

**DEVELOPMENT INVESTMENT CONSTRUCTION
JOINT STOCK COMPANY**

Audited Financial Statements
for the year ended as at 31 December 2021



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REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of Development Investment Construction Joint Stock Company (the "Company") presents this report and the Company's financial statements for the fiscal year ended as at 31 December 2021

THE COMPANY

Development Investment Construction Joint Stock Company was established and operating under the first registered Business Registration Certificate No. 3500101107 on March 13, 2008 granted by the Department of Planning and Investment of Ba Ria - Vung Tau province and as amended.

The principal activities of the Company are: Invest and develop new urban areas and industrial zones; invest in trade and develop real estate and technical infrastructure of urban areas, transportation construction, irrigation; consult investments, manage projects; trade building materials; provide traveling services and monitor construction.

The Company's head office is located at 265 Le Hong Phong Street, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province.

Events after the reporting period

There have been no significant events occurring after the reporting period, which would require adjustment or disclosures to be made in the financial statements.

The Board of Management, the Board of Directors and Internal Audit during the year are

The Board of Management

Mr Nguyen Thien Tuan	Chairman	
Mr Nguyen Hung Cuong	Vice Chairman	
Ms Nguyen Thi Thanh Huyen	Vice Chairman	(from 18/02/2022)
Mr Hoang Van Tang	Member	
Mr Phan Van Danh	Member	(from 28/01/2021)
Ms Phan Thi Mai Huong	Member	(to 22/04/2021)
Mr Nguyen Quang Tin	Member	(to 22/04/2021)
Ms Nguyen Thao My	Member	(to 18/02/2022)
Ms Nguyen Thi Thanh Huyen	Member	(to 18/02/2022)
Mr Dinh Quang Hoan	Member	(to 28/01/2021)
Mr Tran Thai Phong	Member	(to 28/01/2021)

The Board of Directors

Mr Hoang Van Tang	General Director	
Mr Nguyen Van Tung	Deputy General Director	
Mr Nguyen Tuan Liem	Deputy General Director	
Mr Nguyen Quang Tin	Deputy General Director	
Mr Tran Van Dat	Deputy General Director	
Mr Pham Van Thai	Deputy General Director	(from 18/02/2022)
Mr Chu Van Thanh	Deputy General Director	(from 24/05/2021 to 19/01/2022)
Ms Nguyen Thi Thanh Huyen	Deputy General Director	(to 18/02/2022)

Internal Audit

Mr Phan Van Danh	Chairman	(from 10/05/2021)
Mr Nguyen Hung Cuong	Member	(from 10/05/2021)
Mr Tran Thai Phong	Chairman	(to 28/01/2021)
Mr Nguyen Trong Nghia	Member	(to 10/05/2021)
Ms Le Thu Trang	Member	(to 10/05/2021)

REPORT OF THE BOARD OF DIRECTORS (continued)

AUDITORS

Nam Viet Auditing and Accounting Financial Consulting Services Company Limited (AASCN) have performed the audit on the company's financial statements for this fiscal year.

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and on the date of this report is Mr Nguyen Thien Tuan – Chairman. Mr Nguyen Hung Cuong - Vice Chairman, is authorized by Mr Nguyen Thien Tuan - Chairman to sign and approve the financial statements for the year ended 31 December 2021 in accordance with the Letter of Authorization No. 28/GUQ-DIC Corp-HDQT dated October 01st, 2021.

Mr Hoang Van Tang - General Director of the Company, is authorized by Mr Nguyen Thien Tuan – Chairman to sign the financial statements for the year ended 31 December 2021 in accordance with the Letter of Authorization 11/UQ-DIC Corp-HDQT dated March 15th, 2021.

STATEMENT OF THE BOARD OF DIRECTORS' RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS

The Board of Directors is responsible for the financial statement of the fiscal year which give true and fair view of the state of affairs of the Company and of its results for the fiscal year. In preparing those accounts, the Board of Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- Prepare the financial statements on the basis of compliance with accounting standards and system and other related regulations;
- Prepare the financial statements on going concern basis unless it is inappropriate to presume that the Company will continue in business.

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

We, the Board of Directors, confirm that the financial statements for the year ended as at December 31st, 2021 prepared by us, give a true and fair view of the financial position as at December 31st, 2021, its financial performance and cash flows in the year 2021 of Company in accordance with Vietnamese Accounting Standards and comply with relevant statutory requirements.

Approval of Financial Statement

We, The Board of Management of Development Investment Construction Joint Stock Company approved our Financial Statements for the year 2021 as set out on page 06 to page 40

On behalf of the Board of Management



Nguyen Hung Cuong
Vice Chairman

29 March 2022

On behalf of the Board of Directors

Hoang Van Tang
General Director



No: 60-2/BCKT/TC

INDEPENDENT AUDITOR'S REPORT

**To: Shareholders, The Board of Management and the Board of Directors of
Development Investment Construction Joint Stock Company**

We have audited the Financial Statements of Development Investment Construction Joint Stock Company prepared on 29 March 2022, as set out on pages 06 to page 40, including the balance sheet as at 31 December 2021, the income statement, the cash flow statement for the year then ended and the notes to the financial statement

The Board of Directors' responsibility

The Board of Directors is responsible for the preparation and fair presentation of these financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and applicable regulations in Vietnam. This responsibilities includes: designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, where due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these 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 in order to obtain reasonable assurance as to whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including an assessment of the risks of material misstatement of the financial statements, whether due to fraud or an error. In making those risk assessments, the auditor considers internal controls relevant to the entity's preparation of the 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 entity's internal controls. An audit also includes evaluating the appropriateness of accounting estimates made by management, as well as evaluating the overall presentation of these financial statements.

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

Opinion

In our opinion, the accompanying financial statements give a true and fair view, in all material respects, of the financial position of Development Investment Construction Joint Stock Company as at 31 December 2021, and of the its financial performance and its cash flows for the year then ended in accordance with the Vietnamese Accounting Standards and Vietnamese Accounting System and comply with relevant statutory requirements in preparation and presentation of the financial statements.

BALANCE SHEET
 As at 31 December 2021

Unit: VND

ASSETS	Code	Note	31/12/2021	01/01/2021
A . CURRENT ASSETS	100		10,698,235,753,018	6,887,540,461,477
I. Cash and cash equivalents	110	V.1	976,496,694,483	384,381,658,731
1. Cash	111		357,024,156,224	273,449,735,430
2. Cash equivalents	112		619,472,538,259	110,931,923,301
II. Short-term investments	120		2,687,992,265,983	95,000,000,000
1. Held-to-maturity investments	123	V.2	2,687,992,265,983	95,000,000,000
III. Short-term accounts receivables	130		3,245,355,284,952	2,181,157,210,753
1. Short-term trade receivables	131	V.3	1,053,692,418,807	1,044,149,773,455
2. Short-term advances to suppliers	132	V.4	207,144,092,001	206,244,970,807
3. Short-term loan receivables	135	V.5	242,780,000,000	68,951,231,700
4. Other short-term receivables	136	V.6	1,756,580,731,048	868,335,191,695
5. Provision for doubtful short-term receivables	137	V.7	(14,841,956,904)	(6,523,956,904)
IV. Inventories	140	V.8	3,596,613,620,752	4,125,833,052,442
1. Inventories	141		3,596,613,620,752	4,125,833,052,442
V. Other current assets	150		191,777,886,848	101,168,539,551
1. Short-term prepaid expenses	151	V.9	175,307,812,659	88,840,633,086
2. VAT deductibles	152		542,400,157	528,931,992
3. Tax and other receivables from the State	153	V.15	15,927,674,032	11,798,974,473
B. NON- CURRENT ASSETS	200		5,471,411,818,789	4,494,109,571,673
I. Long-term receivables	210		4,165,072,967,009	3,167,072,967,009
1. Long-term trade receivables	211	V.3	-	8,318,000,000
2. Long-term loan receivables	215	V.5	54,800,000,000	56,800,000,000
3. Other long-term receivables	216	V.6	4,110,272,967,009	3,110,272,967,009
4. Provision for doubtful long-term receivables	219	V.7	-	(8,318,000,000)
II. Fixed assets	220		47,136,765,886	108,731,461,214
1. Tangible fixed assets	221	V.10	43,337,533,434	107,875,338,778
- Cost	222		82,497,538,910	188,852,136,336
- Accumulated depreciation	223		(39,160,005,476)	(80,976,797,558)
2. Intangible fixed assets	227	V.11	3,799,232,452	856,122,436
- Cost	228		4,216,976,600	1,151,894,000
- Accumulated depreciation	229		(417,744,148)	(295,771,564)
III. Investment properties	230	V.12	106,656,556,640	152,042,667,199
- Cost	231		144,455,832,878	189,189,510,678
- Accumulated depreciation	232		(37,799,276,238)	(37,146,843,479)



BALANCE SHEET (continued)
 As at 31 December 2021

Unit: VND

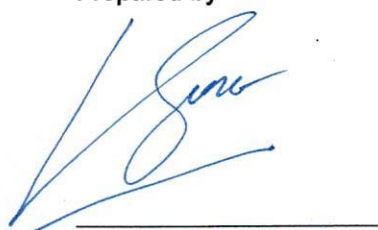
ASSETS	Code	Note	31/12/2021	01/01/2021
IV. Long-term asset in progress	240		1,248,000,503	1,173,048,503
1. Construction in progress	242		1,248,000,503	1,173,048,503
V. Long-term investments	250	V.2	1,150,785,883,420	1,064,822,533,863
1. Investments in subsidiaries	251		1,190,099,616,253	1,111,979,616,253
2. Investments in associates	252		209,522,748,500	157,972,748,500
3. Investments in other entities	253		61,975,077,000	117,988,909,000
4. Provision for long-term investments	254		(343,811,558,333)	(361,118,739,890)
5. Held-to-maturity investments	255		33,000,000,000	38,000,000,000
VI. Other long-term asset	260		511,645,331	266,893,885
1. Long-term prepaid expenses	261	V.9	511,645,331	266,893,885
TOTAL ASSETS	270		16,169,647,571,807	11,381,650,033,150

