contract with Rong Viet Securities Corporation, maturity at 15 March 2023, earning interest rate of 8.8% per annum. At the issuance date of these interim separate financial statements, this bond was sold before due date.

(\*\*\*) The balance represents the investment to bonds following Bond purchase contract with VNDirect Securities Corporation, maturity at 18 May 2024, earning interest rate of 9.5% per annum for the first year and reference rate plus 3.5% per annum but not lower than 9.5% per annum for the following years. At the issuance date of these interim separate financial statements, this bond was sold before due date.

As at 30 June 2022, the Company had not determined the fair value of these investments to disclose in the interim consolidated financial statements because they do not have listed prices and Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements do not provide detailed guidance on the methods to determine fair value. The fair value of such investments may be different from their book value.

**4 INVESTMENTS (continued)****(b) Long-term investments**

	<b>30.6.2022</b>		<b>31.12.2021</b>	
	<b>Cost VND</b>	<b>% of ownership</b>	<b>Cost VND</b>	<b>% of ownership</b>
<b>(i) Investments in direct subsidiaries</b>				
Searefico Engineering and Construction Joint Stock Company ("Searefico E&C")	148,970,000,000	99.31	148,970,000,000	99.31
Asia Refrigeration Industry Joint Stock Company ("Arico")	96,384,188,754	84.00	96,384,188,754	84.00
Seareal Real Estate JSC ("Seareal")	63,000,000,000	98.40	63,000,000,000	98.40
<b>Total</b>	<b>308,354,188,754</b>		<b>308,354,188,754</b>	
<b>(ii) Investments in associates</b>				
Thua Thien Hue Construction Joint Stock Corporation ("HCC") (*)	-	-	51,392,880,000	36.00
<b>(iii) Investments in other associates</b>				
International Investment and Water Technology Joint Stock Company ("Inwatek")	1,556,717,362	1.73	2,556,717,362	2.84
Formtek Engineering Joint Stock Company ("Formtek")	1,900,000,000	19.00	1,900,000,000	19.00
<b>Total</b>	<b>3,456,717,362</b>		<b>4,456,717,362</b>	

(\*) According to the Shareholder's General Meeting Resolution 01/QĐ/SRF/HĐQT/22 dated 17 January 2022, the Company divested all the shares that the Company owned in Thua Thien Hue Construction Joint Stock Corporation. This divestment was completed on 21 March 2022.

As at 30 June 2022 and 31 December 2021, the Company had not determined the fair value of these investments to disclose on the separate financial statements because they do not have listed prices and Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of separate financial statements do not provide detailed guidance on the methods to determine fair value. The fair value of such investments may be different from their book value.

**5 SHORT-TERM TRADE ACCOUNTS RECEIVABLE**

	<b>30.6.2022</b> <b>VND</b>	<b>31.12.2021</b> <b>VND</b>
Third parties	375,618,051,616	448,878,278,643
<i>Industry Construction Corporation</i>	84,360,709,259	84,360,709,259
<i>Saigon Binh Chau Corporation</i>	52,825,907,834	54,552,933,668
<i>Hai Dang Real Estate Investment</i>		
<i>Joint Stock Company</i>	13,399,399,950	18,853,173,147
<i>Others</i>	225,032,034,573	291,111,462,569
Related parties (Note 35(b))	14,605,222,603	15,627,728,938
Total	<u>390,223,274,219</u>	<u>464,506,007,581</u>

As at 30 June 2022 and 31 December 2021, the balances of short-term trade accounts receivable which were past due, presented in Note 8.

**6 SHORT-TERM PREPAYMENTS TO SUPPLIERS**

	<b>30.6.2022</b> <b>VND</b>	<b>31.12.2021</b> <b>VND</b>
Third parties	9,685,421,210	11,629,517,483
<i>Gia Hung Construction and Import Export</i>		
<i>Company Limited</i>	2,343,178,838	2,343,178,838
<i>Sao Phuong Nam Corporation</i>	-	1,416,571,310
<i>Others</i>	7,342,242,372	7,869,767,335
Related parties (Note 35(b))	969,006,775	2,880,956,775
Total	<u>10,654,427,985</u>	<u>14,510,474,258</u>

