

ANNUAL REPORT



2021

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GENERAL INFORMATION

1.

GENERAL INFORMATION



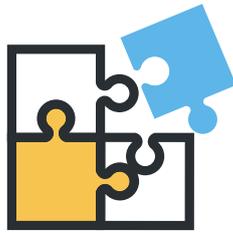
TRADING NAME

577 INVESTMENT CORPORATION

BUSINESS REGISTRATION

CERTIFICATE NO

0303885305



CHARTER CAPITAL

VND 1.004.756.560.000

OWNER'S CAPITAL

VND 1.830.202.434.518

SECURITIES CODE: NBB



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”

**THE FUTURE
BEGINS TODAY**



**Sow today
Harvest tomorrow**

04/07/2005

Established 577 Investment Corporation with the initial charter capital of VND 10 billion and up to VND 1,004,7 billion now.

After 17 years of establishment, besides the headquarters in Ho Chi Minh City, the company has expanded its scale into many places such as Bac Lieu, Binh Thuan, Quang Ngai, Quang Ninh ... through the operation of 4 branches and 1 member company.

At present, mainly business activities of the company include investment and trading real estate.

2.

TRADING AND BUSINESS AREAS

Investment in real estate is the main business of the company since its establishment.

After 17 years of operation, from the successful start of the commercial center residential project in the North of Phan Thiet - Binh Thuan, the Company has expanded its investment in many cities and provinces throughout the country, including Ho Chi Minh City, Bac Lieu, Binh Thuan, Quang Ngai and Quang Ninh. In which, some typical projects such as: Diamond Riverside Condominium; NBB Garden III Condominium; NBB II Condominium, Residential Area Project in Ward 2, Bac Lieu City; De Lagi - Binh Thuan Complex Residential Area & Condominium; Son Tinh - Quang Ngai Residential Area; Thuy San Hill - Ha Long Project,...

Since 2014, the company has expanded the joint ventures with major partners within and outside the country such as Creed Corporation, Japan, HCMC Infrastructure Investment Joint Stock Company (CIJ)... The cooperation is to develop a variety of projects best fit for each project status.

REAL ESTATE PROJECTS IN HCMC

1. City Gate Towers Condominium
2. Diamond Riverside Condominium
3. NBB II Condominium
4. NBB Garden III Condominium

REAL ESTATE PROJECTS IN OTHER PROVINCES

1. Thuy San Hill - Ha Long Project
2. Son Tinh - Quang Ngai Residential Area
3. De Lagi - Binh Thuan Complex Residential Area & Condominium
4. Residential Area Project in Ward 2, Bac Lieu City

REAL ESTATE PROJECTS IN HCMC



Diamond Riverside Condominium



NBB Garden III Condominium

DEVELOPMENT MILESTONES

PAST

In 2005, 577 Investment Corporation was officially established under Business Registration License No. 4103003556 issued by the Department of Planning and Investment of Hochiminh City

2005

2014

In 2014, the Company increased its charter capital twice. The first time is on 25/08/2014, charter capital increased from VND 358,6 billion to VND 537,2 billion by issuing for existing shareholders; The second time is on 04/12/2014 from VND 537,2 billion to VND 583,2 billion by a private placement for strategic partner Creed Investments VN-1 LTD.

In 2007, according to the Certificate No. of 173/UBCK-GCN issued by the State Securities Commission, NBB published 11,9 million shares to increase its charter capital from VND 35 billion to VND 154 billion

2007

2015

In 2015, the Company relocated its Head Office to No. 1648 Vo Van Kiet, Ward 16, District 8, HCMC, marking a new development period of 577 Corp to facilitate the implementation of high-rise apartments projects of the Company in this region including: City Gate Towers, Diamond Riverside and NBB Garden III

In 2009, the State Securities Commission approved NBB listing request. This is a remarkable point that NBB officially became a typical public company

2009

2016

In 2016, The President of Vietnam awarded the second-class Labor Order to 577 Corp for outstanding achievements in its works and contribution to the career of building socialism and protecting the nation



FUTURE

In 2010, NBB was honorably received the Third Class Labour Medal by the President of the Socialist Republic of Vietnam according to the Decision No. 1033/QĐ-CTN.