BALANCE SHEET (continued)
 As at 31 December 2021

Unit: VND

RESOURCE	Code	Note	31/12/2021	01/01/2021
C. LIABILITIES	300		8,807,082,901,362	6,698,123,516,216
I. Current liabilities	310		4,382,097,701,499	5,742,190,609,349
1. Short-term trade payables	311	V.13	219,367,566,792	376,564,916,511
2. Short-term advances from customers	312	V.14	1,731,611,334,453	1,987,527,089,449
3. Statutory obligations	313	V.15	335,684,670,025	194,730,079,702
4. Payables to employees	314		14,578,489,449	22,724,640,226
5. Short-term accrued expenses	315	V.16	144,185,446,945	6,501,838,567
6. Short-term unearned revenues	318	V.17	3,410,599,632	3,374,235,992
7. Other short-term payables	319	V.18	1,526,581,054,959	2,662,235,992,342
8. Short-term loan and finance lease	320	V.19	383,129,732,886	472,195,238,584
9. Reward and welfare funds	322		23,548,806,358	16,336,577,976
II. Long-term liabilities	330		4,424,985,199,863	955,932,906,867
1. Long-term unearned revenues	336	V.17	121,191,279,364	124,565,515,356
2. Other long-term payables	337	V.18	19,849,120,000	19,878,120,000
3. Long-term loan and finance lease	338	V.19	4,283,944,800,499	811,489,271,511
D. OWNERS' EQUITY	400		7,362,564,670,445	4,683,526,516,934
I. Owners' equity	410	V.20	7,362,564,670,445	4,683,526,516,934
1. Owners' contributed capital	411		4,998,909,620,000	3,184,925,510,000
- Ordinary shares with voting rights	411a		4,998,909,620,000	3,184,925,510,000
- Preference shares	411b		-	-
2. Share premium	412		1,121,119,538,421	296,535,538,421
3. Investment and development fund	418		227,445,532,653	212,824,592,482
4. Retained earnings	421		1,015,089,979,371	989,240,876,031
- Retained earnings accumulated to the prior year-end	421a		26,520,298,796	501,876,203,678
- Retained earnings of current period	421b		988,569,680,575	487,364,672,353
TOTAL RESOURCES	440		16,169,647,571,807	11,381,650,033,150

Prepared by



Le Thanh Hung

29 March 2022

Chief Accountant



Bui Van Su

General Director



Hoàng Văn Tang

INCOME STATEMENT
 Year 2021

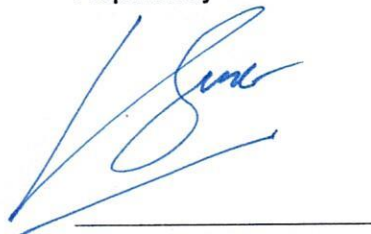
Unit: VND

Item	Code	Note	Current year	Previous year
1. Revenue from sale of goods and rendering of services	01	VI.1	2,042,249,988,946	1,796,255,415,043
2. Deductible items	02	VI.2	15,566,720,497	15,306,297,490
3. Net revenue from sale of goods and rendering of services	10	VI.3	2,026,683,268,449	1,780,949,117,553
4. Cost of goods sold	11	VI.4	1,233,238,788,502	1,252,521,787,234
5. Gross profit from sale of goods and rendering of services	20		793,444,479,947	528,427,330,319
6. Financial income	21	VI.5	35,347,781,236	36,894,404,390
7. Financial expenses	22	VI.6	69,292,148,650	350,242,022,077
In which: Interest expense	23		82,185,812,180	20,558,181,471
8. Selling expenses	25	VI.7	160,523,074,724	86,997,256,373
9. Administrative expenses	26	VI.8	115,566,989,681	109,445,471,933
10. Net profit from operating activities	30		483,410,048,128	18,636,984,326
11. Other income	31	VI.9	879,010,112,441	602,385,565,518
12. Other expenses	32	VI.10	85,615,405,328	8,273,666,016
13. Other profit	40		793,394,707,113	594,111,899,502
14. Accounting profit before tax	50		1,276,804,755,241	612,748,883,828
15. Current corporate income tax expenses	51	VI.11	288,235,074,666	125,384,211,475
16. Deferred corporate income tax expenses	52		-	-
17. Profit after tax	60		988,569,680,575	487,364,672,353

Prepared by

Chief Accountant

General Director



Le Thanh Hung
 29 March 2022



Bui Van Su



Hoang Van Tang



CASH FLOWS STATEMENT
 Year 2021

Unit: VND

Item	Code	Current year	Previous year
I. Cash flows from operating activities			
1. Profit before tax	01	1,276,804,755,241	612,748,883,828
2. Adjustments for			
- Depreciation	02	10,127,595,137	10,502,420,950
- Provision	03	(17,307,181,557)	253,856,529,420
- Foreign exchange (gains)/losses arising from revaluation of monetary accounts	04	(7,951)	(30,967)
- Profits/losses from investing activities	05	(838,183,753,636)	(551,327,329,515)
- Interest and bond issuance expense	06	85,513,770,432	20,558,181,471
3. Operating profit before changes in working capital	08	516,955,177,666	346,338,655,187
- Decrease/Increase in receivables	09	(1,876,195,729,592)	(271,312,017,202)
- Decrease/Increase in inventories	10	259,203,043,878	(879,589,696,314)
- Decrease/Increase in payables	11	(391,940,664,269)	591,627,291,922
- Decrease/Increase in prepaid expenses	12	(86,711,931,019)	39,684,841,704
- Interest paid	14	(3,055,415,592)	(112,536,681,524)
- Corporate income tax paid	15	(127,553,395,515)	(178,106,637,432)
- Other cash outflows for operating activities	17	(26,903,298,682)	(20,034,752,896)
Net cash flows from operating activities	20	(1,736,202,213,125)	(483,928,996,555)
II. Cash flow from investing activities			
1. Purchase and construction of fixed assets	21	(13,238,603,942)	(1,175,929,726)
2. Proceeds from disposals of fixed assets	22	1,488,181,818	-
3. Loans to other entities and payments for purchase of debt instruments of other entities	23	(3,177,027,199,983)	(10,000,000,000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24	417,206,165,700	139,290,768,652
5. Payments for investments in other entities	25	(78,600,000,000)	(3,065,044,904,760)
6. Proceeds from sale of investments in other entities	26	57,463,832,000	2,931,550,000,000
7. Interest and dividend received	27	21,076,068,288	25,914,492,996
Net cash flows from investing activities	30	(2,771,631,556,119)	20,534,427,162
III. Cash flows from financing activities			
1. Net cash from issuance of shares	31	1,724,584,000,000	(226,500,000)
2. Net proceeds from repurchase and sales treasury shares	32	-	88,604,048,714
3. Drawdown of borrowings	33	4,205,330,562,316	659,053,985,707
4. Repayment of borrowings	34	(829,889,867,141)	(474,892,971,978)
5. Dividend paid	36	(75,898,130)	-
Net cash flows from financing activities	40	5,099,948,797,045	272,538,562,443

CASH FLOWS STATEMENT (continued)
 Year 2021

Unit: VND


Item	Code	Current year	Previous year
Net cash flows within the period	50	592,115,027,801	(190,856,006,950)
Cash and cash equivalents at the beginning of year	60	384,381,658,731	575,237,634,714
Impact of exchange rate fluctuation	61	7,951	30,967
Cash and cash equivalents at the end of year	70	976,496,694,483	384,381,658,731

Prepared by



Le Thanh Hung
 29 March 2022

Chief Accountant



Bui Van Su

General Director



Hoang Van Tang



NOTES TO THE FINANCIAL STATEMENTS
 Year 2021

I. BACKGROUND

1. Type of ownership

Development Investment Construction Joint Stock Company was established and operating under the first registered Business Registration Certificate No. 3500101107 on March 13, 2008 granted by the Department of Planning and Investment of Ba Ria - Vung Tau province and as amended.

The Company's head office is located at 265 Le Hong Phong Street, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province.

The number of the Company's employees as at 31 December 2021 was 368 (as at 31 December 2020 was 358).

2. Business sector

The Company's business sector are real estate, construction and service.

3. Principal activity

The principal activities of the Company: Invest and develop new urban areas and industrial zones; invest in trade and develop real estate and technical infrastructure of urban areas, transportation construction, irrigation; consult investments, manage projects; trade building materials; provide traveling services and monitor construction.