**7 OTHER RECEIVABLES****(a) Short-term**

	<b>30.6.2022</b> <b>VND</b>	<b>31.12.2021</b> <b>VND</b>
Third parties	16,149,563,737	12,364,130,538
<i>Other receivables from employees</i>	3,141,624,768	4,882,384,727
<i>Advances to employees</i>	3,076,066,082	3,562,244,439
<i>Interest income receivable from banks</i>	4,935,269,430	2,682,893,699
<i>Interest income receivable from bonds</i>	2,072,865,315	-
<i>Deposits</i>	766,865,334	771,865,334
<i>Others</i>	2,156,872,808	464,742,339
Related parties (Note 35(b))	4,109,781,301	37,403,436,615
Total	<u>20,259,345,038</u>	<u>49,767,567,153</u>



**7 OTHER RECEIVABLES (continued)****(b) Long-term**

The balance represents long-term deposits.

As at 30 June 2022 and 31 December 2021, there was no balance of other receivables that was past due or not past due but doubtful.

**8 DOUBTFUL DEBTS**

	<b>30.6.2022</b>		<b>31.12.2021</b>	
	<b>Cost VND</b>	<b>Provision VND</b>	<b>Cost VND</b>	<b>Provision VND</b>
Receivables that were past due	133,957,832,867	(44,561,880,781)	126,979,225,111	(19,373,845,772)

Movements in provision for short-term doubtful debts during the period/year are as follows:

	<b>Six-month period ended 30.6.2022 VND</b>	<b>Year ended 31.12.2021 VND</b>
Beginning of period/year	19,373,845,772	44,851,052,405
Provision (Note 30)	25,188,035,009	(8,901,481,935)
Write offs	-	(16,575,724,698)
End of period/year	44,561,880,781	19,373,845,772

**9 INVENTORIES**

	<b>30.6.2022</b>		<b>31.12.2021</b>	
	<b>Cost VND</b>	<b>Provision VND</b>	<b>Cost VND</b>	<b>Provision VND</b>
Raw materials	-	-	2,931,299	-
Work in progress (*)	44,430,421,776	-	35,396,919,097	-
Total	44,430,421,776	-	35,399,850,396	-



**9 INVENTORIES (continued)**

(\*) Details for work in progress by projects are as follows:

	<b>30.6.2022</b> <b>VND</b>	<b>31.12.2021</b> <b>VND</b>
Hon Thom - Water Park Project	8,628,153,554	8,609,627,054
Hai Dang City Project - Stage 2 (The Zei)	7,405,344,475	5,741,799,804
Binh Chau Hot Springs Project (ONSEN) - Zone A2	6,137,432,514	-
Kem Beach Resort Project - Phu Quoc	4,662,639,232	3,431,294,503
Kem Beach Infrastructure - Electromechanical Project	3,811,028,672	2,819,493,556
Petit Fairmont Hotel Project	2,348,344,220	2,348,326,220
Hon Thom - Interregional Infrastructure Project	1,968,152,734	1,412,532,895
Binh Dinh Dry Warehouse Project	-	3,903,559,022
Others	9,469,326,375	7,130,286,043
<b>Total</b>	<b>44,430,421,776</b>	<b>35,396,919,097</b>

**10 PREPAID EXPENSES****(a) Short-term**

	<b>30.6.2022</b> <b>VND</b>	<b>31.12.2021</b> <b>VND</b>
Tools and supplies	27,911,816	42,251,166
Others	533,393,703	334,100,431
<b>Total</b>	<b>561,305,519</b>	<b>376,351,597</b>

**(b) Long-term**

	<b>30.6.2022</b> <b>VND</b>	<b>31.12.2021</b> <b>VND</b>
Tools and supplies	4,225,079	42,613,226
Others	458,298,265	458,298,265
<b>Total</b>	<b>462,523,344</b>	<b>500,911,491</b>

Movements in prepaid expenses during the period/year were as follows:

	<b>Six-month period</b> <b>ended 30.6.2022</b> <b>VND</b>	<b>Year ended</b> <b>31.12.2021</b> <b>VND</b>
Beginning of period/year	877,263,088	1,764,505,440
Increase	2,415,985,382	4,599,889,605
Allocation	(2,269,419,607)	(4,798,256,957)
Others	-	(688,875,000)
<b>End of period/year</b>	<b>1,023,828,863</b>	<b>877,263,088</b>

