



HOA PHAT GROUP JOINT STOCK COMPANY

**CONSOLIDATED
FINANCIAL STATEMENT
THREE-MONTH PERIOD
ENDED 31 DECEMBER 2020**

JANUARY 2021



CONSOLIDATED BALANCE SHEET

As at 31 December 2020

	Code	Note	31 Dec 2020 VND	1 Jan 2020 VND
ASSETS				
Current assets (100 = 110 + 120 + 130 + 140 + 150)	100		56,800,328,871,828	30,436,936,909,894
Cash and cash equivalents	110	V.1	13,001,001,772,526	4,544,900,252,204
Cash	111		2,094,316,772,526	1,678,314,252,204
Cash equivalents	112		10,906,685,000,000	2,866,586,000,000
Short-term financial investments	120		8,822,092,675,380	1,374,340,352,910
Held-to-maturity investments	123	V.2	8,822,092,675,380	1,374,340,352,910
Accounts receivable – short-term	130		6,124,790,460,291	3,561,397,190,688
Accounts receivable from customers	131	V.3	3,949,486,943,250	2,699,937,350,329
Prepayments to suppliers	132		1,303,037,835,829	757,832,561,191
Other short-term receivables	136	V.4	910,365,502,671	139,273,246,353
Allowance for doubtful debts	137		(39,336,197,606)	(37,145,790,132)
Shortage of assets awaiting resolution	139		1,236,376,147	1,499,822,947
Inventories	140	V.5	26,286,822,229,202	19,411,922,748,095
Inventories	141		26,373,360,826,788	19,480,666,530,260
Allowance for inventories	149		(86,538,597,586)	(68,743,782,165)
Other current assets	150		2,565,621,734,429	1,544,376,365,997
Short-term prepaid expenses	151		194,466,215,434	118,551,289,085
Deductible value added tax	152		2,357,338,716,995	1,400,159,900,793
Taxes and other receivables from the State Treasury	153		13,816,802,000	25,665,176,119

CONSOLIDATED BALANCE SHEET - CONTINUED

As at 31 December 2020

	Code	Note	31 Dec 2020 VND	1 Jan 2020 VND
Non-current assets (200 = 210 + 220 + 230 + 240 + 250 + 260)	200		74,711,108,023,192	71,339,093,190,006
Accounts receivable – long-term	210		305,165,547,431	27,717,594,984
Long-term loan receivable	215		96,007,238,800	4,910,346,000
Other long-term receivables	216	V.4	209,158,308,631	22,807,248,984
Fixed assets	220		65,561,657,180,137	31,249,493,917,960
Tangible fixed assets	221	V.7	65,307,819,877,543	30,980,122,434,704
Cost	222		82,616,810,188,887	43,804,940,121,895
Accumulated depreciation	223		(17,308,990,311,344)	(12,824,817,687,191)
Intangible fixed assets	227	V.8	253,837,302,594	269,371,483,256
Cost	228		342,995,279,178	339,570,963,463
Accumulated amortisation	229		(89,157,976,584)	(70,199,480,207)
Investment properties	230	V.9	564,296,973,801	576,616,510,917
Cost	231		681,931,844,756	663,239,742,390
Accumulated depreciation	232		(117,634,870,955)	(86,623,231,473)
Long-term work in progress	240		6,247,213,506,994	37,435,320,467,014
Long-term work in progress	241		918,470,731,946	750,146,398,723
Construction in progress	242	V.6	5,328,742,775,048	36,685,174,068,291
Long-term financial investments	250		171,085,206,311	45,794,216,642
Investments in joint ventures and associates	252		385,206,311	(1,431,313,615)
Equity investments in other entities	253		700,000,000	700,000,000
Held-to-maturity investments	255	V.2	170,000,000,000	46,525,530,257
Other long-term assets	260		1,861,689,608,518	2,004,150,482,489
Long-term prepaid expenses	261	V.10	1,593,026,349,829	1,650,738,623,090
Deferred tax assets	262		225,553,308,024	292,226,687,882
Goodwill	269	V.11	43,109,950,665	61,185,171,517
TOTAL ASSETS (270 = 100 + 200)	270		131,511,436,895,020	101,776,030,099,900

CONSOLIDATED BALANCE SHEET - CONTINUED

As at 31 December 2020

	Code	Note	31 Dec 2020 VND	1 Jan 2020 VND
RESOURCES				
LIABILITIES (300 = 310 + 330)	300		72,291,648,089,103	53,989,393,956,205
Current liabilities	310		51,975,217,453,875	26,984,198,187,977
Accounts payable to suppliers	311		10,915,752,723,952	7,507,198,913,115
Advances from customers	312		1,257,272,765,123	408,691,837,688
Taxes and other payables to the State Treasury	313	V.12	548,579,267,830	478,426,384,718
Payables to employees	314		313,099,678,402	247,936,926,136
Short-term accrual expenses	315	V.13	640,129,684,182	429,777,297,411
Short-term unearned revenue	318		34,564,307,818	27,406,111,996
Other short-term payables	319	V.14	328,061,400,351	237,391,747,239
Short-term borrowings	320		36,798,465,672,104	16,837,653,470,387
Short-term provisions	321	V.15	5,846,534,626	3,111,122,885
Bonus and welfare fund	322		1,133,445,419,487	806,604,376,402
Long-term liabilities	330		20,316,430,635,228	27,005,195,768,228
Accounts payable to suppliers	331		2,637,987,658,239	6,652,492,138,554
Long-term accrual expenses	333	V.13	223,664,493,846	427,328,992,030
Long-term unearned revenues	336		16,127,650,192	3,369,818,100
Other long-term payables	337	V.14	68,736,086,170	58,387,110,781
Long-term borrowings	338		17,343,247,551,512	19,842,099,219,720
Deferred tax payable	341		666,262,529	1,104,751,459
Long-term provisions	342	V.15	26,000,932,740	20,413,737,584

CONSOLIDATED BALANCE SHEET - CONTINUED

As at 31 December 2020

	Code	Note	31 Dec 2020 VND	1 Jan 2020 VND
EQUITY (400 = 410)	400		59,219,788,805,917	47,786,636,143,695
Owner's equity	410	V.16	59,219,788,805,917	47,786,636,143,695
Share capital	411		33,132,826,590,000	27,610,741,150,000
Ordinary shares with voting right	411a		33,132,826,590,000	27,610,741,150,000
Capital surplus	412		3,211,560,416,270	3,211,560,416,270
Foreign exchange differences	417		5,568,369,072	565,534,994
Investment and development fund	418		928,641,612,156	923,641,612,156
Retained profits	421		21,783,390,780,083	15,876,913,750,948
- Retained profit brought forward	421a		17,145,536,194,786	8,349,470,883,074
- Retained profit for the current period	421b		4,637,854,585,297	7,527,442,867,874
Non-controlling interest	429		157,801,038,336	163,213,679,327
TOTAL RESOURCES (440 = 300 + 400)	440		131,511,436,895,020	101,776,030,099,900