4. Corporate structure

As at December 31st, 2021, the Company has 8 direct subsidiaries and 3 indirect subsidiaries. Information about these subsidiaries are as follows:

Name	Registered office address	Principal activities	Voting right (%)	Ownership (%)
DIC Tourism Limited Company	No. 169 Thuy Van street, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province	Hospitality and tourism services	78.30	78.30
DIG Aquarium Joint Stock Company	265 Le Hong Phong street, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province	Construction and trading of hotels and tourism; catering, entertainment, sport	95.0	95.0
Ha Nam Development Investment Construction Company Limited	12B, Dinh Cong Trang street, Chau Son Ward, Phu Ly City, Ha Nam Province	Trading and developing urban areas and industrial zones, real estate and technical infrastructure of urban areas	100	100
Brothers DIC Ceramic Joint Stock Company	North Chu Lai Industrial Park, Tam Hiep Commune, Nui Thanh District, Quang Nam Province	Production of ceramic products, wholesale materials, and mineral exploitation	89.03	89.03
Development Investment Construction Number 1 Joint Stock Company	265 Le Hong Phong street, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province	Trading and developing urban areas and industrial zones, real estate and technical infrastructure of urban areas	51.67	51.67

NOTES TO FINANCIAL STATEMENTS (continued)

Name	Registered office address	Principal activities	Voting right (%)	Owner -ship (%)
Development Investment Construction Number 2 Joint Stock Company	5, Street 6, Chi Linh Urban Area, Thang Nhat Ward, Vung Tau City, Ba Ria - Vung Tau Province	Manufacturing and trading construction materials; construction of houses, traffic works, irrigation works; real estate business; warehouse rental	52.46	52.46
DIC Vision Development Investment Joint Stock Company	265 Le Hong Phong street, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province	Real estate business; management consulting activities; educations; care, nursing	98.67	98.67
DIC Commerce Development Investment Joint Stock Company	265 Le Hong Phong street, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province	Real estate business; real estate brokerage; investment consulting, project management	98.67	98.67
Vung Tau Sports Tourism Development Investment Joint Stock Company (Indirect ownership)	B12 Chi Linh Urban Center, Nguyen An Ninh Ward, Vung Tau City, Ba Ria - Vung Tau Province	Golf course business and related services	82.24	64.39
Sports TOTO Vietnam Joint Stock Company (Indirect ownership)	B12 Chi Linh Urban Center, Nguyen An Ninh Ward, Vung Tau City, Ba Ria - Vung Tau Province	Management consulting activities	65.70	42.31
E&S Development Joint Stock Company (Indirect ownership)	B12 Chi Linh Urban Center, Nguyen An Ninh Ward, Vung Tau City, Ba Ria - Vung Tau Province	Construction of other civil engineering works	98.00	63.11

As at December 31st, 2021, the Company has 3 direct associates and 1 indirect associate. Information about these associates are as follows:

Name	Registered office address	Principal activities	Voting right (%)	Owner -ship (%)
DIC Holdings Construction Joint Stock Company	Ruby Tower Building - No. 12, 3/2 Street, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province	Construction	35.89	39.29
D.I.C Real Estate Joint Stock Company	No. 118 Gateway B, Nguyen An Ninh Ward, Vung Tau City, Ba Ria - Vung Tau Province	Real estate	42.68	42.68
Development Investment Construction - Concrete Joint Stock Company	No. 169 Thuy Van street, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province	Concrete production	36.00	36.00
Southern Development Investment Joint Stock Company (Indirect ownership)	No. 15 Thi Sach, Thang Tam Ward, Vung Tau City, Ba Ria - Vung Tau Province	Short-stay services	46.00	36.02

5. Announcement on comparative information in the Financial Statements

During the year, the Company had no changes in accounting policies compared to the previous period so it has not affected the comparability of the information in the Financial Statements.

NOTES TO FINANCIAL STATEMENTS (continued)

II. ACCOUNTING PERIOD AND ACCOUNTING MONETARY UNIT

1. Accounting period

Annual accounting period commences from January 1st and ends on December 31st.

2. Accounting monetary unit

The Company maintains its accounting records in Vietnam dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting system

The Company is applying Vietnamese Accounting System promulgated together with Circular No. 200/2014/TT/BTC dated 22/12/2014 issued by the Ministry of Finance.

2. Announcement on compliance with Vietnamese Accounting Standards and Accounting System

The company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash and cash equivalents comprise -cash on hand, cash in banks and short-term investments with an original maturity of less than three months that are readily convertible into known amount of cash and that are subject to an insignificant risk of change in value sine date of purchase of such invesments at the time of reporting.

2. Recognition of financial investment

Investments in subsidiaries and associates are stated at original cost. Distributions from accumulated net profits from subsidiaries and associates arising subsequent to the date of acquisition are recognized in the Income Statement. Other distributions received (in excess of such profits) are considered a recovery of investment and are deducted to the cost of the investment.

Investments in equity instruments of other entities reflects the equity investments, the Company has no control, joint control or significant influence on the investment.

Investments in equity instruments of other entities are stated at original cost, less provision for investments.

Securities investment at the balance sheet date, if:

- Having maturity not over than 3 months from the date of acquisition are recognised as "cash equivalents"

- Having maturity less than 1 year/1 operating cycle are recognised as short-term assets

- Having maturity over than 1 year/1 operating cycle are recognised as long-term assets

Provisions for devaluation of investments are made based on the excess of original cost in accounting books over their market value at year-end.

3. Recognition of receivables

Receivables represent trade receivables from customers arising from the sale of goods and rendering of services or non-trade receivables from others and are stated at cost.



NOTES TO FINANCIAL STATEMENTS (continued)

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.

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

4. Recognition of loan receivables

Loans for the purpose of earning interest according to the contract between the parties but cannot be bought and sold on the market like stock.

Loans are recognized at original cost. After that, the Board of Directors reviews all uncollected amounts to recognize provision for bad loans at the end of the year. Provision for bad loans is made for each loan based on the overdue time to repay the principal according to the original debt commitment (not taking into account the debt extension between the parties), or based on the loss level expected. The difference between the provision made at the end of current year and the provision made at the end of the previous year is recognized as an increase or decrease in administrative expenses of the year. The reversed provision does not exceed the original cost.

Loans are classified as short-term and long-term on the balance sheet based on the remaining maturities of the receivables at the balance sheet date

5. Principle of evaluating inventories

Properties acquired or being constructed for sale in the ordinary business of the Company, rather than to be held for rental or capital appreciation are recognized as inventories. Inventories are stated at the lower of original cost and net realizable value. Original cost of inventory includes the cost of land and construction expenses of infrastructure and apartments, direct expenditures and other overhead expenses incurred in bringing the inventories to their present location and condition. Net realizable value is the estimated selling price in the normal course of business less the estimated costs of completion and selling expenses. Provision is made, when necessary, for obsolete, slow-moving, defective inventory items and when original cost is higher than net realizable value. The difference between the provision of this period and the provision of the previous period is recognized as an increase or decrease of cost of goods sold in the year.

Other inventories

Inventories are stated at original cost. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

The cost of inventory at the year-end is calculated by weighted average method.

The Company applies the perpetual method to record inventory.

Provisions for inventory obsolescence made at the end of the year are the excess of original cost of inventory over their net realizable value.

6. Recording principle of tangible and intangible fixed assets

Fixed assets are stated at the original cost. During the using time, fixed assets are recorded at cost, accumulated depreciation and net book value.

Depreciation is provided on a straight-line basis. Depreciation period is estimated as follows:

- Building and structures	07 - 35 years
- Machinery & equipment	04 - 10 years
- Means of transportation	06 - 10 years
- Management equipment	04 - 10 years
- Others	05 years
- Land use rights	38 years
- Software	03 years

NOTES TO FINANCIAL STATEMENTS (continued)

7. Principles of recognition and depreciation of investment properties

Investment property are stated at the original cost. Cost of investment property is all the costs (cash or cash equivalents) that company spent or the fair value of other amounts exchange offer to acquire investment property to date of purchase or completion of construction investment property

In the process of leasing operations, investment property are stated at the original cost, accumulated depreciation and residual value. The company can rely on the property owners use the same time to estimate and determine the depreciation method of depreciation of investment property.

- Building and structures	50 years
- Land use rights	50 years

In the process of holding up the price increase, the investment property is not depreciated. Where there is solid evidence that the investment property is being discounted against the market value and the discount is determined reliably, then the enterprise is assessed to reduce the cost of the investment property and Recognize loss to cost of goods sold (the same as provision for real estate goods).

8. Recognition and allocation of prepaid expenses

Prepaid expenses only related to present fiscal year are recognised as short-term prepaid expenses and are recorded into operating costs.

The calculation and allocation of long-term prepaid expenses to profit and loss account in the period should be based on nature of those expenses to choose reasonable method and allocated factors. Prepaid expenses are allocated partly into operating expenses on a straight-line basis.

9. Recognition of business cooperation contract

Business cooperation contract (BCC) is a cooperation contract between the Group and other partners to carry out specific business activities without establishing a new legal entity. These activities are controlled by one of the parties. The BCC states that each party is entitled to profits when the BCC is profitable and is required to bear losses when the BCC is loss making, in substance, the BCC parties share revenues and expenses because each party can jointly control the operation and cash flows of the BCC.

- When the Group is in charge of accounting and tax finalisation, the Group is required to recognise the entire revenue and expenses arising from the BCC, and then allocate the proportionate share of revenue and expenses to the other parties.
- When the Group is not in charge of accounting and tax finalisation, the Group accounts for its proportionate share of revenue and expenses from the BCC.

10. Recognition and capitalization of borrowing costs

Borrowing costs are recognized into operating costs during the period, except for which directly attributable to the acquisition, construction or production of a qualifying asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in SAV No. 16 "Borrowing costs".

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset should be included (capitalized) in the cost of that asset, includes interest on borrowings, amortization of discounts or premiums relating to issuing bonds and ancillary costs incurred in connection with the arrangement of borrowings.

Interest expense was capitalized on Properties in progress current year is 96,644,243,240 VND (previous year was 90,551,879,620 VND).