2010

In 2011, NBB increased its charter capital from VND 154 billion to VND 180 billion through private issuance to Beira Limited - Vietnam DWS Fund

2011

In 2013, NBB increased its charter capital from VND 180 billion to VND 358,6 billion through private issuance to existing shareholders

2013

2017

In 2017, The Company increased its charter capital twice: The first time was on 20/04/2017 from VND 583,2 billion to VND 639,9 billion by converting bonds into shares of investors (Dragon Capital and another strategic shareholder); The second time was on 08/12/2017 VND 639,9 billion to VND 959,1 billion by issuing shares for existing shareholders

2018

In 2018, The Company increased its charter capital from VND 959,1 billion to VND 975,7 billion by converting bonds into shares of investors

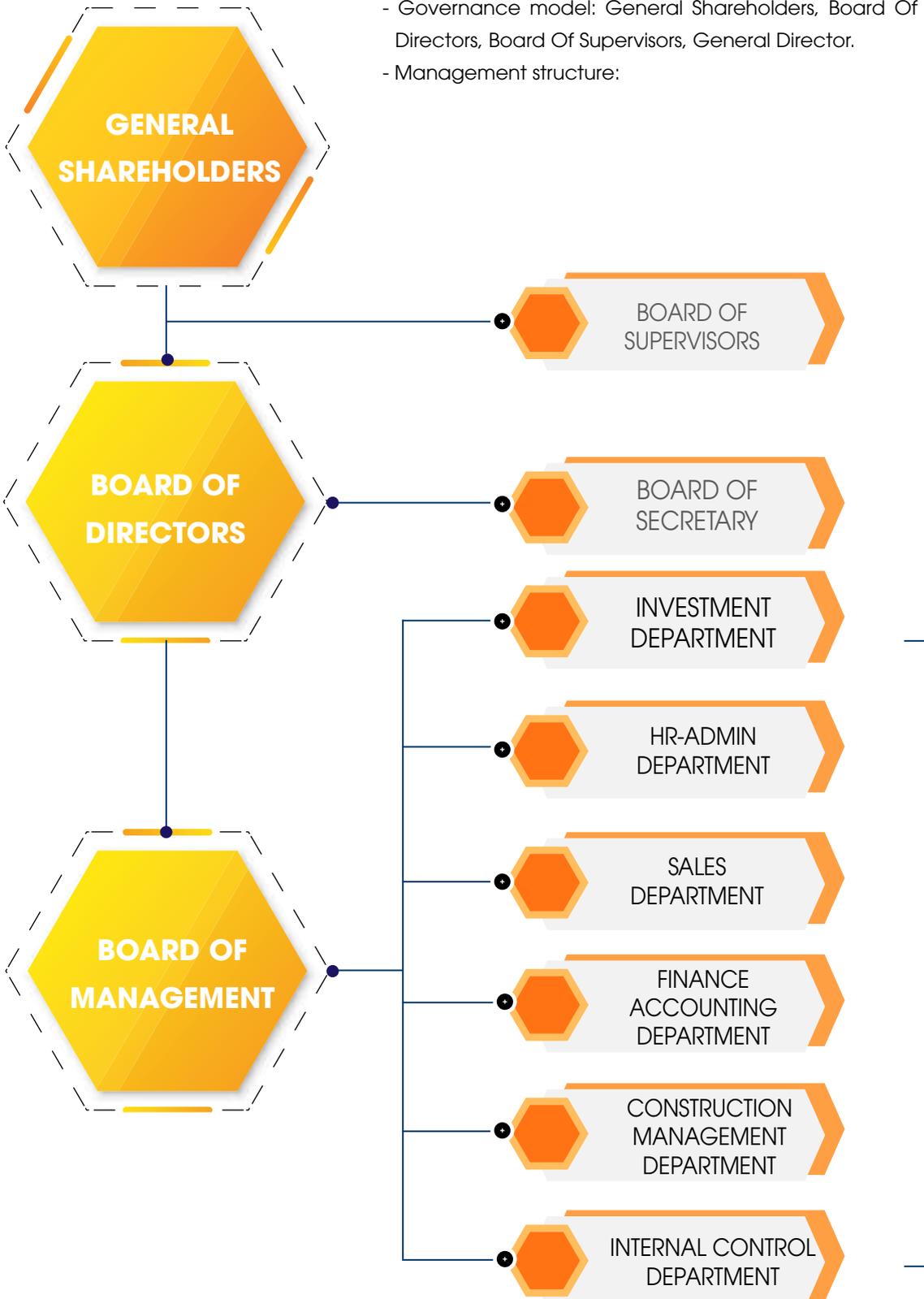
2019

On 2019, The Company increased its charter capital from VND 975,7 billion to VND 1.004,7 billion by converting bonds into shares of investors

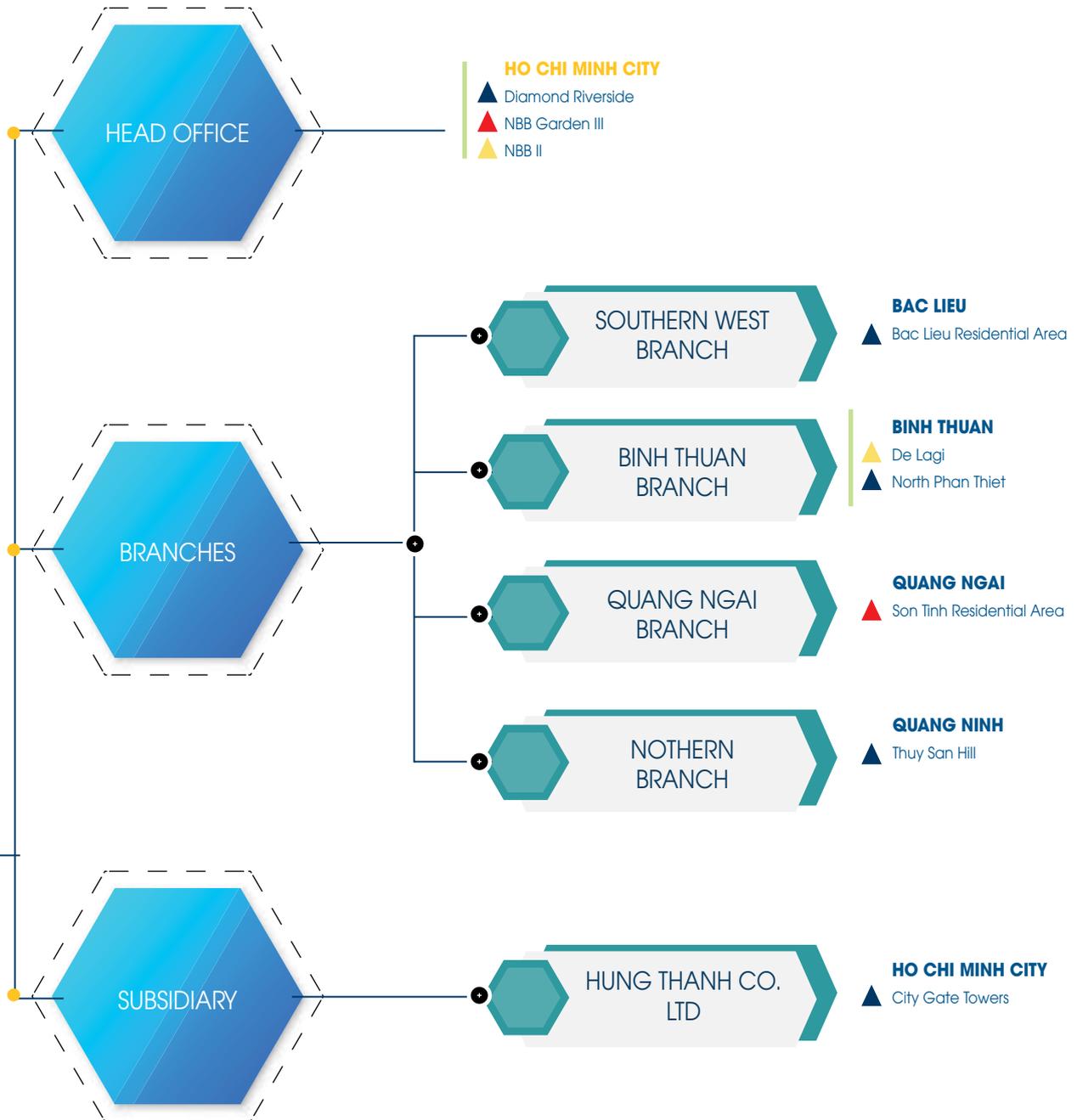
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INFORMATION ABOUT GOVERNANCE MODEL AND MANAGEMENT STRUCTURE