Hung Yen, 30th January 2021

Preparer



Tran Xuan Mai

Chief Accountant



Pham Thi Kim Oanh

General Director



Tran Tuan Duong

CONSOLIDATED INCOME STATEMENT

For the three-month period ended 31 December 2020

	Code	Note	Three-month period ended 31 Dec 2020 VND	Three-month period ended 31 Dec 2019 VND	Year ended 31 Dec 2020 VND	Year ended 31 Dec 2019 VND
Revenue from sales of goods and provision of services	01	VI.1	26,165,172,616,887	18,282,088,440,464	91,279,081,771,826	64,677,906,575,644
Revenue deductibles	02	VI.2	387,101,508,420	306,785,764,611	1,160,538,345,109	1,019,713,901,857
Net revenue (10 = 01 - 02)	10		25,778,071,108,467	17,975,302,675,853	90,118,543,426,717	63,658,192,673,791
Cost of sales	11	VI.3	19,510,833,657,232	15,139,622,033,638	71,213,680,000,202	52,472,820,451,654
Gross profit (20 = 10 - 11)	20		6,267,237,451,235	2,835,680,642,215	18,904,863,426,515	11,185,372,222,137
Financial income	21	VI.4	355,499,934,411	122,443,551,198	991,059,543,584	471,053,832,011
Financial expenses	22	VI.5	786,899,253,782	312,174,332,179	2,823,676,571,605	1,181,675,710,916
<i>In which: interest expense</i>	23		662,031,175,138	270,226,645,026	2,207,297,067,268	936,710,218,359
Share of loss in associates	24		(6,728,992,807)	(1,431,313,615)	1,964,631,764	(1,431,313,615)
Selling expenses	25	VI.6	283,146,891,052	184,758,038,710	1,094,369,638,423	873,333,584,688
General and administration expenses	26	VI.7	214,239,003,023	191,052,158,467	690,413,247,676	569,005,805,722
Net operating profit {30=20+(21-22)+24-(25+26)}	30		5,331,723,244,982	2,268,708,350,442	15,289,428,144,159	9,030,979,639,207
Other income	31		172,494,695,071	191,951,258,126	654,777,697,861	657,680,931,477
Other expenses	32		173,968,642,319	175,662,950,554	589,272,306,117	591,998,447,298
Other profit (40=31-32)	40		(1,473,947,248)	16,288,307,572	65,505,391,744	65,682,484,179
Accounting profit before tax (50=30+40)	50		5,330,249,297,734	2,284,996,658,014	15,354,933,535,903	9,096,662,123,386
Current income tax expense	51		547,344,027,784	371,428,377,293	1,782,532,088,260	1,603,307,926,680
Deferred income tax benefit	52		122,183,789,401	(9,803,630,181)	66,234,890,929	(84,894,039,523)
Net profit after tax (60=50-51-52)	60		4,660,721,480,549	1,923,371,910,902	13,506,166,556,714	7,578,248,236,229
Attributable to parent company's equity holders	61		4,637,854,585,297	1,917,005,836,995	13,438,675,698,959	7,527,442,867,874
Attributable to non-controlling interest	62		22,866,895,252	6,366,073,907	167,480,857,755	50,805,368,355

Hung Yen, 30 January 2021

Chief Accountant

Preparer

Phạm Thị Kim Oanh

Tran Xuan Mai

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

For the year ended 31 December 2020

	Code	Note	Year ended 31 Dec 2020 VND	Year ended 31 Dec 2019 VND
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax	01		15,354,933,535,903	9,096,662,123,386
Adjustments for:				
Depreciations and amortisations	02		4,798,664,198,100	2,593,232,573,029
Allowances and provisions	03		28,314,185,442	(5,772,614,376)
Exchange (gains)/loss arising from revaluation of monetary items denominated in foreign currencies	04		52,869,910,972	24,183,514,856
(Gains)/loss from investments	05		(527,610,046,005)	(286,185,193,464)
Interest expense	06		2,207,297,067,268	936,710,218,359
Operating profit before change in working capital	08		21,914,468,851,680	12,358,830,621,790
Change in receivables	09		(3,498,165,854,666)	(288,519,564,021)
Change in inventories	10		(7,061,024,985,401)	(5,132,237,172,021)
Change in payables and other liabilities	11		1,737,154,618,998	3,556,649,268,254
Change in prepaid expenses	12		(15,248,416,439)	(8,476,974,345)
Interest paid	14		(2,030,972,429,884)	(867,276,241,172)
Income tax paid	15		(1,714,077,936,702)	(1,551,743,688,539)
Other payments for operating activities	17		(328,363,376,705)	(352,057,555,830)
Net cash flows from operating activities	20		9,003,770,470,881	7,715,168,694,116
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for additions to fixed assets and other long-term assets	21		(9,370,234,306,842)	(20,825,371,574,660)
Proceeds from disposals of fixed assets and other long-term assets	22		35,819,307,501	26,937,572,033
Payments for purchase of debt instruments of other entities	23		(12,648,955,968,571)	(4,467,553,072,509)
Receipts from collecting loans, sales of debt instruments of other entities	24		4,986,124,143,558	6,832,224,480,334
Receipts of interests on term deposits and loans, dividends and distributed profit received	27		392,500,423,931	369,546,551,545
Net cash flows from investing activities	30		(16,604,746,400,423)	(18,064,216,043,257)

CONSOLIDATED STATEMENT OF CASH FLOWS - CONTINUED

(Indirect method)

For the year ended 31 December 2020

		Year ended 31 Dec 2020 VND	Year ended 31 Dec 2019 VND
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from equity issued, capital contributed by non-controlling shareholders	31	2,700,000,000	85,000,000
Proceeds from borrowings	33	81,625,368,485,716	67,944,184,644,118
Payments to settle loan principals	34	(64,157,591,086,774)	(55,553,681,828,677)
Payments of dividends	36	(1,419,473,748,758)	(12,646,859,136)
Net cash flows from financing activities	40	16,051,003,650,184	12,377,940,956,305
Net cash flows during the period (50 = 20 + 30 + 40)	50	8,450,027,720,642	2,028,893,607,164
Cash and cash equivalents at the beginning of the year	60	4,544,900,252,204	2,515,617,135,457
Effect of foreign exchange rate fluctuations	61	6,073,799,680	389,509,583
Cash and cash equivalents at the end of the year (70 = 50 + 60 + 61)	70	13,001,001,772,526	4,544,900,252,204

Hung Yen, 30th January 2021

Preparer



Tran Xuan Mai

Chief Accountant



Pham Thi Kim Oanh

General Director



Tran Tuan Duong

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

I. Reporting entity's features

1. Form of ownership

Hoa Phat Group Joint Stock Company ("the Company") is incorporated as a joint stock company in Vietnam. The consolidated financial statements of the Company comprise the Company and its subsidiaries (together referred to as "the Group") and the Group's interest in associates.