NOTES TO FINANCIAL STATEMENTS (continued)

11. Recognition of accrued expenses

Expenses not yet occurred may be accrued into production and operating expenses in order to ensure when these expenses arise, they do not make material differences on production and operating expenses on the basis of matching between revenue and cost. When these expenses arise, if there is any difference with the amount charged, accountants additionally record or decrease cost equivalent to the difference.

12. Owner's equity

Owner's equity are recognised by the real contributed capital.

13. Recognition of revenue

Revenue from sale of real estate

Revenue is recognized when the material risks and ownership rights have transferred to the buyer, which usually coincides with the unconditional delivery of the contracts. For a conditional transfer, revenue is recognized only when all material conditions are satisfied.

Revenue from sale of goods

Revenue from sale of goods should be recognized when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

Revenue from rendering of services

Revenue from rendering of services is recognized when the outcome of that transaction can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, each period's revenue should be recognized by reference to the stage of completion at the balance sheet date. The outcome of a transaction can be estimated reliably when all 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 Company;
- The stage of completion of the transaction at the balance sheet date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Income from interest, royalties and dividends and other financial income earned by the Company should be recognised when these two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the income can be measured reliably.

Dividends should be recognised when the Company's right to receive payment is established or right to receive profits from the capital contribution.

14. Recognition cost of goods sold

Cost of goods sold reflects the cost of products, goods, services, investment real estate; cost of construction and installation (for construction and installation enterprises) sold in the year. In addition, it also reflects expenses related to investment real estate business such as: Depreciation expenses; repair expenses; expenses for leasing investment properties by mode of operating lease (in small cases); Cost of selling and liquidating investment properties...

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NOTES TO FINANCIAL STATEMENTS (continued)

Provision for devaluation of inventories is charged to cost of goods sold on the basis of the amount of inventories and the difference between the net value realizable lower than the cost of inventories. When determining the amount of inventory devaluation to make provision, accountants must exclude inventory volume which has been signed contracts on sales (net worth not less than the realizable value book) but not yet transferred to the customer if there is solid evidence regarding the customer will not give up the contract performance.

15. Principles and methods of recoding financial expenses

Expenses are recorded in financial expenses consist of: Expenses or losses relating to financial investment activities; Expenses of capital lending and borrowing; Expenses of joint ventures, cooperation, losses relating to transfer of short-term securities, transaction expenses of selling of securities; Provision for impairment of trading securities, investment loss reserves in other units, losses incurred when selling foreign currency, exchange rate losses.

16. Principles of recording selling expenses, administrative expenses

Selling expenses reflect the actual costs incurred during the sale of products, goods and service providers, including the costs of offers, product descriptions, product advertising, sales commissions, cost of product warranties, goods (except construction activity), the costs of preservation, packaging, shipping, etc.

Administrative expenses reflects the cost of the overall management of the business, including the cost of administrative staff salaries (salaries, wages, allowances, etc); social insurance, medical insurance, trade union fees, unemployment insurance of administrative personnel; office material costs, tools, depreciation of fixed assets used for business management; land rents and excises; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire, etc); other expenses by cash (reception, customer conferences, etc).

17. Principles and method of recording current income tax expense, deferred income tax expense

Current income tax expense is calculated basing on taxable profit and income tax rate applied in the current year.

Deferred income tax expense is calculated basing on deductible temporary differences, taxable temporary differences and income tax rate. Deferred income tax liabilities should be recognized for all temporary differences, and deferred tax assets are only recognized when it is probable that taxable profits in the future will be available to deduct temporary differences

18. Segment reporting

Segment reporting included business segment and geographic segment.

Business segment is a distinguishable component of an enterprise that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

Geographical segment is a distinguishable component of an enterprise that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments

19. Related parties

The parties are considered to be related if one party has the ability to control or significantly influence the other party in the decision-making of financial policies and activities.



NOTES TO FINANCIAL STATEMENTS (continued)

20. Accounting estimate

The preparation of the financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of financial statements requires The Board of Directors 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 financial statements and the reported amounts of revenues and expenses during the financial year. Although accounting estimates have been made to the best of The Board of Directors' knowledge, the actual amounts may be differ from those estimates.

The areas involving significant estimates and assumptions are as follows:

- Estimated useful life of fixed assets;
- Accrued expenses;
- Provisions.

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 believed to be reasonable under the circumstances.

V. ADDITIONAL INFORMATION TO ITEMS IN BALANCE SHEET

1. Cash and cash equivalents

	31/12/2021	01/01/2021
	VND	VND
Cash on hand	441,651,023	5,786,719,724
Cash in bank	356,582,505,201	267,663,015,706
Cash equivalents (term deposits)	619,472,538,259	110,931,923,301
Total	976,496,694,483	384,381,658,731

(*) Cash equivalents as at 31 December 2021 and 31 December 2020 are term deposits at commercial banks with original maturity of less than 3 months and earning interest from 3% to 3.65% per annum.

2. Financial investments

Investments held to maturity

	31/12/2021		01/01/2021	
	Cost VND	Book value VND	Cost VND	Book value VND
Short-term	2,687,992,265,983	2,687,992,265,983	95,000,000,000	95,000,000,000
Term deposits (i)	1,496,900,000,000	1,496,900,000,000	95,000,000,000	95,000,000,000
Bonds (ii)	1,191,092,265,983	1,191,092,265,983	-	-
Long-term	33,000,000,000	33,000,000,000	38,000,000,000	38,000,000,000
Bonds (iii)	33,000,000,000	33,000,000,000	38,000,000,000	38,000,000,000
Total	2,720,992,265,983	2,720,992,265,983	133,000,000,000	133,000,000,000

- (i) Term deposits at commercial banks with original maturity from 6 months to 12 months and earning interest from 4.6% to 5.7% per annum.
- (ii) Corporate bonds with maturity of 12 months and earning interest from 6.5% to 10.5% per annum.
- (iii) Bank bonds with maturity from 7 years to 10 years and earning interest from 6.5% to 7.4% per annum.



FINANCIAL STATEMENTS
For the fiscal year ended 31/12/2021

DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY
265 Le Hong Phong Street, Ward 8, Vung Tau City

NOTES TO FINANCIAL STATEMENTS (continued)

	31/12/2021			01/01/2021		
	%	Cost VND	Provision VND	%	Cost VND	Provision VND
Investments in subsidiaries		1,190,099,616,253	(298,035,951,518)		1,111,979,616,253	(321,198,426,586)
DIC Tourism Limited Company	78.30	784,498,221,388	(214,770,225,893)	99.99	784,498,221,388	(237,922,074,111)
DIG Aquarium Joint Stock Company	95.0	147,250,000,000	-	95.0	147,250,000,000	-
Ha Nam Development Investment Construction Company Limited	100.0	77,391,698,291	(7,224,992,713)	100.0	77,391,698,291	(8,026,352,475)
Brothers DIC Ceramic Joint Stock Company	89.03	75,250,000,000	(75,250,000,000)	89.03	75,250,000,000	(75,250,000,000)
Development Investment Construction Number 1 Joint Stock Company	51.67	14,726,900,000	-	51.67	14,726,900,000	-
Development Investment Construction Number 2 Joint Stock Company	52.46	31,782,796,574	-	50.07	12,862,796,574	-
DIC Vision Development Investment Joint Stock Company	98.67	29,600,000,000	(676,124,578)	-	-	-
DIC Commerce Development Investment Joint Stock Company	98.67	29,600,000,000	(114,608,334)	-	-	-
Investments in associates		209,522,748,500	-		157,972,748,500	(613,002,198)
DIC Holdings Construction Joint Stock Company	35.89	171,602,184,500	-	39.29	117,602,184,500	-
D.I.C Real Estate Joint Stock Company	42.68	19,938,000,000	-	42.68	19,938,000,000	-
Development Investment Construction - Concrete Joint Stock Company	36.00	17,982,564,000	-	36.00	17,982,564,000	-
DIC Global Joint Stock Company	-	-	-	49.00	2,450,000,000	(613,002,198)
Investments in other entities		61,975,077,000	(45,775,606,815)		117,988,909,000	(39,307,311,106)
Phu Quoc Urban Development Joint Stock Company	-	-	-	6.67	50,000,000,000	-
DIC Investment and Trading Joint Stock Company	14.75	40,204,950,907	(25,775,606,815)	14.75	40,204,950,907	(19,080,005,672)
Phu Rieng - Kratie Rubber Joint Stock Company	5.00	20,000,000,000	(20,000,000,000)	5.00	20,000,000,000	(20,000,000,000)
Song Da-Hanoi Joint Stock Company	-	-	-	15.00	6,000,000,000	-
Vina Dai Phuoc Corporation	-	1,610,000,000	-	-	1,610,000,000	(227,305,434)
Development Investment Construction Hoi An Joint Stock Company	-	160,126,093	-	-	173,958,093	-
Total		1,461,597,441,753	(343,811,558,333)		1,387,941,273,753	(361,118,739,890)



NOTES TO FINANCIAL STATEMENTS (continued)

3. Trade receivables

	31/12/2021	01/01/2021
	VND	VND
Short-term	1,053,692,418,807	1,044,149,773,455
Customers of Vung Tau Gateway Apartment Project	373,095,666,620	648,602,083,855
Customers of Phoenix High-Class Commercial Apartment	130,062,836,683	157,294,923,630
Customers of Nam Vinh Yen New Urban Area Project (i)	378,731,652,827	111,733,041,827
Customers of Chi Linh Centre, Vung Tau Project	22,717,503,041	22,545,436,041
Customers of DIC Star Aparts Hotel Vung Tau-CSJ Project	25,722,176,143	-
Others	123,362,583,493	103,974,288,102
Long-term	-	8,318,000,000
Mr Le Van Huong	-	8,318,000,000
Total	1,053,692,418,807	1,052,467,773,455
<u>In which:</u>		
Short-term trade receivable from third parties	1,044,746,921,379	1,028,077,932,093
Short-term trade receivable from related parties (Note VIII.2)	8,945,497,428	16,071,841,362

(i) The value of trade receivables arising from this project were pledged as collateral assets for the long-term loans as described in Note V.19.