## SEAREFICO CORPORATION

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## 11 TANGIBLE FIXED ASSETS

	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
<b>Historical cost</b>					
As at 1 January 2022 and 30 June 2022	905,563,170	4,152,992,727	2,752,436,007	306,041,751	8,117,033,655
<b>Accumulated depreciation</b>					
As at 1 January 2022	875,285,366	3,353,824,753	2,557,695,088	306,041,751	7,092,846,958
Charge for the period	9,264,462	166,479,636	86,885,351	-	262,629,449
As at 30 June 2022	884,549,828	3,520,304,389	2,644,580,439	306,041,751	7,355,476,407
<b>Net book value</b>					
As at 1 January 2022	30,277,804	799,167,974	194,740,919	-	1,024,186,697
As at 30 June 2022	21,013,342	632,688,338	107,855,568	-	761,557,248

Historical cost of fully depreciated tangible fixed assets but still in use as at 30 June 2022 was VND3,948,796,328 (as at 31 December 2021: VND3,822,269,055).

**12 CONSTRUCTION IN PROGRESS**

	<b>30.6.2022</b> <b>VND</b>	<b>31.12.2021</b> <b>VND</b>
Phu Quoc Office	13,704,464,512	13,704,464,512
Da Nang Apartment Building	13,065,337,500	13,065,337,500
ERP system	2,970,701,405	2,970,701,405
Others	63,000,000	63,000,000
<b>Total</b>	<b>29,803,503,417</b>	<b>29,803,503,417</b>

**13 SHORT-TERM TRADE ACCOUNTS PAYABLE**

	<b>30.6.2022</b>		<b>31.12.2021</b>	
	<b>Value</b> <b>VND</b>	<b>Able-to-pay</b> <b>amount</b> <b>VND</b>	<b>Value</b> <b>VND</b>	<b>Able-to-pay</b> <b>amount</b> <b>VND</b>
Third parties	154,225,017,319	154,225,017,319	177,854,887,718	177,854,887,718
<i>Company Building and Construction</i>				
<i>Electrical The Minh</i>	22,402,942,148	22,402,942,148	17,827,619,781	17,827,619,781
<i>System Logistic Spa</i>	4,417,409,393	4,417,409,393	17,575,969,372	17,575,969,372
<i>Others</i>	127,404,665,778	127,404,665,778	142,451,298,565	142,451,298,565
Related parties (Note 35(b))	74,481,036,355	74,481,036,355	106,483,962,508	106,483,962,508
<b>Total</b>	<b>228,706,053,674</b>	<b>382,931,070,993</b>	<b>284,338,850,226</b>	<b>462,193,737,944</b>

**14 SHORT-TERM ADVANCES FROM CUSTOMERS**

	<b>30.6.2022</b> <b>VND</b>	<b>31.12.2021</b> <b>VND</b>
Third parties	27,410,729,952	22,811,254,422
<i>Kien A Khanh Hoa Investment Joint Stock Company</i>	17,967,583,007	17,319,262,094
<i>Saigon - Cam Ranh Joint Stock Company</i>	4,758,953,650	4,758,953,650
<i>Viet Nam Dairy Products Joint Stock Company - Tien Son Factory</i>	3,534,512,047	-
<i>Others</i>	1,149,681,248	733,038,678
Related parties (Note 35(b))	9,269,000,000	9,269,000,000
<b>Total</b>	<b>36,679,729,952</b>	<b>32,080,254,422</b>

As at 30 June 2022 and 31 December 2021, there was no balance of short-term trade accounts payable that was past due.



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## 15 TAX AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE

Movements in taxes and other receivables from/payables to the State during the period are as follows:

	As at 1.1.2022 VND	Receivable/payable during the period VND	Payment during the period VND	Net-off VND	As at 30.6.2022 VND
<b>(a) Tax receivables</b>					
VAT input	23,054,214,942	2,772,166,241	-	(24,078,964,417)	1,747,416,766
Others	-	209,316,977	-	-	209,316,977
<b>Total</b>	<u>23,054,214,942</u>	<u>2,981,483,218</u>	<u>-</u>	<u>(24,078,964,417)</u>	<u>1,956,733,743</u>
<b>(b) Tax payables</b>					
CIT	2,482,553,981	34,341,812,184	(2,867,318,718)	-	33,957,047,447
VAT on domestic sales	970,168,949	24,834,724,082	(972,462,278)	(24,078,964,417)	753,466,336
Personal income tax	161,434,372	3,160,988,226	(3,256,459,357)	-	65,963,241
Foreign contractor tax	-	151,925,365	(151,925,365)	-	-
Business license tax	-	4,000,000	(4,000,000)	-	-
<b>Total</b>	<u>3,614,157,302</u>	<u>62,493,449,857</u>	<u>(7,252,165,718)</u>	<u>(24,078,964,417)</u>	<u>34,776,477,024</u>

**16 PAYABLES TO EMPLOYEES**

Short-term payables represent the amount payable to employees in relation to the remuneration as at 30 June 2022 and at 31 December 2021.