2. Principal activities

- Office leasing;
- Financial investments;
- Integrated investment and construction of infrastructures, industrial zones and urban zones;
- Manufacturing of furniture for offices, households and schools;
- Timber production and processing;
- Manufacturing of mechanical products (mainly construction machinery, office desks, chairs and cabinets);
- Leasing machines, equipment and motor vehicles;
- Dealing in automobiles, motorbikes, equipment, parts for transport and mining sectors, transport vehicles;
- Production and trading of construction and mining machineries;
- Dealing in electrical, electronic appliances, optical and medical equipment;
- Production, trading, assembly, installation, repair and maintenance of electrical, electronic, electrical refrigeration and civil electrical appliances and air-conditioners;
- Production and trading of raw materials and plastic products;
- Advertisement;
- Civil and industrial construction;
- Exploitation of sand, stones and gravel;
- Production, trading and assembly of furniture products and construction equipment;
- Real estate trading (excluding land price consultancy);
- Domestic and foreign investment advisory (excluding law advisory);
- Production and trading of non-ferrous metal and non-ferrous metal scraps;
- Trading and export and import of steel and supplies for steel making and rolling;
- Production of rolled steel products and roofing sheets;
- Exploitation of metal ores;
- Trading metals, metal ores, iron and steel scraps;
- Making cast iron and steel, and casting cast iron, iron and steel;
- Production of plated and non-plated steel pipes and inox pipes;
- Production and trading of galvanized steel sheet, color coated steel sheet and galvalum steel sheet;
- Rendering sports and gymnastics services (training, competition organisation, athlete transfer);
- Building and renting sports practice ground and competition ground;
- Entrusted export-import activities;
- Raising pigs, cows, poultry, other animals and provision of raising services;
- Processing and preserving meat and meat products;
- Producing feeds for cattle, poultry and aquaculture sector;

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

- Producing fertilizer and nitrogen compounds
- Trading agricultural equipment, machineries and accessories; and
- Coastal, in land water way and ocean transportation.

3. Normal operating cycle

The normal operating cycle of the Group is generally within 12 months.

4. Group structure

Number of subsidiaries consolidated : 14
Number of subsidiaries which is not consolidated: 0

	Rate of Group's interest	Rate of Group's voting rights
• Subsidiaries Tier 1		
1 Hoa Phat Iron and Steel JSC Address: 66 Nguyen Du street, Nguyen Du ward, Hai Ba Trung district, Hanoi city, Vietnam.	99.99%	99.99%
2 Hoa Phat Steel Pipe and Steel Sheet JSC Address: 66 Nguyen Du street, Nguyen Du ward, Hai Ba Trung district, Hanoi city, Vietnam.	99.99%	99.99%
3 Hoa Phat Real Estate Development JSC Address: 66 Nguyen Du street, Nguyen Du ward, Hai Ba Trung district, Hanoi city, Vietnam.	99.90%	99.90%
4 Hoa Phat Hung Yen Steel Co.,Ltd Address: Pho Noi A industrial zone, Giai Pham commune, Yen My district, Hung Yen province, Vietnam.	100.00%	100.00%
5 Hoa Phat Hai Duong Steel JSC Address: Hiep Son commune, Kinh Mon district, Hai Duong province, Vietnam.	99.99%	99.99%
6 Hoa Phat Dung Quat Steel JSC Address: Dung Quat economical zone, Binh Dong commune, Binh Son district, Quang Ngai province, Vietnam.	99.99%	99.99%
7 Hoa Phat Metal Producing Co., Ltd Address: No 39 Nguyen Dinh Chieu, Le Dai Hanh ward, Hai Ba Trung district, Hanoi city, Vietnam.	99.88%	99.88%
8 An Thong Mineral Investment JSC Address: No 415, Tran Phu street, Tran Phu ward, Ha Giang town, Ha Giang province, Vietnam.	99.96%	99.96%
9 Hoa Phat Steel Pipe Co., Ltd Address: No 39 Nguyen Dinh Chieu, Le Dai Hanh ward, Hai Ba Trung district, Hanoi city, Vietnam.	99.97%	99.97%
10 Hoa Phat Steel Sheet Co., Ltd Address: E1 street, zone E, Pho Noi A industrial zone, Lac Dao commune, Van Lam district, Hung Yen province, Vietnam.	100.00%	100.00%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

	Rate of Group's interest	Rate of Group's voting rights
• Subsidiaries Tier 1		
11 Hoa Phat Agriculture Development JSC Address: Pho Noi A Industrial zone, Giai Pham commune, Yen My district, Hung Yen province, Vietnam.	99.99%	99.99%
12 Hoa Phat Furniture JSC Address: B4 street, zone B, Pho Noi A industrial zone, Lac Hong commune, Van Lam district, Hung Yen province, Vietnam.	99.60%	99.60%
13 Hoa Phat Refrigeration Engineering Co., Ltd Address: Giai Pham commune, Yen My district, Hung Yen province, Vietnam.	99.67%	99.67%
14 Hoa Phat Urban Development and Construction JSC Address: No 39 Nguyen Dinh Chieu, Le Dai Hanh ward, Hai Ba Trung district, Hanoi city, Vietnam.	99.85%	99.85%

II. Accounting period and currency.

- Annual accounting period of the Group is from 1 January to 31 December.
- Accounting currency of the Group is Vietnam Dong ("VND").

III. Underlying reporting standards and policies.

1. Accounting policies

The Group applies Circular 200/2014/TT-BTC dated 22 December 2014 by MOF on guidelines for accounting system for enterprises and Circular 202/2014/TT-BTC date 22 December 2014 by MOF on guidelines for preparation and presentation of consolidated financial statements.