4. Short-term advances to suppliers

	31/12/2021	01/01/2021
	VND	VND
Advances to suppliers are third parties	20,644,117,869	19,744,996,675
Advances to suppliers are related parties (Note VIII.2)	186,499,974,132	186,499,974,132
Total	207,144,092,001	206,244,970,807

5. Loan receivables

	31/12/2021	01/01/2021
	VND	VND
Short-term	242,780,000,000	68,951,231,700
Southern Development And Investment Joint Stock Company	242,780,000,000	59,860,000,000
Phuoc An Construction Development Investment Corporation	-	9,091,231,700
Long-term	54,800,000,000	56,800,000,000
Brothers DIC Ceramic Joint Stock Company	54,800,000,000	56,800,000,000
Total	297,580,000,000	125,751,231,700
<u>In which:</u>		
Loan receivables are third parties	-	9,091,231,700
Loan receivables are related parties (Note VIII.2)	297,580,000,000	116,660,000,000



NOTES TO FINANCIAL STATEMENTS (continued)

6. Other receivables

	31/12/2021	01/01/2021
	VND	VND
Short-term	1,756,580,731,048	868,335,191,695
Advances to the Board of Compensation	1,389,442,338,257	664,149,839,759
Long Tan Project	909,786,187,600	455,201,677,600
North Vung Tau Project	415,991,005,638	179,078,845,600
Chi Linh Project	56,855,145,019	23,059,316,559
Hiep Phuoc Project	4,810,000,000	4,810,000,000
Bau Trung Project	2,000,000,000	2,000,000,000
Advances to staff	178,625,699,519	133,128,783,092
Deposit	87,191,647,357	-
Interest receivables	43,444,551,558	29,682,046,941
Payment on behalf	44,374,983,638	32,418,108,480
Others	13,501,510,719	8,956,413,423
Long-term	4,110,272,967,009	3,110,272,967,009
Cooperation in investment and development of projects (*)		
Duc Hoa III - Resco Investment Joint Stock Company	1,729,119,206,500	1,729,119,206,500
Thien Tan Development Investment Joint Stock Company	1,298,153,760,510	1,298,153,760,510
A.T.A Construction Investment Joint Stock Company	79,999,999,999	79,999,999,999
DIC Construction and Investment Corporation	3,000,000,000	3,000,000,000
Cai Mep Logistics Joint Stock Company	1,000,000,000,000	-
Total	5,866,853,698,057	3,978,608,158,704

In which:

Receivables from related parties (Note VIII.2)	80,055,365,683	58,719,163,901
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(*) This is the money for project development investment cooperation with third party. The form of this cooperation contract is BCC profit sharing. The Company will share profits of the project based on the agreed sharing ratio in the agreements. Profit sharing is calculated based on the project profit and the actual investment ratio of the participating parties. This amount and the profit sharing will be received according to the agreement of the contract.

7. Bad debt

	31/12/2021		01/01/2021	
	Original cost VND	Provision VND	Original cost VND	Provision VND
Mr Le Van Huong	8,318,000,000	(8,318,000,000)	8,318,000,000	(8,318,000,000)
Mr Nguyen Son Lam	6,392,487,348	(6,392,487,348)	6,392,487,348	(6,392,487,348)
Others	131,469,556	(131,469,556)	131,469,556	(131,469,556)
Total	14,841,956,904	(14,841,956,904)	14,841,956,904	(14,841,956,904)

NOTES TO FINANCIAL STATEMENTS (continued)

8. Inventories

	31/12/2021		01/01/2021	
	Original cost VND	Provision VND	Original cost VND	Provision VND
Properties in progress (*)	3,546,213,482,644	-	4,056,067,432,937	-
Finished real estate	46,386,951,092	-	66,717,336,565	-
Raw materials	2,568,985,643	-	2,586,990,615	-
Merchandise	1,109,507,373	-	461,292,325	-
Tools and supplies	334,694,000	-	-	-
Total	3,596,613,620,752	-	4,125,833,052,442	-

(*) Properties in progress includes investment and development expenses of the following projects:

	31/12/2021 VND	01/01/2021 VND
Nam Vinh Yen New Urban Area Project (i)	1,903,832,739,363	2,110,409,389,056
Infrastructure for Dai Phuoc Urban Area Project (i)	182,184,448,198	531,934,780,859
Cap Saint Jacques Complex Area Project	328,167,936,838	347,668,344,580
Hiep Phuoc Urban Area Project, Nhon Trach	151,647,752,450	312,694,867,834
Urban Area Project in Ward 4, Hau Giang (i)	384,487,815,123	276,510,101,542
Block B Pullman Projec, Vung Tau	278,262,411,361	278,262,411,361
Long Tan Resort Project, Nhon Trach	118,691,742,123	52,451,215,273
Infrastructure for Chi Linh Centre, Vung Tau Project (i)	5,271,886,982	50,608,246,766
51B Residential Project, Vung Tau	39,715,428,238	7,677,086,040
Vung Tau Gateway Apartment Project	-	11,644,473,689
Lam Ha Center Point Residential Project, Phu Ly City, Ha Nam	61,131,433,437	29,649,846,262
Others	92,819,888,531	46,556,669,675
Total	3,546,213,482,644	4,056,067,432,937

(i) The value of land use rights and assets formed from the loans of the projects were pledged as collateral assets for the short-term and long-term loans as described in Note V.19.

9. Prepaid expenses

	31/12/2021 VND	01/01/2021 VND
Short-term	175,307,812,659	88,840,633,086
Brokerage expenses of projects are allocated according to real estate revenue	173,919,519,536	87,282,307,314
Tools and supplies	1,388,293,123	1,558,325,772
Long-term	511,645,331	266,893,885
Tools and supplies	11,061,499	266,893,885
Others	500,583,832	-
Total	175,819,457,990	89,107,526,971

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NOTES TO FINANCIAL STATEMENTS (continued)

	Buildings, structures	Machinery and equipment	Means of transport	Management equipment	Others	Total
Unit: VND						
10. Increase, decrease in tangible fixed assets						
Original cost						
Opening balance	126,361,244,661	10,477,929,378	43,040,436,209	6,390,336,616	2,582,189,472	188,852,136,336
Purchases	-	1,043,090,000	6,493,335,454	141,230,910	-	7,677,656,364
Construction completed	5,485,995,578	-	-	-	-	5,485,995,578
Reclassify	-	1,106,142,735	-	(2,019,315,386)	913,172,651	-
Liquidating, disposing	(105,786,137,471)	(6,931,230,800)	(3,736,739,429)	-	(3,064,141,668)	(119,518,249,368)
Closing balance	26,061,102,768	5,695,931,313	45,797,032,234	4,512,252,140	431,220,455	82,497,538,910
Accumulated depreciation						
Opening balance	44,898,679,224	9,003,916,900	20,142,388,710	4,706,561,653	2,225,251,071	80,976,797,558
Depreciation	1,406,547,669	667,849,206	3,587,744,363	661,854,001	121,505,492	6,445,500,731
Reclassify	3	1,098,527,594	-	(2,011,700,245)	913,172,648	-
Liquidating, disposing	(34,786,528,631)	(6,787,844,117)	(3,736,739,429)	-	(2,951,180,636)	(48,262,292,813)
Closing balance	11,518,698,265	3,982,449,583	19,993,393,644	3,356,715,409	308,748,575	39,160,005,476
Net book value						
Opening	81,462,565,437	1,474,012,478	22,898,047,499	1,683,774,963	356,938,401	107,875,338,778
Closing	14,542,404,503	1,713,481,730	25,803,638,590	1,155,536,731	122,471,880	43,337,533,434

	31/12/2021	01/01/2021
	VND	VND

Cost of fully depreciated tangible fixed assets but still in use

9,084,253,858

24,166,351,893

Assets represented in the tangible fixed assets of the Company as at 31 December 2021 were pledged as collateral assets for the short-term loans as described in Note V.19

31/12/2021

01/01/2021

VND

VND

NOTES TO FINANCIAL STATEMENTS (continued)

11. Increase and decrease in intangible fixed assets

Unit: VND

	Land use rights	Computer software	Total
Original cost			
Opening balance	624,157,000	527,737,000	1,151,894,000
Increase from finished real estate	3,065,082,600	-	3,065,082,600
Closing balance	3,689,239,600	527,737,000	4,216,976,600
Accumulated depreciation			
Opening balance	213,527,372	82,244,192	295,771,564
Depreciation	16,425,180	105,547,404	121,972,584
Closing balance	229,952,552	187,791,596	417,744,148
Net book value			
Opening	410,629,628	445,492,808	856,122,436
Closing	3,459,287,048	339,945,404	3,799,232,452

12. Increase and decrease in investment properties

Unit: VND

	Land use rights and Infrastructure for lease	Buildings and structures	Total
Original cost			
Opening balance	144,455,832,878	44,733,677,800	189,189,510,678
Contribute capital	-	(44,733,677,800)	(44,733,677,800)
Closing balance	144,455,832,878	-	144,455,832,878
Accumulated depreciation			
Opening balance	34,910,159,586	2,236,683,893	37,146,843,479
Depreciation	2,889,116,652	671,005,170	3,560,121,822
Contribute capital	-	(2,907,689,063)	(2,907,689,063)
Closing balance	37,799,276,238	-	37,799,276,238
Net book value			
Opening	109,545,673,292	42,496,993,907	152,042,667,199
Closing	106,656,556,640	-	106,656,556,640

As at 31 December 2021 and 31 December 2020, there was no firm and reliable evidence of a decrease in value, so investment properties was presented at original cost.