**17 SHORT-TERM ACCRUED EXPENSES**

	30.6.2022 VND	31.12.2021 VND
Accrued project costs	27,079,002,300	33,384,336,063
Interest expense	124,359,990	243,417,511
Others	1,416,931,094	710,000,000
Total	<u>28,620,293,384</u>	<u>34,337,753,574</u>

**18 OTHER PAYABLES****(a) Short-term**

	30.6.2022 VND	31.12.2021 VND
Third parties	12,158,670,314	13,833,612,748
<i>Payables to construction teams</i>	7,753,743,797	9,771,962,586
<i>Social, health and unemployment insurance and trade union fees</i>	946,323,392	942,916,932
<i>Dividends payable</i>	596,400,800	596,400,800
<i>Others</i>	2,862,202,325	2,522,332,430
Related parties (Note 35(b))	294,872,085	170,545,157
Total	<u>12,453,542,399</u>	<u>14,004,157,905</u>

**(b) Long-term**

Other long-term payables represent the allowances for unemployment benefits for former employees of the Company as at 30 June 2022 and 31 December 2021.

**19 SHORT-TERM BORROWINGS**

	As at 1.1.2022 VND	Increase VND	Decrease VND	As at 30.6.2022 VND
Bank loans (i)	309,509,387,946	58,246,287,756	(185,355,737,289)	182,399,938,413
Borrowings from related parties (Note 35(b)) (ii)	5,060,000,000	61,203,858,320	(27,260,304,164)	39,003,554,156
Total	<u>314,569,387,946</u>	<u>119,450,146,076</u>	<u>(212,616,041,453)</u>	<u>221,403,492,569</u>

**19 SHORT-TERM BORROWINGS (continued)**

(i) Details of short-term borrowings are as follows:

	30.6.2022 VND	31.12.2021 VND
Bank for Investment and Development of Vietnam	133,383,954,710	184,518,548,687
Joint Stock Commercial Bank for Foreign Trade of Vietnam	38,307,293,271	94,184,698,047
Vietnam Maritime Commercial Joint Stock Bank	8,708,690,432	1,546,610,394
Military Commercial Joint Stock Bank	2,000,000,000	29,259,530,818
Total	<u>182,399,938,413</u>	<u>309,509,387,946</u>

The borrowings are unsecured and bear the floating interest rates in accordance with each draw-down. The purpose of borrowings is to support the working capital of the Company.

(ii) Borrowings from related parties are unsecured loans with interest rates agreed between the parties. The purpose of these borrowings is to support the working capital of the Company.

**20 PROVISION FOR LIABILITIES****(a) Short-term**

	Six-month period ended 30.6.2022 VND	Year ended 31.12.2021 VND
Beginning of period/year	606,161,130	742,134,517
Provision	113,806,757	84,180,022
Utilisation and reversal	<u>(116,391,357)</u>	<u>(220,153,409)</u>
End of period/year	<u>603,576,530</u>	<u>606,161,130</u>

Provision for short-term liabilities represents warranty for projects that have been completed and handed over.

**(b) Long-term**

Provision for long-term liabilities represents provision for severance allowances for former employees of the Company as at 30 June 2022 and 31 December 2021.



**21 BONUS AND WELFARE FUND**

	Six-month period ended 30.6.2022 VND	Year ended 31.12.2021 VND
Beginning of period/year	11,194,411,261	13,205,012,295
Increase (Note 24)	1,754,130,533	5,085,104,404
Utilisation	(6,105,570,273)	(7,095,705,438)
End of period/year	<u>6,842,971,521</u>	<u>11,194,411,261</u>

**22 DEFERRED INCOME TAX ASSETS**

Deferred income tax assets is offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes relate to the same taxation authority and same taxable unit. The details were as follows:

	30.6.2022 VND	31.12.2021 VND
Deferred tax assets to be recovered after more than 12 months	2,074,357,087	2,099,095,087
Deferred tax assets to be recovered within 12 months	<u>1,008,378,469</u>	<u>1,008,378,469</u>
Total	<u>3,082,735,556</u>	<u>3,107,473,556</u>

Movements in the deferred income tax assets during the period/year are as follows:

	Six-month period ended 30.6.2022 VND	Year ended 31.12.2021 VND
Beginning of period/year	3,107,473,556	2,464,192,450
Income statement charge (Note 32)	(24,738,000)	643,281,106
End of period/year	<u>3,082,735,556</u>	<u>3,107,473,556</u>

Details of deferred income tax assets are as follows:

	30.6.2022 VND	31.12.2021 VND
Deductible temporary differences in relation to accrued expenses and long-term provisions	1,635,593,329	1,537,217,879
Interest expenses excess of 30% EBITDA	<u>1,447,142,227</u>	<u>1,570,255,677</u>
	<u>3,082,735,556</u>	<u>3,107,473,556</u>

**22 DEFERRED INCOME TAX ASSETS (continued)**

The Company uses tax rate of 20% in the year for determining deferred tax assets.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised.

**23 OWNERS' CAPITAL****(a) Number of shares**

	<b>30.6.2022</b>	<b>31.12.2021</b>
Number of shares registered	35,566,780	35,566,780
Number of shares issued	35,566,780	35,566,780
Number of shares repurchased	(1,780,000)	(1,780,000)
Number of existing shares in circulation	33,786,780	33,786,780

**(b) Details of owners' shareholding**

	<b>30.6.2022</b>		<b>31.12.2021</b>	
	<b>Ordinary shares</b>	<b>%</b>	<b>Ordinary shares</b>	<b>%</b>
Taisei Oncho Co., Ltd	8,909,456	25.05	8,909,456	25.05
Sanyo Engineering & Construction Vietnam Co., Ltd.	7,150,000	20.10	7,150,000	20.10
Vietnam Seaproducts Joint Stock Corporation	4,567,200	12.85	4,567,200	12.85
Other shareholders	13,160,240	37.00	13,160,240	37.00
Treasury shares	1,780,000	5.00	1,780,000	5.00
Number of shares	35,566,896	100.00	35,566,896	100.00

**(c) Movement of owners' capital**

	<b>Ordinary shares</b>	
	<b>Shares</b>	<b>VND</b>
As at 1 January 2021	32,495,397	324,953,970,000
New shares issued	3,071,383	30,713,830,000
As at 31 December 2021	35,566,780	355,667,800,000
As at 30 June 2022	35,566,780	355,667,800,000

Par value per share: VND10,000. Each ordinary share represents the voting right at the Company's Shareholders' General Meeting. The shareholders receive dividends at any time the Company noticed. All the ordinary shares have the same priority with the remaining assets of the Company.

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## 24 MOVEMENTS IN OWNERS' EQUITY

	Owners' capital VND	Share premium VND	Treasury shares VND	Investment and development funds VND	Post-tax undistributed earnings VND	Total VND
As at 1 January 2021	324,953,970,000	284,019,059	(29,238,407,099)	5,427,578,589	84,521,733,267	385,948,893,816
Profit for the year	-	-	-	-	17,541,305,333	17,541,305,333
Appropriation to bonus and welfare funds	-	-	-	-	(5,085,104,404)	(5,085,104,404)
Dividends declared	30,713,830,000	-	-	-	(30,713,830,000)	-
As at 31 December 2021	355,667,800,000	284,019,059	(29,238,407,099)	5,427,578,589	66,264,104,196	398,405,094,745
Profit for the period	-	-	-	-	107,958,101,641	107,958,101,641
Appropriation to bonus and welfare funds (Note 21 ) (*)	-	-	-	-	(1,754,130,533)	(1,754,130,533)
As at 30 June 2022	355,667,800,000	284,019,059	(29,238,407,099)	5,427,578,589	172,468,075,304	504,609,065,853

(\*) As per the Shareholder's General Meeting Resolution No. 02/NQ/ĐHĐCĐ/NQ/22 dated 14 April 2022, the Shareholder's General has approved the appropriation of profit of year 2021 to the bonus and welfare fund.