2. Declaration of compliance with Accounting Standards and System.

The consolidated financial statements are prepared in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Enterprises and relevant statutory requirements applicable to preparation and presentation of interim financial statement.

IV. Applicable accounting policies.

1. Applicable foreign exchange rate

Monetary assets and liabilities denominated in currencies other than VND are respectively translated into VND at average bid and offer rate at reporting dated quoted by the commercial bank where the Group most frequently conduct its transactions. Transactions in currencies other than VND during the year have been translated into VND at actual rates of exchange ruling at the transaction dates.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

2. Principles of recognition of cash and cash equivalents

Cash comprises cash balances and call deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

3. Principles of recognition of receivables

Trade and other receivables are stated at cost less allowance for doubtful debts.

Allowance for doubtful debts is established for amount of outstanding receivables at the balance sheet date which are overdue more than 6 months or are doubtful of recovery. Increases and decreases to the allowance for doubtful debts balance are recorded as general and administration expense account in the consolidated statement of income.

4. Principles of recognition of inventories

Recognition principle: Inventories are recognised at the lower price between cost and net realisable value.

Measurement method: Weighted average method

Recording method: Regular filing

Method of allowance: Allowance for inventories is established for the estimated losses arising due to the impairment of value (through diminution, damage or obsolescence) of inventories owned by the Group, based on appropriate evidences of impairment available at the balance sheet date. Increases and decreases to the allowances for inventories balance are recorded as cost of goods sold account in the consolidated statement of income.

5. Principles of recognition of fixed assets

Recognition: Fixed assets are stated at cost less accumulated depreciation. The consolidated balance sheet state 3 items: Cost, accumulated depreciation, carrying value.

Depreciation method: Straight-line basis method.

6. Principles of recognition of investment properties

Recognition: Investment property held to earn rental is stated at cost less accumulated depreciation. The initial cost of an investment property held to earn rental comprises its purchase price, cost of land use rights and any directly attributable expenditures of bringing the property to the condition necessary for it to be capable of operating in the manner intended by management.

Depreciation method: Straight-line basis method.

7. Principles of recognition of financial investments

Subsidiaries: the entities are under the control of the Group. Subsidiaries' financial statements are included in consolidated financial statements from the date that control commences to the date that control ceases.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

Associates: are consolidated using equity method, that initial investment is recognised at cost and subsequently adjusted for changes in the Company's share of the net assets of the associates after the acquisition.

8. Principles of recognition and capitalization of borrowing costs

Borrowing cost are recognised as an expense for reporting period in which they are incurred, except for the borrowing cost relate to borrowings in respect of construction of qualifying assets, in which case the borrowing cost incurred during the period of construction are capitalized as part of cost of the assets concerned.

9. Principles of recognition of prepaid expenses, goodwill

Prepaid expense: Prepaid expenses comprise short-term and long-term prepaid expenses stated in balance sheet. Prepaid expenses are allocated by time of prepayment corresponding to economical benefit generated from these expenses.

Goodwill: Goodwill arises on the acquisition of subsidiaries. Goodwill is measured at cost less accumulated amortisation. Cost of goodwill represents the excess of the cost of the acquisition over the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquiree. When the excess is negative (gain from bargain purchase), it is recognised immediately in the consolidated statement of income. Goodwill arising on acquisition of a subsidiary is amortised on a straight-line basis over no more than 10 years.

10. Principles of recognition of provisions

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

11. Principles of recognition of equity

Recognition of owners' equity, capital surplus, other capital: Recognised at actual contributed value.

Recognition of retained profit: is the accumulated profit after income tax.

12. Principles of recognition of revenue and other incomes

Revenue from sales of goods: Revenue from the sale of goods is recognised in the consolidated statement of income when the significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods. Revenue on sales of goods is recognised at the net amount after deducting sales discounts stated on the invoice.

Revenue from provision of services: Revenue from services rendered is recognised in the consolidated statement of income in proportion to the stage of completion of the transaction at the balance sheet date. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

Revenue from sublease of leasehold land and rental income: Rental income from leased property is recognised in the consolidated statement of income on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

Revenue from sales of apartments: Revenue from the sale of apartments is recognised in the consolidated statement of income when the significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due. The transfer of significant risks and rewards is determined to be at the time of completion and hand over of the apartments.

Interest income: Interest income is recognised on a time basis with reference to the principal outstanding and the applicable interest rate.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

V. NOTES TO CONSOLIDATED BALANCE SHEET

1. Cash and cash equivalents

	31 Dec 2020 VND	1 Jan 2020 VND
Cash on hand	13,883,912,772	16,566,142,092
Cash in banks	2,080,395,090,754	1,661,725,195,112
Cash in transit	37,769,000	22,915,000
Cash equivalents	10,906,685,000,000	2,866,586,000,000
Total	13,001,001,772,526	4,544,900,252,204

2. Held-to-maturity investments

	31 Dec 2020		1 Jan 2020	
	Cost VND	Fair value VND	Cost VND	Fair value VND
Held-to-maturity investments – short-term				
▪ Term deposits	8,822,092,675,380	8,822,092,675,380	1,374,340,352,910	1,374,340,352,910
	8,822,092,675,380	8,822,092,675,380	1,374,340,352,910	1,374,340,352,910
Held-to-maturity investments – long-term				
▪ Term deposits	150,000,000,000	150,000,000,000	26,525,530,257	26,525,530,257
▪ Bonds	20,000,000,000	20,000,000,000	20,000,000,000	20,000,000,000
	170,000,000,000	170,000,000,000	46,525,530,257	46,525,530,257

3. Accounts receivable from customers

	31 Dec 2020		1 Jan 2020	
	Value VND	Allowance VND	Value VND	Allowance VND
Accounts receivable from customers – short-term				
Receivable from customers	3,949,486,943,250	(37,136,197,606)	2,699,937,350,329	(34,945,790,132)
Total	3,949,486,943,250	(37,136,197,606)	2,699,937,350,329	(34,945,790,132)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

4. Other receivables

	31 Dec 2020		1 Jan 2020	
	Value VND	Allowance VND	Value VND	Allowance VND
Other receivables – short-term				
Interest receivables	198,641,475,218	-	33,200,395,079	-
Others	711,724,027,453	(2,200,000,000)	106,072,851,274	(2,200,000,000)
Total	910,365,502,671	(2,200,000,000)	139,273,246,353	(2,200,000,000)
Other receivables – long-term				
Collaterals	208,726,314,243	-	22,700,090,991	-
Others	431,994,388	-	107,157,993	-
Total	209,158,308,631	-	22,807,248,984	-