13. Short-term trade payables

	31/12/2021 VND	01/01/2021 VND
Trade payables are third parties (*)	67,610,994,763	132,442,230,757
Trade payables are related parties (Note VIII.2)	151,756,572,029	244,122,685,754
Total	219,367,566,792	376,564,916,511

(*) As at 31 December 2021 and 31 December 2020, No trade payables account for 10% or more of the total balance.

NOTES TO FINANCIAL STATEMENTS (continued)

14. Short-term advances from customers

	31/12/2021	01/01/2021
	VND	VND
Advances to third parties		
Customers of Nam Vinh Yen New Urban Area Project	900,874,843,712	634,582,902,217
Customers of Cap Saint Jacques Complex Project	326,741,275,791	392,630,511,022
Customers of Hiep Phuoc Urban Area Project	173,471,255,601	381,018,355,421
Customers of Vung Tau Gateway Apartment Project	139,501,821,945	347,744,414,936
Customers of Dai Phuoc Urban Area Project	106,966,657,130	139,546,849,603
Customers of Chi Linh Center, Vung Tau Project	50,168,792,579	45,915,773,651
Customers of Phoenix High-Class Commercial Apartment	23,574,364,287	35,691,386,195
Customers of other projects	10,312,323,408	10,396,896,404
Total	1,731,611,334,453	1,987,527,089,449

15. Tax and statutory obligations

	01/01/2021	Payable	Paid	31/12/2021
	VND	VND	VND	VND
Payables	194,730,079,702	349,703,786,376	208,749,196,053	335,684,670,025
Value added tax	11,635,519,054	60,693,741,484	69,218,603,827	3,110,656,711
Corporate income tax	77,712,056,611	288,235,074,666	123,453,428,281	242,493,702,996
Personal income tax	999,438,836	5,646,622,761	4,456,751,458	2,189,310,139
Land tax	96,117,457,120	(5,377,956,010)	11,097,865,964	79,641,635,146
Other tax	8,265,608,081	506,303,475	522,546,523	8,249,365,033
Receivables	11,798,974,473	18,834,030,785	22,962,730,344	15,927,674,032
Corporate income tax	11,798,974,473	18,834,030,785	22,933,998,019	15,898,941,707
Other tax	-	-	28,732,325	28,732,325

16. Accrued expenses

	31/12/2021	01/01/2021
	VND	VND
Third parties		
Interests expenses	81,698,368,148	2,567,971,560
Cost of projects	60,407,413,012	2,853,113,480
Other expenses	2,079,665,785	1,080,753,527
Total	144,185,446,945	6,501,838,567

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NOTES TO FINANCIAL STATEMENTS (continued)

17. Unearned revenues

	31/12/2021	01/01/2021
	VND	VND
Short-term	3,410,599,632	3,374,235,992
Revenue advanced from leasing Dai Phuoc golf course	3,374,235,992	3,374,235,992
Others	36,363,640	-
Long-term	121,191,279,364	124,565,515,356
Revenue advanced from leasing Dai Phuoc golf course	121,191,279,364	124,565,515,356
Total	124,601,878,996	127,939,751,348

18. Other payables

	31/12/2021	01/01/2021
	VND	VND
Short-term	1,526,581,054,959	2,662,235,992,342
Deposit for sales of project	1,098,011,652,900	2,231,550,000,000
Recovery of unused capital from subsidiaries	157,884,645,326	157,884,645,326
Profit sharing from BCC	116,388,584,457	116,388,584,457
Registration fee and maintenance fund (*)	96,536,008,445	85,526,052,508
Compensation payables	24,773,442,950	26,506,935,337
Dividend	1,057,257,627	1,133,155,757
Deposit from customers	14,163,848,004	26,194,980,294
Deposits received	5,791,327,500	9,277,219,500
Others	11,974,287,750	7,774,419,163
Long-term	19,849,120,000	19,878,120,000
Capital contribution from Business Cooperation contracts (**)	19,600,000,000	19,600,000,000
Deposits received	249,120,000	278,120,000
Total	1,546,430,174,959	2,682,114,112,342

In which:

Payables to related parties (Note VIII.2)	157,884,645,326	157,884,645,326
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(*) The maintenance fund payables represents 2% of the total net value of the contracts which the Company collects from customers. This amount will be transferred to the relevant Residents Committees when they have been established.

(**) This is the money for project development investment cooperation with third party. The form of this cooperation contract is BCC profit sharing. The Company will share profits of the project based on the agreed sharing ratio in the agreements. Profit sharing is calculated based on the project profit and the actual investment ratio of the participating parties. This amount and the profit sharing will be received according to the agreement of the contract.

NOTES TO FINANCIAL STATEMENTS (continued)

19. Loan and finance lease

	01/01/2021 VND	Increase VND	Decrease VND	31/12/2021 VND
Short-term loan	472,195,238,584	740,824,361,443	829,889,867,141	383,129,732,886
Loans from banks (Note 19.1)	129,988,629,617	428,939,676,932	488,939,258,174	69,989,048,375
Current portion of long-term loans (Note 19.2)	342,206,608,967	311,884,684,511	340,950,608,967	313,140,684,511
Long-term loan	811,489,271,511	3,776,390,885,384	303,935,356,396	4,283,944,800,499
Loans from banks (Note 19.2)	811,489,271,511	397,090,885,384	311,884,684,511	896,695,472,384
Bonds (Note 19.3)	-	3,379,300,000,000	(7,949,328,115)	3,387,249,328,115
Total	1,283,684,510,095	4,517,215,246,827	1,133,825,223,537	4,667,074,533,385

19.1. Details of short-term bank loans are as follows:

Banks	Ending balance VND	Interest rate (%/year)	Collaterals
Vietnam Bank for Agriculture and Rural Development – Dong Nai Branch	40,000,000,000	7.5	12,996.8m2 of residential land under LURC and ownership of houses and other land-attached assets No. BN981924 issued by the People's Committee of Ba Ria - Vung Tau Province on May 20, 2014 with total collateral value equal VND 194,952,000,000
Joint stock Commercial Bank for Investment & Development of Vietnam – Ba Ria - Vung Tau Branch	29,989,048,375	6.5 - 8	Land use rights for business purpose at Ward 5, Vung Tau City; asset on land at Tien Sa Villa; Office at 265 Le Hong Phong, Vung Tau City with total collateral value equal VND 22,766,000,000
Total	69,989,048,375		

NOTES TO FINANCIAL STATEMENTS (continued)

19.2. Details of long-term bank loans are as follows:

Banks	Ending balance VND	Classified into short-term debt VND	Principal repayment term	Interest rate (%/year)	Collaterals
Vietnam Joint Stock Commercial Bank for Industry and Trade – Binh Xuyen Branch	637,892,000,000	211,474,000,000	To 25 December 2024	11%	95 land use rights of Phase 1 - Division 1 at Nam Vinh Yen New Urban Area Project, owned by Development Investment Construction Joint Stock Company with a total area of 25,261 m2. - Rights of assets (including but not limited to: the right to claim and to benefit the amount receivables; the rights to share, use, exploit, and/ or own the shared product; the rights to request reimbursement advances, penalties, compensation for damage and enjoyment of this amount; rights, benefits, reimbursements; ...) of the Development Investment Construction Corporation arising from Division 2, 3, Phase 1 of the Nam Vinh Yen Urban Area project. - 221 Land use right certificate of Phase 1 - Division 2 at Nam Vinh Yen New Urban Area Project owned by Development Investment Construction Joint Stock Company with a total area of 36,792.2 m2 - The assets attached to the land of Nam Vinh Yen New Urban Area Project Phase 1, Division 2, 3 include but are not limited to roads, internal road yards and other assets of Phase 1, Division 2, 3 at the Nam Vinh Yen New Urban Area Project. Rights, interests and payments related to land use rights and infrastructure. - All real estate formed of Phase 1 - Division 2, 3 at Nam Vinh Yen New Urban Area Project, including but not limited to power supply, water supply, drainage, fences, gates, landscape trees, electricity corridors and other assets of Phase 1 - Division 2, 3 at Nam Vinh Yen New Urban Area Project. - 667 Land use right certificate of Phase 1 - Division 2 at Nam Vinh Yen New Urban Area Project owned by Development Investment Construction Joint Stock Company with a total area of with a total area of 93,748.3 m2.