**25 OFF BALANCE SHEET ITEMS**

	<b>30.6.2022</b>	<b>31.12.2021</b>
Bad debts written off (VND)	45,608,032,166	45,608,032,166
Foreign currencies		
United States Dollar (USD)	2,622.14	1,314.99
Great British Pound (GBP)	7.16	7.16
Australian Dollar (AUD)	0.67	0.67

**26 NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES**

	<b>Six-month period ended 30 June</b>	
	<b>2022</b>	<b>2021</b>
	<b>VND</b>	<b>VND</b>
Net revenue from construction contracts	12,848,008,941	110,147,708,296
Net revenue from sales of goods	45,236,849	1,143,243,961
Net revenue from other service	4,807,219,014	3,085,163,993
Total	17,700,464,804	114,376,116,250

**27 COST OF GOODS SOLD AND SERVICES RENDERED**

	<b>Six-month period ended 30 June</b>	
	<b>2022</b>	<b>2021</b>
	<b>VND</b>	<b>VND</b>
Cost of construction contracts	9,676,695,684	97,167,572,186
Cost of goods sold	45,236,849	1,143,243,910
Reversal of provision for decline in value of inventories	-	(58,305)
Total	9,721,932,533	98,310,757,791

**28 FINANCIAL INCOME**

	<b>Six-month period ended 30 June</b>	
	<b>2022</b> <b>VND</b>	<b>2021</b> <b>VND</b>
Income from divestment from an associate	195,592,320,000	-
Interest income from bonds	3,509,197,762	-
Interest income from deposits	3,487,225,648	3,462,169,355
Profit received from the subsidiary	1,008,000,000	2,520,000,000
Realised foreign exchange gains	1,074,738,246	645,306
Dividends	-	10,291,050,000
Interest income from internal lending	-	2,080,081,974
Net gain from foreign currency translation at period-end	-	959,306,647
<b>Total</b>	<b>204,671,481,656</b>	<b>19,313,253,282</b>

**29 FINANCIAL EXPENSES**

	<b>Six-month period ended 30 June</b>	
	<b>2022</b> <b>VND</b>	<b>2021</b> <b>VND</b>
Interest expense	8,808,747,190	12,057,352,184
Expenses for divestment associate	7,657,899,612	-
Net loss from foreign currency translation at period-end	138,886,705	-
Realised foreign exchange losses	-	3,719,200
<b>Total</b>	<b>16,605,533,507</b>	<b>12,061,071,384</b>

**30 GENERAL AND ADMINISTRATION EXPENSES**

	<b>Six-month period ended 30 June</b>	
	<b>2022</b> <b>VND</b>	<b>2021</b> <b>VND</b>
Staff costs	23,441,628,052	6,711,322,917
Provision for doubtful debts (Note 8)	25,188,035,009	5,597,354,045
Outside service expenses	4,737,776,949	3,273,577,793
Depreciation and amortisation	253,364,987	259,617,510
Reversal of accrued staff costs	-	(100,431,459)
Others	80,557,179	175,398,959
<b>Total</b>	<b>53,701,362,176</b>	<b>15,916,839,765</b>

## 31 OTHER INCOME AND OTHER EXPENSES

	Six-month period ended 30 June	
	2022 VND	2021 VND
<b>Other income</b>		
Fines	616,839,504	1,233,808,214
Gains on disposal of fixed assets	-	214,090,909
Others	147,405,053	703,500,804
Total	764,244,557	2,151,399,927
<b>Other expenses</b>		
Fines	(317,191,200)	(32,769,691)
Others	(465,519,776)	(1,447,195,371)
Total	(782,710,976)	(1,479,965,062)
	(18,466,419)	671,434,865



**32 CORPORATE INCOME TAX (“CIT”)**

The CIT tax on the Company’s accounting profit before tax differs from the theoretical amount that would arise using the applicable tax rate of 20% as follows:

	<b>Six-month period ended 30 June</b>	
	<b>2022</b>	<b>2021</b>
	<b>VND</b>	<b>VND</b>
Net accounting profit before tax	142,324,651,825	8,072,135,457
Tax calculated at a rate of 20%	28,464,930,365	1,614,427,091
Effect of:		
Income not subject to tax	(201,600,000)	(2,562,210,000)
Expenses not deductible for tax purposes	433,677,843	286,549,258
Tax losses for which no deferred income tax asset was recognised	4,884,359,452	1,007,493,271
Under-provision in previous years	785,182,524	392,965,801
Temporary differences	(24,738,000)	(109,906,221)
Current CIT charge (*)	34,341,812,184	629,319,200
Charged to the interim separate income statement:		
CIT – current (*)	34,341,812,184	629,319,200
CIT – deferred (Note 22)	24,738,000	109,906,221
	34,366,550,184	739,225,421

(\*) The current CIT charge for the period is based on estimated taxable income and is subject to review and possible adjustments by the tax authorities.