5. Inventories

	31 Dec 2020		1 Jan 2020	
	Cost VND	Allowance VND	Cost VND	Allowance VND
Goods in transit	4,172,345,938,501	-	2,871,139,551,905	-
Raw materials	11,887,569,381,304	(2,937,448,687)	7,383,025,663,389	(3,877,969,713)
Tools and supplies	1,768,683,803,586	(1,330,489,342)	2,101,425,673,044	(5,840,805,888)
Work in progress	2,347,196,486,102	(66,002,922,445)	1,573,282,308,451	(28,311,250,423)
Finished goods	5,528,311,739,211	(12,246,928,708)	4,489,362,757,309	(13,381,769,149)
Merchandise inventories	477,033,963,707	(4,020,808,404)	741,358,297,568	(17,331,986,992)
Goods on consignment	192,219,514,377	-	321,072,278,594	-
Total	26,373,360,826,788	(86,538,597,586)	19,480,666,530,260	(68,743,782,165)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

6. Construction in progress

	From 1 Jan 2020 to 31 Dec 2020 VND
Opening balance	36,685,174,068,291
Additions during the year	7,559,536,463,924
Transfer to tangible fixed assets	(38,618,776,011,517)
Transfer to intangible fixed assets	(2,305,493,215)
Transfer to long-term prepaid expenses	(247,972,063,577)
Transfer to short-term prepaid expenses	(36,710,144,014)
Other movements	(10,204,044,844)
Closing balance	5,328,742,775,048

Major constructions in progress were as follows

	31 Dec 2020 VND	1 Jan 2020 VND
Construction in progress		
Dung Quat Steel Production Complex Project	3,487,288,552,867	33,097,995,330,249
Hai Duong Steel Production Complex Project	1,327,612,767,875	244,430,685,541
Color Coating Steel Sheet Factory Project	9,838,075,445	2,471,423,149,154
Agriculture projects	249,453,653,883	434,027,505,133
Other projects	254,549,724,978	437,297,398,214
Total	5,328,742,775,048	36,685,174,068,291

7. Tangible fixed assets

	Buildings	Machinery and equipment	Motor vehicles	Office equipment	Livestock	Others	Total
	VND	VND	VND	VND	VND	VND	VND
Cost							
As at 1 January 2020	13,113,467,453,926	29,212,039,947,941	1,021,786,574,335	98,437,534,168	353,066,259,598	6,142,351,927	43,804,940,121,895
Additions	22,201,134,584	284,140,547,111	172,245,607,398	16,970,497,837	-	306,400,000	495,864,186,930
Transfer from construction in progress	17,917,426,855,552	19,916,778,010,108	712,237,370,040	37,658,498,217	32,484,511,005	2,190,766,595	38,618,776,011,517
Disposals and written off	(16,055,573,706)	(141,569,331,647)	(12,194,999,810)	(399,239,316)	(119,280,188,140)	(154,121,255)	(289,653,453,874)
Other movements	(12,912,393,657)	(169,738,469)	-	(34,545,455)	-	-	(13,116,677,581)
Reclassification	(31,481,253)	(1,954,013,703)	885,081,800	1,085,386,156	-	15,027,000	-
As at 31 December 2020	31,024,095,995,446	49,269,265,421,341	1,894,959,633,763	153,718,131,607	266,270,582,463	8,500,424,267	82,616,810,188,887
Accumulated depreciation							
As at 1 January 2020	2,206,469,797,570	9,836,701,860,494	532,872,440,295	56,353,664,813	190,247,486,974	2,172,437,045	12,824,817,687,191
Depreciation	1,213,060,295,355	3,213,022,974,242	163,388,310,883	31,097,654,417	89,565,503,355	1,055,866,019	4,711,190,604,271
Disposals and written off	(15,543,295,799)	(110,955,046,567)	(10,303,833,034)	(367,095,829)	(87,472,137,977)	(154,121,255)	(224,795,530,461)
Other movements	(2,187,295,245)	(1,131,353)	-	(34,545,455)	-	522,396	(2,222,449,657)
Reclassification	(307,197,915)	(1,043,893,871)	67,481,101	1,283,147,701	-	462,984	-
As at 31 December 2020	3,401,492,303,966	12,937,724,762,945	686,024,399,245	88,332,825,647	192,340,852,352	3,075,167,189	17,308,990,311,344
Net book value							
As at 1 January 2020	10,906,997,656,356	19,375,338,087,447	488,914,134,040	42,083,869,355	162,818,772,624	3,969,914,882	30,980,122,434,704
As at 31 December 2020	27,622,603,691,480	36,331,540,658,396	1,208,935,234,518	65,385,305,960	73,929,730,111	5,425,257,078	65,307,819,877,543

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

8. Intangible fixed assets

	Land use rights	Software	Others	Total
	VND	VND	VND	VND
Cost				
As at 1 January 2020	267,408,028,099	70,662,025,700	1,500,909,664	339,570,963,463
- Additions	-	2,137,510,500	125,000,000	2,262,510,500
- Transfer from construction in progress	(2,607,892,109)	2,305,493,215	2,607,892,109	2,305,493,215
- Other movements	-	49,500,000	-	49,500,000
- Disposals and written off	-	-	(1,193,188,000)	(1,193,188,000)
As at 31 December 2020	264,800,135,990	75,154,529,415	3,040,613,773	342,995,279,178
Accumulated amortisation				
As at 1 January 2020	41,683,157,547	27,015,412,996	1,500,909,664	70,199,480,207
- Amortisation	4,490,134,946	15,480,021,191	181,528,240	20,151,684,377
- Disposals and written off	-	-	(1,193,188,000)	(1,193,188,000)
As at 31 December 2020	46,173,292,493	42,495,434,187	489,249,904	89,157,976,584
Net book value				
As at 1 January 2020	225,724,870,552	43,646,612,704	-	269,371,483,256
As at 31 December 2020	218,626,843,497	32,659,095,228	2,551,363,869	253,837,302,594

9. Investment properties

	Land use rights	Buildings	Total
	VND	VND	VND
Cost			
As at 1 January 2020	55,702,700,965	607,537,041,425	663,239,742,390
Transfer from construction in progress	-	9,847,253,038	9,847,253,038
Other movements	-	8,844,849,328	8,844,849,328
As at 31 December 2020	55,702,700,965	626,229,143,791	681,931,844,756
Accumulated depreciation			
As at 1 January 2020	-	86,623,231,473	86,623,231,473
Depreciation	-	28,990,419,078	28,990,419,078
Other movements	-	2,021,220,404	2,021,220,404
As at 31 December 2020	-	117,634,870,955	117,634,870,955
Net book value			
As at 1 January 2020	55,702,700,965	520,913,809,952	576,616,510,917
As at 31 December 2020	55,702,700,965	508,594,272,836	564,296,973,801