NOTES TO FINANCIAL STATEMENTS (continued)

	152,000,000,000	To 01 November 2028	10%	
Joint Stock Commercial Bank for Investment & Development of Vietnam - Ba Ria - Vung Tau Branch	85,666,684,511	To 14 December 2022	8.5%	Land plot No. 667 with an area of 7,920 m2 in Khai Quang Ward, Vinh Yen City, Vinh Phuc Province. Map sheet No. 16, land plots No. 805 and 806 with an area of 17,341 m2 in Thanh Tru Commune, Vinh Yen City, Vinh Phuc province and all assets rights arising from the DIC Star Hotel complex project. - Rights of assets (including but not limited to: the right to claim and to benefit the amount receivables; the rights to share, use, exploit, and/ or own the shared product; the rights to request reimbursement advances, penalties, compensation for damage and enjoyment of this amount; rights, benefits, reimbursements; ...) of the Development Investment Construction Corporation arising from the DIC Star Hotel complex project
Saigon Thuong Tin Commercial Joint Stock Bank - Ba Ria - Vung Tau Branch	210,292,560,038	To 01 December 2025	8%-8.8%	Land use right certificate No. AL622002 issued by the People's Committee of Ba Ria - Vung Tau province on January 31, 2008 Rights of assets from 834,644.6 m2 at Vi Thanh Residential Project, Ward 4, Vi Thanh City, Hau Giang Province; 43 land plots with a total area of 201,703.2 m2 in Vi Thanh Residential Project, Ward 4, Vi Thanh City, Hau Giang Province
Total	1,209,836,156,895	To 16 March 2026	10.5%	All assets and rights of assets arising from the Technical Infrastructure project of North Vung Tau New Urban Area (area 19.6 ha) in ward 12, Vung Tau city and VND 220 billion in term deposits 06 and 12 month according to the term deposit contracts at the bank
	313,140,684,511			



NOTES TO FINANCIAL STATEMENTS (continued)

19.3. Details of bonds and issuance costs are as follows:

	01/01/2021	Increase	Decrease/(allocating	31/12/2021
	VND	VND	bond issuance costs)	VND
Common bonds	-	3,500,000,000,000	-	3,500,000,000,000
Bonds issuance costs	-	(120,700,000,000)	(7,949,328,115)	(112,750,671,885)
Total	-	3,379,300,000,000	(7,949,328,115)	3,387,249,328,115

These are funds raised by the issuance of common bonds at par value in Vietnam Dong by Ho Chi Minh City Development Commercial Joint Stock Bank (HDBank), consisting of three (3) Bonds with a total par value of VND 3,500,000,000,000, details:

- Bond DIGH2124001: total value of VND 1,000,000,000,000, term of 36 months, maturity on September 16th, 2024.
- Bond DIGH2124002: total value of VND 1,000,000,000,000, term of 36 months, maturity on September 30th, 2024.
- Bond DIGH2124003: total value of VND 1,500,000,000,000, term of 36 months, maturity on November 26th, 2024.

The interest rate applied for the first three (3) month is 11%/year, the following interest periods are calculated as: the sum of (i) 4.25%/year and (ii) SP interest rate of deposit of HDBank's individual customers pay after 12 months as at the interest rate determination date. This mobilization is guaranteed by all assets, assets rights and existing and future rights from the investment, development, exploitation and consumption of products at the "Long Tan Tourist Urban Area Project" with an area about 331.9 ha, in Long Tan commune and Phu Thanh commune, Nhon Trach district, Dong Nai province, owned by the Company. DIG shares and all profits and dividends (in cash or in other assets) arising from the number of mortgaged shares at HDBank owned by the Company.

NOTES TO FINANCIAL STATEMENTS (continued)

20. Owners' equity

a) Increase and decrease in owners' equity

	Contributed capital	Share premium	Treasury shares	Investment and development funds	Profit after tax retained	Total
Beginning balance of previous year	3,149,436,010,000	208,157,989,707	-	189,048,239,781	549,428,909,079	4,096,071,148,567
Issuance of new shares	35,489,500,000	(226,500,000)	-	-	-	35,263,000,000
Repurchase of treasury shares	-	-	(90,270,193,851)	-	-	(90,270,193,851)
Sale of treasury shares	-	88,604,048,714	90,270,193,851	-	-	178,874,242,565
Profit of the previous year	-	-	-	-	487,364,672,353	487,364,672,353
Transfer to investment and development fund	-	-	-	23,776,352,701	(23,776,352,701)	-
Transfer to bonus and welfare fund	-	-	-	-	(23,776,352,700)	(23,776,352,700)
Ending balance of previous year	3,184,925,510,000	296,535,538,421	-	212,824,592,482	989,240,876,031	4,683,526,516,934
Dividend by shares (i)	913,984,110,000	-	-	-	(913,984,110,000)	-
Issuance of ordinary shares for employees (ii)	150,000,000,000	74,782,000,000	-	-	-	224,782,000,000
Issuance of private shares (iii)	750,000,000,000	749,802,000,000	-	-	-	1,499,802,000,000
Profit of the current year	-	-	-	-	988,569,680,575	988,569,680,575
Transfer to investment and development fund	-	-	-	14,620,940,171	(14,620,940,171)	-
Transfer to bonus and welfare fund	-	-	-	-	(34,115,527,064)	(34,115,527,064)
Ending balance of current year	4,998,909,620,000	1,121,119,538,421	-	227,445,532,653	1,015,089,979,371	7,362,564,670,445

(i) On April 08, 2021, the Company completed the issuance of 31,846,682 shares with par value of 10,000 VND/share to pay dividend of year 2019 from profit after tax according to Resolution of the Extraordinary General Meeting of Shareholders No. 02/2021/NQ-DHCD dated January 28, 2021. Accordingly, the Company's share capital increased from VND 3,184,925,510,000 to VND 3,503,392,330,000.

On June 30, 2021, the Company completed the issuance of 59,551,729 shares with par value of 10,000 VND/share to pay dividend of year 2020 from profit after tax according to Resolution of the Annual General Meeting of Shareholders No. 01/2021/NQ-DHCD dated 22/04/2021. Accordingly, the Company's share capital increased from VND 3,503,392,330,000 to VND 4,098,909,620,000.

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NOTES TO FINANCIAL STATEMENTS (continued)

- (ii) On August 31, 2021, the Company completed the issuance of 15,000,000 shares at an issue price of VND 15,000/share under the selection program for Company's employees according to the Resolution of the Annual General Meeting of Shareholders No. 01/2021/NQ-DHCD dated April 22, 2021. Accordingly, the Company's share capital increased from VND 4,098,909,620,000 to VND 4,248,909,620,000.
- (iii) On October 07, 2021, the Company completed the offering of 75,000,000 individual shares at an issue price of VND 15,000/share according to the Resolution of the Annual General Meeting of Shareholders No. 01/2021/NQ-DHCD dated April 22, 2021. Accordingly, the Company's share capital increased from VND 4,248,909,620,000 to VND 4,998,909,620,000.

b) Capital transactions with owners and distribution of dividends and profits

	Current year VND	Previous year VND
Owners' invested capital		
At the beginning of year	3,184,925,510,000	3,149,436,010,000
Increase in the year	1,813,984,110,000	35,489,500,000
Decrease in the year	-	-
At the end of year	4,998,909,620,000	3,184,925,510,000
Distributed dividends	913,984,110,000	-
- By shares	913,984,110,000	-

c) Shares

	31/12/2021 Shares	01/01/2021 Shares
Registered number of shares issued	499,890,962	318,492,551
Number of shares sold to the public	499,890,962	318,492,551
- Ordinary shares	499,890,962	318,492,551
Number of shares acquired	-	-
Number of shares in issue	499,890,962	318,492,551
- Ordinary shares	499,890,962	318,492,551

Par value of shares in issue: 10.000 VND.

21. Off-balance sheet accounts

	Unit	31/12/2021	01/01/2021
Foreign currencies	USD	537.05	550.25

VI. ADDITIONAL INFORMATION OF ITEMS PRESENTED IN THE INCOME STATEMENT

1. Revenue from sale of goods and rendering of services

	Current year VND	Previous year VND
Revenue from sale of real estate	1,991,562,255,041	1,727,453,604,087
Revenue from rendering of services	50,687,733,905	68,801,810,956
Total	2,042,249,988,946	1,796,255,415,043



NOTES TO FINANCIAL STATEMENTS (continued)

2. Revenue deductible items	Current year VND	Previous year VND
Sales return	15,566,720,497	15,306,297,490
Total	15,566,720,497	15,306,297,490
3. Net revenue from sale of goods and rendering of services	Current year VND	Previous year VND
Net revenue from sale of real estate	1,975,995,534,544	1,712,147,306,597
Net revenue from rendering of services	50,687,733,905	68,801,810,956
Total	2,026,683,268,449	1,780,949,117,553
<u>In which:</u>		
Net revenue from related parties (Note VIII.2)	5,198,209,275	4,188,667,782
4. Costs of goods sold	Current year VND	Previous year VND
Cost of real estate	1,204,652,975,159	1,206,311,673,223
Cost of services rendered	28,585,813,343	46,210,114,011
Total	1,233,238,788,502	1,252,521,787,234
5. Financial income	Current year VND	Previous year VND
Interest income	31,685,993,905	28,193,689,790
Gain from investment	55,928,200	-
Dividends	3,605,851,180	8,700,714,600
Gain from foreign exchange difference	7,951	-
Total	35,347,781,236	36,894,404,390
6. Financial expenses	Current year VND	Previous year VND
Interest expenses	82,185,812,180	20,558,181,471
Bond issuance expenses	3,327,958,252	-
Loss from liquidation of financial investments	1,000,000,000	-
Provision (reversal of provision) for investments	(17,307,181,557)	253,856,529,420
Loss from merging	-	75,644,916,059
Other expenses	85,559,775	182,395,127
Total	69,292,148,650	350,242,022,077

NOTES TO FINANCIAL STATEMENTS (continued)

7. Selling expenses	Current year VND	Previous year VND
Brokerage and advertising expenses	157,581,910,765	81,751,749,101
Other expenses	2,941,163,959	5,245,507,272
Total	160,523,074,724	86,997,256,373
8. Administrative expenses	Current year VND	Previous year VND
Salary expenses	52,067,771,557	49,858,715,764
Depreciations	4,656,371,174	4,574,189,651
Business expenses	11,226,287,101	16,933,856,220
Other expenses	47,616,559,849	38,078,710,298
Total	115,566,989,681	109,445,471,933
9. Other income	Current year VND	Previous year VND
Gain on revaluation of assets for capital contribution and transfer	873,659,683,288	590,077,841,184
Late payment	1,393,679,053	6,987,844,905
Fines received on contract violation	3,202,658,413	2,501,896,558
Others	754,091,687	2,817,982,871
Total	879,010,112,441	602,385,565,518
10. Other expenses	Current year VND	Previous year VND
Loss from liquidation of fixed assets	69,773,194,436	-
Penalties expenses	2,172,672,659	7,058,292,662
Others	13,669,538,233	1,215,373,354
Total	85,615,405,328	8,273,666,016
11. Current corporate income tax expenses		
Annual corporate income tax at the rate of 20% of taxable profit.		
The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.		