**33 SEGMENT REPORTING*****Business segment***

	For the six-month period ended 30 June 2022			
	Construction contracts	Sales of goods	Management services	Total
	VND	VND	VND	VND
Net sales	12,848,008,941	45,236,849	4,807,219,014	17,700,464,804
Cost of sales	9,676,695,684	45,236,849	-	9,721,932,533
Gross profit	3,171,313,257	-	4,807,219,014	7,978,532,271

	For the six-month period ended 30 June 2021			
	Construction contracts	Sales of goods	Management services	Total
	VND	VND	VND	VND
Net sales	110,147,708,296	1,143,243,961	3,085,163,993	114,376,116,250
Cost of sales	97,167,572,186	1,143,185,605	-	98,310,757,791
Gross profit	12,980,136,110	58,356	3,085,163,993	16,065,358,459

***Geographical segment***

The Company carries out all production and business activities mainly in the territory of Vietnam. Therefore, the Company does not present geographical segment.

**34 ADDITIONAL INFORMATION FOR THE ITEMS OF THE STATEMENT OF CASH FLOWS****Non-cash transactions affect the statement of cash flows**

	For the six-month period ended	
	30.6.2022 VND	30.6.2021 VND
Offset short-term borrowings from subsidiary with the short-term lending to subsidiary	1,000,000,000	-
Offset short-term borrowings from subsidiary with the payable to subsidiary	7,000,000,000	-

**35 RELATED PARTY DISCLOSURES**

Detailss of subsidiaries, associates and other related entities are given in Note 4.

The divestment of all investment capital in Thua Thien Hue Construction Joint Stock Company ("HCC") was completed on 21 March 2022. As at 30 June 2022, HCC is no longer the related party of the Company.

**(a) Related party transactions**

During the period, the following transactions were carried out with related parties:

Related party	Relationship	Nature of transaction	Six-month period ended 30 June	
			2022 VND	2021 VND
i) Sales of goods and services				
Arico	Subsidiary	Other services	1,844,343,713	1,769,498,738
Searee	Subsidiary	Other services	630,318,323	1,466,168,850
		Construction services	-	90,905,231
Searefico E&C	Subsidiary	Other services	2,332,556,978	378,753,138
		Total	4,807,219,014	3,705,325,957
ii) Purchases of goods and services				
Searee	Subsidiary	Construction services	9,029,745,926	5,146,242,708
Searefico E&C	Subsidiary	Construction services	-	37,669,450,678
HCC		Construction services	-	2,474,630,910
Greenpan	Subsidiary	Purchases of goods	-	26,618,577
Arico	Subsidiary	Purchases of goods	-	2,040,000
		Total	9,029,745,926	45,318,982,873
iii) Compensation of key management				
Salaries and benefits of the Board of Management			5,959,541,762	1,833,443,205
Allowance for the Board of Directors and Supervision			960,000,000	966,000,000
Total			6,919,541,762	2,799,443,205



## 35 RELATED PARTY DISCLOSURES (continued)

## (a) Related party transactions (continued)

Related party	Relationship	Nature of transaction	Six-month period ended 30 June	
			2022	2021
			VND	VND
iv) Other transactions				
Arico	Subsidiary	Borrowing	7,000,000,000	20,300,000,000
		Borrowing repayments	7,500,000,000	3,500,000,000
		Dividend received	1,008,000,000	2,520,000,000
		Interest expenses	91,972,603	154,201,142
		Capital contribution	-	16,800,000,000
Greenpan	Subsidiary	Interest expenses	126,630,575	-
Searefico E&C	Subsidiary	Borrowing	52,228,858,320	-
		Borrowing repayments	17,785,304,164	-
		Interest expenses	760,384,067	-
		Capital contribution	-	79,200,000,000
		Transfer shares	-	36,850,000,000
		Payment on behalf	-	9,952,879,332
		Interest income	-	2,080,081,974
		Sales of tools and supplies	-	688,875,000
Searee	Subsidiary	Borrowing	1,975,000,000	-
		Borrowing repayments	1,975,000,000	-
		Interest expenses	22,064,215	405,125,099
		Capital withdrawals	-	36,850,000,000
Phoenix	Subsidiary	Other income	296,447,939	600,566,741
HCC		Dividend received	-	10,291,050,000
Seareal	Subsidiary	Interest income	102,272,727	-
Inwatek	Related party	Capital withdrawals	1,000,000,000	-