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

10. Long-term prepaid expenses

	Prepaid land costs	Tools and supplies	Overhaul and major maintenance expenses	Site clearance costs	Others	Total
	VND	VND	VND	VND	VND	VND
Balance as at 1 January 2020	774,566,962,748	125,987,492,909	279,843,134,786	231,816,052,559	238,524,980,088	1,650,738,623,090
Additions	-	82,901,641,535	114,630,553,091	4,464,093,500	67,004,333,435	269,000,621,561
Transfer from construction in progress	37,682,942,054	20,533,309,213	63,985,852,194	81,306,811,244	44,463,148,872	247,972,063,577
Other movements	-	-	(62,090,332,432)	-	(30,553,959,009)	(92,644,291,441)
Disposals and written off	-	(53,707,500)	-	-	-	(53,707,500)
Allocation for the period	(25,958,854,143)	(96,164,860,655)	(213,948,519,978)	(14,570,172,962)	(131,344,551,720)	(481,986,959,458)
Reclassifications	-	240,644,914	1,118,537,940	(456,163,837)	(903,019,017)	-
Balance as at 31 December 2020	786,291,050,659	133,444,520,416	183,539,225,601	302,560,620,504	187,190,932,649	1,593,026,349,829

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

11. Goodwill

Subsidiaries	As at 31 December 2020		As at 1 January 2020	
	Cost VND	Net book value VND	Cost VND	Net book value VND
Hoa Phat Energy JSC	206,244,396,684	-	206,244,396,684	8,593,516,518
Lac Thuy Breeding Co., Ltd,	4,367,130,430	-	4,367,130,430	3,493,704,334
Nhon Trach Trading Services Company Limited	195,950,665	195,950,665	195,950,665	195,950,665
Long Viet construction JSC	59,880,000,000	42,914,000,000	59,880,000,000	48,902,000,000
Total	270,687,477,779	43,109,950,665	270,687,477,779	61,185,171,517

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

12. Taxes and other payables to State Treasury

	As at 1 January 2020	Tax incurred	Tax paid	As at 31 December 2020
	VND	VND	VND	VND
Value added tax	30,934,300,667	562,339,332,525	(547,252,764,526)	46,020,868,666
Import value added tax	1,499,842,628	4,335,086,493,653	(4,336,517,216,281)	69,120,000
Withholding tax	12,293,673,978	87,623,217,438	(92,971,388,184)	6,945,503,232
Import-export tax	199,457,118	227,733,507,308	(227,932,964,426)	-
Corporate income tax	425,268,805,190	1,782,539,962,702	(1,718,507,219,623)	489,301,548,269
Personal income tax	5,225,653,352	83,701,990,652	(86,957,288,010)	1,970,355,994
Special consumption tax	296,335,504	46,931,486,840	(46,959,962,624)	267,859,720
Natural resource taxes	1,801,923,565	106,687,421,518	(105,665,991,617)	2,823,353,466
Land rental	-	14,412,074,019	(14,412,074,019)	-
Other taxes	906,392,716	114,844,522,873	(114,570,257,106)	1,180,658,483
Total	478,426,384,718	7,361,900,009,528	(7,291,747,126,416)	548,579,267,830

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

13. Accrual expenses

	31 Dec 2020 VND	1 Jan 2020 VND
Short-term accrual expenses		
Interest expense	239,100,118,793	247,399,009,822
Transportation expense	9,606,306,522	13,083,272,180
Promotion expense	75,454,967,877	44,055,822,912
Others	315,968,290,990	125,239,192,497
Total	640,129,684,182	429,777,297,411
Long-term accrual expenses		
Accruals for cost of Industrial zone land	193,664,493,846	403,328,992,030
Accruals for infrastructure maintenance	30,000,000,000	24,000,000,000
Total	223,664,493,846	427,328,992,030

14. Other payables

	31 Dec 2020 VND	1 Jan 2020 VND
Other short-term payables		
Interest expense and dividend payable	14,759,238,956	9,563,958,353
Sales discounts	33,335,904,280	32,161,933,755
Trade union fee, social and health insurance	49,440,485,593	37,005,877,757
Others	230,525,771,522	158,659,977,374
Total	328,061,400,351	237,391,747,239
Other long-term payables		
Apartment maintenance fund	41,989,925,396	38,791,080,145
Others	26,746,160,774	19,596,030,636
Total	68,736,086,170	58,387,110,781

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

15. Provisions

	31 Dec 2020 VND	1 Jan 2020 VND
Short-term provisions		
Warranties	5,846,534,626	3,111,122,885
Total	5,846,534,626	3,111,122,885
Long-term provisions		
Warranties	14,786,816,827	9,708,921,593
Environmental restoration	11,214,115,913	10,704,815,991
Total	26,000,932,740	20,413,737,584



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

16. Equity

a. Changes in equity

	Share capital	Capital surplus	Investment and development fund	Foreign exchange rate differences	Retained profits	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND
As at 1 January 2019	21,239,071,660,000	3,211,560,416,270	918,641,612,156	276,819,257	15,126,437,863,905	126,961,469,222	40,622,949,840,810
- Receipt of contributed capital by non-controlling shareholders into the Company's subsidiary	-	-	-	-	-	85,000,000	85,000,000
- Net profit for the year	-	-	-	-	7,527,442,867,874	50,805,368,355	7,578,248,236,229
- Dividends in cash	-	-	-	-	-	(14,638,158,250)	(14,638,158,250)
- Dividends in the form of shares	6,371,669,490,000	-	-	-	(6,371,669,490,000)	-	-
- Appropriation to bonus fund for Board of Directors and remuneration fund for Board of Managements	-	-	-	-	(114,000,000,000)	-	(114,000,000,000)
- Appropriation to bonus and welfare fund	-	-	-	-	(285,055,995,494)	-	(285,055,995,494)
- Appropriation to Investment and Development fund	-	-	5,000,000,000	-	(5,000,000,000)	-	-
- Effect of foreign exchange rate differences derived from currency translation	-	-	-	288,715,737	-	-	288,715,737
- Other movements	-	-	-	-	(1,241,495,337)	-	(1,241,495,337)
As at 31 December 2019	27,610,741,150,000	3,211,560,416,270	923,641,612,156	565,534,994	15,876,913,750,948	163,213,679,327	47,786,636,143,695