NOTES TO FINANCIAL STATEMENTS (continued)

A summary of CIT computation is presented below:

	Current year VND	Previous year VND
Total profit before tax	1,276,804,755,241	612,748,883,828
Adjustments	124,200,441,942	14,172,173,545
- Increase	127,806,293,122	22,872,888,145
- Decrease	3,605,851,180	8,700,714,600
Total taxable profits	1,401,005,197,183	626,921,057,373
<i>In which:</i>		
- Taxable income from real estate activities	1,441,175,373,331	343,499,186,181
- Taxable income from other activities	(40,170,176,148)	283,421,871,192
Corporated income tax rate	20%	20%
Current corporate income tax expenses	288,235,074,666	125,384,211,475

12. Productions cost by items

	Current year VND	Previous year VND
Cost of real estate	1,204,652,975,159	1,206,311,673,223
Cost of services rendered	28,585,813,343	49,993,904,223
Labor cost	52,067,771,557	49,858,715,764
Depreciation expenses	10,127,595,137	10,502,420,950
Expenses for external services	168,808,197,866	83,511,058,161
Other expenses	45,086,499,845	48,786,743,219
Total	1,509,328,852,907	1,448,964,515,540

VII. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF CASH FLOWS

1. Non-cash transactions that affected the cash flows statement as follows

	Current year VND	Previous year VND
Contributing capital to the subsidiary by investment real estate	53,520,000,000	-
Increase capital by paying stock dividends	913,984,110,000	-

2. Amount of borrowing actually withdrawn during the year

	Current year VND	Previous year VND
Proceeds from borrowing following normal borrowing contracts	826,030,562,316	659,053,985,707
Issuance of common bonds	3,379,300,000,000	-
Total	4,205,330,562,316	659,053,985,707

3. Amount of borrowing principal actually paid during the year

	Current year VND	Previous year VND
Repayments for borrowing following normal borrowing contracts	(829,889,867,141)	(474,892,971,978)

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NOTES TO FINANCIAL STATEMENTS (continued)

VIII. OTHER INFORMATION

1. The events arising after end of accounting period

The Board of Directors confirms that no significant events arising after the closing of accounting books financial statements are required to be adjusted or published financial statements.

2. Information about related parties

During the year, the company has had the following transactions with the related parties, the main transactions are as follows:

Related parties	Relationship	Transaction content	Current year VND	Previous year VND
Revenue			5,198,209,275	4,188,667,782
Development Investment Construction Number 1 Joint Stock Company	Subsidiaries	Rendering of services	27,503,282	530,944,182
Development Investment Construction Number 2 Joint Stock Company	Subsidiaries	Rendering of services	182,220,323	-
DIC Tourism Limited Company	Subsidiaries	Rendering of services	1,312,194,586	-
DIC Holdings Construction Joint Stock Company	Associates	Rendering of services	15,660,909	-
Development Investment Construction - Concrete Joint Stock Company	Associates	Rendering of services	329,268,225	-
Vina Dai Phuoc Corporation	Related party	Rendering of services	3,331,361,950	3,657,723,600
Other activities				
Development Investment Construction Number 1 Joint Stock Company	Subsidiaries	Construction cost	77,715,001,410	235,316,549,019
Development Investment Construction Number 2 Joint Stock Company	Subsidiaries	Construction cost	143,290,022,075	175,090,572,639
		Dividend	630,900,000	-
Brothers DIC Ceramic Joint Stock Company	Subsidiaries	Loan interest	3,760,575,267	4,009,611,871
DIC Tourism Limited Company	Subsidiaries	Services expenses	3,887,576,171	-
		Sale of assets	330,000,000	-
DIC Holdings Construction Joint Stock Company	Associates	Construction cost	24,923,147,810	144,913,035,371
D.I.C Real Estate Joint Stock Company	Associates	Brokerage costs	205,949,513,016	38,726,707,613
		Construction cost	-	5,869,454,820
Southern Development And Investment Joint Stock Company	Related party	Guest cost	1,609,648,023	26,964,235,792
		Loan interest received	6,635,725,752	5,873,960,488
		Lending	-	5,000,000,000

NOTES TO FINANCIAL STATEMENTS (continued)

At the end of year, payments which have not been made with related parties are as follows:

		31/12/2021	01/01/2021
		VND	VND
Trade receivable		8,945,497,428	16,071,841,362
D.I.C Real Estate Joint Stock Company	Sale of goods and rendering of services	7,647,647,607	13,463,284,000
DIC Tourism Limited Company	Rendering of services	156,566,274	1,610,528,999
DIC Holdings Construction Joint Stock Company	Rendering of services	331,424,913	314,197,913
Vina Dai Phuoc Corporation	Rendering of services	298,506,225	305,453,775
Development Investment Construction Number 1 Joint Stock Company	Sale of goods and rendering of services	-	268,800,000
Development Investment Construction - Concrete Joint Stock Company	Rendering of services	382,609,923	109,576,675
Development Investment Construction Number 2 Joint Stock Company	Rendering of services	128,742,486	-
Short-term advances to suppliers		186,499,974,132	186,499,974,132
Southern Development And Investment Joint Stock Company	Advance for Project	186,499,974,132	186,499,974,132
Loan receivables		297,580,000,000	116,660,000,000
Short-term			
Southern Development And Investment Joint Stock Company	Lending	242,780,000,000	59,860,000,000
Long-term			
Brothers DIC Ceramic Joint Stock Company	Lending	54,800,000,000	56,800,000,000
Other receivables		80,055,365,683	58,719,163,901
Southern Development And Investment Joint Stock Company	Payment on behalf	28,434,482,367	26,964,235,792
Brothers DIC Ceramic Joint Stock Company	Lending interest	13,181,566,617	8,016,087,440
DIC Tourism Limited Company	Lending interest	22,045,543,248	18,284,967,981
Vina Dai Phuoc Corporation	Payment on behalf	15,940,501,271	5,453,872,688
DIC Investment and Trading Joint Stock Company	Dividend	453,272,180	-
	Contribution received for BCC	3,000,000,000	3,000,000,000

NOTES TO FINANCIAL STATEMENTS (continued)

		31/12/2021	01/01/2021
		VND	VND
Short-term trade payables		151,756,572,029	244,122,685,754
Development Investment Construction cost	Construction cost	18,130,686,417	105,704,328,336
Construction Number 1 Joint Stock Company			
Development Investment Construction cost	Construction cost	35,462,059,420	51,658,270,796
Construction Number 2 Joint Stock Company			
DIC Holdings Construction Joint Stock Company	Construction cost	19,990,277,504	71,878,401,001
D.I.C Real Estate Joint Stock Company	Brokerage expenses	73,015,060,525	12,448,797,254
Southern Development And Investment Joint Stock Company	Services expenses	243,192,196	1,638,248,629
DIC Tourism Limited Company	Services expenses	4,915,295,967	794,639,738
Other payables		157,884,645,326	157,884,645,326
DIG Aquarium Joint Stock Company	Borrowing	147,250,000,000	147,250,000,000
Ha Nam Development Investment Construction Company Limited	Borrowing	10,634,645,326	10,634,645,326

Remuneration, Salaries, bonuses and others of members of The Board of Management, Internal Audit, General Director and Other managers during the year as below:

		Current year	Previous year
		VND	VND
Remuneration of members of the Board of Management			
Mr Nguyen Thien Tuan	Chairman	1,300,000,000	1,300,000,000
Mr Nguyen Hung Cuong	Vice Chairman	975,000,000	975,000,000
Mr Hoang Van Tang	Member	120,000,000	120,000,000
Ms Nguyen Thi Thanh Huyen	Member (to 18/02/2022)	120,000,000	60,000,000
Mr Phan Van Danh	Member (from 28/01/2021)	165,000,000	-
Ms Phan Thi Mai Huong	Member (to 22/04/2021)	45,000,000	180,000,000
Mr Nguyen Quang Tin	Member (to 22/04/2021)	30,000,000	120,000,000
Ms Nguyen Thao My	Member (to 22/04/2021)	45,000,000	90,000,000
Mr Dinh Quang Hoan	Member (to 28/01/2021)	15,000,000	180,000,000
Mr Tran Thai Phong	Member (to 28/01/2021)	15,000,000	90,000,000
Remuneration of members of Internal Audit			
Mr Phan Van Danh	Chairman (from 10/05/2021)	-	-
Mr Nguyen Hung Cuong	Member (from 10/05/2021)	-	-
General Director			
Salaries, bonuses and others		1,247,221,554	1,317,116,143
Other managers			
Salaries, bonuses and others		6,313,190,842	5,345,476,337