## 35 RELATED PARTY DISCLOSURES (continued)

## (b) Year end balances with related parties

Related party	Relationship	Nature of transaction	30.6.2022 VND	31.12.2021 VND
<b>Short-term trade accounts receivable (Note 5)</b>				
Phoenix	Subsidiary	Construction services	9,740,147,950	9,443,700,011
Searee	Subsidiary	Other services	3,153,805,200	2,893,370,153
Arico	Subsidiary	Other services	1,462,610,658	2,020,205,012
Searefico E&C	Subsidiary	Other services	-	1,021,794,967
Greenpan	Subsidiary	Other services	248,658,795	248,658,795
		Total	14,605,222,603	15,627,728,938
<b>Prepayments to suppliers (Note 6)</b>				
Greenpan	Subsidiary	Purchases of goods	768,007,113	2,679,957,113
Formtek	Related party	Construction services	200,999,662	200,999,662
		Total	969,006,775	2,880,956,775
<b>Short-term lendings</b>				
Searee	Subsidiary	Lending	4,188,000,000	150,000,000
Searefico E&C	Subsidiary	Lending	-	1,000,000,000
		Total	4,188,000,000	1,150,000,000
<b>Long-term prepayments to suppliers</b>				
Greenpan	Subsidiary	Construction services	4,911,950,000	3,000,000,000
<b>Other short-term receivables (Note 7(a))</b>				
Searee	Subsidiary	Dividend received	1,694,166,667	1,694,166,667
		Other services	278,858,552	225,855,475
Arico	Subsidiary	Dividend received	1,008,000,000	6,048,000,000
		Other services	-	53,003,077
		Interest income from lending	658,643,288	658,643,288
Inwatek	Related party			
Phoenix	Subsidiary	Other services	240,436,885	239,059,085
Greenpan	Subsidiary	Other services	211,262,382	195,777,411
Seareal	Subsidiary	Other services	18,413,527	20,039,763,000
Searefico E&C	Subsidiary	Other services	-	8,249,168,612
		Total	4,109,781,301	37,403,436,615

**35 RELATED PARTY DISCLOSURES (continued)****(b) Year end balances with related parties (continued)**

Related party	Relationship	Nature of transaction	30.6.2022 VND	31.12.2021 VND
<b>Short-term trade accounts payable (Note 13)</b>				
Searee	Subsidiary	Construction services	57,580,999,559	62,640,468,020
Searefico E&C	Subsidiary	Construction services	16,900,036,796	38,823,787,273
		Total	<u>74,481,036,355</u>	<u>101,464,255,293</u>
<b>Advances from customers (Note 14)</b>				
Searefico E&C	Subsidiary	Construction services	<u>9,269,000,000</u>	<u>9,269,000,000</u>
<b>Other short-term payables (Note 18(a))</b>				
Arico	Subsidiary	Interest expenses	166,842,277	163,472,414
Searefico E&C	Subsidiary	Payment on behalf	-	5,673,510
Greenpan	Subsidiary	Interest expenses	128,029,808	1,399,233
		Total	<u>294,872,085</u>	<u>170,545,157</u>
<b>Short-term borrowing (Note 19)</b>				
Searefico E&C	Subsidiary	Borrowing	34,443,554,156	-
Greenpan	Subsidiary	Borrowing	4,560,000,000	4,560,000,000
Arico	Subsidiary	Borrowing	-	500,000,000
		Total	<u>39,003,554,156</u>	<u>5,060,000,000</u>

**36 COMMITMENTS UNDER OPERATING LEASES**

The future minimum lease payments under non-cancellable operating leases are as follows:

	30.6.2022 VND	31.12.2021 VND
Within one year	1,120,950,000	3,362,850,000
Between one and five years	-	373,650,000
Total minimum payments	<u>1,120,950,000</u>	<u>3,736,500,000</u>



The interim separate financial statements were approved by the Board of Management on 29 August 2022.

Nguyen Thi  
Preparer

Vuong Tran Quoc Thanh  
Chief Accountant



Phan Thanh Long  
Chief Financial Officer  
Authorised signatory