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

	Share capital	Capital surplus	Investment and development fund	Foreign exchange rate differences	Retained profits	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND
As at 1 January 2020	27,610,741,150,000	3,211,560,416,270	923,641,612,156	565,534,994	15,876,913,750,948	163,213,679,327	47,786,636,143,695
- Receipt of contributed capital by non-controlling shareholders into the Company's subsidiary	-	-	-	-	-	2,700,000,000	2,700,000,000
- Net profit for the year	-	-	-	-	13,438,675,698,959	67,490,857,755	13,506,166,556,714
- Dividends in the form of shares	5,522,085,440,000	-	-	-	(5,522,085,440,000)	-	-
- Dividends in cash	-	-	-	-	(1,380,537,057,500)	(43,091,147,177)	(1,423,628,204,677)
- Appropriation to bonus fund for Board of Directors and remuneration fund for Board of Managements	-	-	-	-	(120,000,000,000)	-	(120,000,000,000)
- Appropriation to bonus and welfare fund	-	-	-	-	(536,005,712,957)	(996,306,833)	(537,002,019,790)
- Appropriation to Investment and Development fund	-	-	5,000,000,000	-	(3,636,000,000)	(1,364,000,000)	-
- Effect of foreign exchange rate differences derived from currency translation	-	-	-	5,002,834,078	-	-	5,002,834,078
- Other movements	-	-	-	-	30,065,540,633	(30,152,044,736)	(86,504,103)
As at 31 December 2020	33,132,826,590,000	3,211,560,416,270	928,641,612,156	5,568,369,072	21,783,390,780,083	157,801,038,336	59,219,788,805,917

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

b. Share capital transactions

	From 1 Jan 2020 to 31 Dec 2020 VND	From 1 Jan 2019 to 31 Dec 2019 VND
Owner's equity		
Opening balance	27,610,741,150,000	21,239,071,660,000
Share capital issued during the period	-	-
Payment of dividends in the form of shares	5,522,085,440,000	6,371,669,490,000
Closing balance	33,132,826,590,000	27,610,741,150,000

c. Shares

	31 Dec 2020 Shares	1 Jan 2020 Shares
Authorised share capital	3,313,282,659	2,761,074,115
Issued share capital		
Ordinary shares	3,313,282,659	2,761,074,115
Treasury shares	-	-
Shares in circulation	3,313,282,659	2,761,074,115
Ordinary shares	3,313,282,659	2,761,074,115
* <i>Par value</i>	10,000	10,000

d. Funds

	31 Dec 2020 VND	1 Jan 2020 VND
Investment and development fund	928,641,612,156	923,641,612,156
Bonus and welfare fund	1,133,445,419,487	806,604,376,402

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

VI. NOTES TO CONSOLIDATED STATEMENT OF INCOME

1. Revenue

	Three-month period ended 31 December 2020 VND	Three-month period ended 31 December 2019 VND
Revenue from sales of goods	25,719,370,194,230	17,642,510,327,608
Revenue from provision of services	306,082,180,409	394,114,433,575
Revenue from sublease of leasehold land and rental of investment properties	128,502,813,475	120,727,850,393
Sales of real estate	6,613,957,460	120,365,042,790
Others	4,603,471,313	4,370,786,098
Total	26,165,172,616,887	18,282,088,440,464

2. Revenue deductible

	Three-month period ended 31 December 2020 VND	Three-month period ended 31 December 2019 VND
Sales discounts	375,088,441,071	288,284,960,156
Sales allowances	979,135,664	233,142,276
Sales returns	11,033,931,685	18,267,662,179
Total	387,101,508,420	306,785,764,611

3. Cost of sales

	Three-month period ended 31 December 2020 VND	Three-month period ended 31 December 2019 VND
Finished goods and merchandise goods sold	19,149,991,814,673	14,694,034,255,684
Services provided	288,105,733,187	305,331,638,677
Cost of leasehold land subleased and investment property held to earn rental	66,506,184,406	64,257,569,853
Cost of real estate sold	3,427,451,291	74,805,610,170
Other costs	2,802,473,675	1,192,959,254
Total	19,510,833,657,232	15,139,622,033,638

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

4. Financial income

	Three-month period ended 31 December 2020 VND	Three-month period ended 31 December 2019 VND
Interest from deposits and loans	238,780,086,221	61,060,816,268
Realised foreign exchange gains	105,486,335,034	45,723,943,867
Unrealised foreign exchange gains	10,759,079,699	15,125,765,437
Other financial income	474,433,457	533,025,626
Total	355,499,934,411	122,443,551,198

5. Financial expenses

	Three-month period ended 31 December 2020 VND	Three-month period ended 31 December 2019 VND
Interest expense	662,031,175,138	270,226,645,026
Payment discounts	3,517,860,000	3,799,959,000
Realised foreign exchange losses	78,345,655,940	11,039,432,957
Unrealised foreign exchange losses	36,307,981,123	23,976,874,971
Other financial expenses	6,696,581,581	3,131,420,225
Total	786,899,253,782	312,174,332,179

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

6. Selling expenses

	Three-month period ended 31 December 2020 VND	Three-month period ended 31 December 2019 VND
Advertising expenses	58,203,707,155	33,403,785,902
Staff costs	21,536,463,559	30,579,215,705
Depreciation	5,615,421,828	6,346,857,522
Transportation expenses	118,594,721,303	81,105,057,654
Outside services and other selling expenses	79,196,577,207	33,323,121,927
Total	283,146,891,052	184,758,038,710

7. General and administration expenses

	Three-month period ended 31 December 2020 VND	Three-month period ended 31 December 2019 VND
Goodwill amortisation	6,777,954,925	6,762,288,180
Staff costs	72,818,954,020	70,946,706,621
Depreciation expenses	18,651,934,833	17,474,673,813
Outside services and other general and administration expenses	115,990,159,245	95,868,489,853
Total	214,239,003,023	191,052,158,467

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

VII. OTHER INFORMATION

1. Segment reporting

The Group chooses its business segments as its primary reporting segment because the Group's exposure to risk and rate of return is primarily affected by differences in products and services provided by the Group, Geographical parts are secondary reporting, Business activities of the Group are organized and managed in accordance with the nature of the products and services provided by the Group with each division being a strategic business unit providing various products,

Inter-segment transactions are eliminated from consolidated financial statements,

Informations of revenue, profit, assets and liabilities of segments are as follow:



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

Items	Production and trading of steels	Agriculture	Other industrial production	Real estates	Elimination	Total
	VND	VND	VND	VND	VND	VND
For three-month period ended 31 Dec 2020						
Revenue						
Net external revenue	22,270,404,284,970	2,718,817,117,497	611,312,981,216	177,536,724,784	-	25,778,071,108,467
Net inter-segment revenue	14,100,215,428,494	384,240,000	67,586,116,405	23,304,734,648	(14,191,490,519,547)	-
Total net segment revenue	36,370,619,713,464	2,719,201,357,497	678,899,097,621	200,841,459,432	(14,191,490,519,547)	25,778,071,108,467
Income						
Segment net operating profits	16,231,149,981,692	427,329,942,591	73,811,041,630	73,791,752,800	(11,474,359,473,731)	5,331,723,244,982
Other income	168,456,375,150	1,011,395,761	1,847,829,639	1,528,804,365	(349,709,844)	172,494,695,071
Other expenses	143,127,551,972	27,807,737,576	2,857,641,462	175,711,309	-	173,968,642,319
Segment net operating profits before tax	16,256,478,804,870	400,533,600,776	72,801,229,807	75,144,845,856	(11,474,709,183,575)	5,330,249,297,734
Current income tax expenses	505,179,319,259	25,819,082,985	8,959,714,905	7,385,910,635	-	547,344,027,784
Deferred income tax benefit	(34,829,372,241)	(5,451,902,434)	(3,035,105,897)	85,380,391,384	80,119,778,589	122,183,789,401
Net profit after tax	15,700,943,541,598	380,166,420,225	66,876,620,799	67,563,860,091	(11,554,828,962,164)	4,660,721,480,549
As at 31 Dec 2020						
Segment assets	185,177,290,917,727	7,182,405,136,476	1,464,515,369,989	3,753,721,908,201	(66,066,496,437,373)	131,511,436,895,020
Total	185,177,290,917,727	7,182,405,136,476	1,464,515,369,989	3,753,721,908,201	(66,066,496,437,373)	131,511,436,895,020
Segment liabilities	83,392,904,466,156	3,040,173,481,198	914,515,369,989	2,440,408,591,833	(17,496,353,820,073)	72,291,648,089,103
Total	83,392,904,466,156	3,040,173,481,198	914,515,369,989	2,440,408,591,833	(17,496,353,820,073)	72,291,648,089,103
Cost						
Tangible fixed assets	77,544,480,201,842	3,689,587,930,404	1,277,992,814,093	453,970,758,760	(349,221,516,212)	82,616,810,188,887
Intangible fixed assets	242,848,623,092	17,264,476,721	80,778,298,538	1,186,065,460	917,815,367	342,995,279,178
Accumulated depreciation and amortisation						
Tangible fixed assets	(14,838,270,328,746)	(1,117,880,782,934)	(996,092,584,141)	(241,551,422,251)	(115,195,193,272)	(17,308,990,311,344)
Intangible fixed assets	(61,531,767,625)	(3,690,895,571)	(22,760,697,906)	(1,068,189,863)	(106,425,619)	(89,157,976,584)

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

For three-month period ended 31 Dec 2019

Items	Production and trading of steels	Agriculture	Other industrial production	Real estates	Elimination	Total
	VND	VND	VND	VND	VND	VND
Revenue						
Net external revenue	14,452,886,714,730	640,570,018,196	274,938,808,385	2,606,907,134,542	-	17,975,302,675,853
Net inter-segment revenue	8,943,176,741,687	21,853,446,294	19,428,620,194	214,173,500	(8,984,672,981,675)	-
Total net segment revenue	23,396,063,456,417	662,423,464,490	294,367,428,579	2,607,121,308,042	(8,984,672,981,675)	17,975,302,675,853
Income						
Segment net operating profits	8,401,520,969,929	111,284,996,151	121,703,637,758	386,193,891,516	(6,751,995,144,912)	2,268,708,350,442
Other income	296,357,267,648	(5,748,221,893)	1,801,659,103	1,280,411,664	(101,739,858,396)	191,951,258,126
Other expenses	169,284,638,058	325,627,348	5,502,764,612	2,461,868,768	(1,911,948,232)	175,662,950,554
Segment net operating profits before tax	8,528,593,599,519	105,211,146,910	118,002,532,249	385,012,434,412	(6,851,823,055,076)	2,284,996,658,014
Current income tax expenses	298,974,532,534	23,907,010,549	29,724,659,083	18,822,175,127	-	371,428,377,293
Deferred income tax benefit	(2,611,466,956)	(3,667,072,267)	6,596,721,661	462,550,400	(10,584,363,019)	(9,803,630,181)
Net profit after tax	8,232,230,533,941	84,971,208,628	81,681,151,505	365,727,708,885	(6,841,238,692,057)	1,923,371,910,902

As at 31 Dec 2019

Segment assets						
Total	144,905,917,018,907	1,710,025,863,879	3,139,152,868,264	5,962,449,415,148	(53,926,885,779,299)	101,790,659,386,899
Segment liabilities						
Total	55,483,363,410,792	920,714,227,148	899,017,552,839	2,059,970,080,875	(5,360,192,974,062)	54,002,872,297,592
Cost						
Tangible fixed assets	38,601,750,950,115	1,274,128,459,707	438,062,074,319	3,250,329,508,334	234,938,166,471	43,799,209,158,946
Intangible fixed assets	237,118,015,268	80,778,298,538	1,051,065,460	17,097,876,721	3,525,707,476	339,570,963,463
Accumulated depreciation and amortisation						
Tangible fixed assets	(10,831,934,895,780)	(921,429,435,068)	(203,690,421,488)	(709,819,273,783)	(157,943,661,072)	(12,824,817,687,191)
Intangible fixed assets	(45,472,250,674)	(20,816,755,373)	(931,774,626)	(2,860,061,685)	(118,637,849)	(70,199,480,207)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

2. Statement for profit movement over 10%

Profit after tax of the three-month period ended 31 December 2020 is VND4,660 billion, increases by VND2,737 billion, equivalent to 142% compared to previous corresponding period (VND1,923 billion). This outcome is almost derived from growth in sales volume, lower cost of steel segment and high profitability of agriculture segment.

Preparer



Tran Xuan Mai

Chief Accountant



Pham Thi Kim Oanh

Hung Yen, 30th January 2021

General Director



Tran Tuan Duong