- Governance model: General Shareholders, Board Of Directors, Board Of Supervisors, General Director.
- Management structure:



- ▲ complete project
- ▲ complete investment, ongoing trading
- ▲ ongoing investment, forthcoming trading



4.

DEVELOPMENT ORIENTATIONS - SUSTAINABLE DEVELOPMENT

- One of the top Vietnamese enterprises in investment and real estate industry by building a transparent and logical management system as well as sustainable development.
- Bringing the highest surplus value, "Prosperity, Success" to NBB's shareholders and staff.

5.

RISKS

5.1 ECONOMIC RISKS

- The year 2021 was considered to be a year full of challenge when the Covid-19 pandemic resurged and the government must implement a prolonged social distancing policy, Directive No. 16 / CT-TTg of the Prime Minister. Therefore, the real estate market's supply source was limited due to licensing issues and the prolonged blockade of the Covid-19 epidemic. However, the real housing demand of the citizen is still considerable, which continues to drive the whole market. After being heavily affected by the 4th epidemic, the Ho Chi Minh City's household market showed signs of recovery in the last quarter of 2021 with the new supply explosion. The average selling rate in the first quarter of newly launched projects reached 74%, an increase of 1% compared to 2020.
- In 2022, new supply will recover and lead to a corresponding improvement in the number of successfully sold units. However, the market will face many risks and challenges which affect the real estate supply. The supply may continue its scarcity due to the prolonged licensing process, the risk of new variant disease spread. House price tends to increase due to shortages, causing instability problems for the market. Therefore, the market in 2022 will witness an expansion into peri-urban areas, creating a counterbalance between the East and the West. The company's projects targeting the mid-end segment need to meet the actual customers' demand and time the market appropriately in order not to suffer

from negative impacts when the market goes down.

- As a specific industry affected by the macro economy, changes in interest rates as well as changes in major economies in the region and in the world will have a significant impact on the investment situation and transactions of the real estate market domestically. In addition, fluctuations in exchange rates will also affect the input costs of some imported raw materials.

5.2 LAW RISKS

- Regulations on the licensing process and legal procedures of the real estate projects are always changing and still in the stage of completion, causing many obstacles for businesses for handling.
- To limit the negative effects from the adjustment of policies and laws, the Company needs to comply with and update the changes in accordance with State regulations on the licensing process and legal procedures of Real Estate Projects.

5.3 ENVIRONMENTAL RISKS

The company's real estate value is also affected by environmental risks surrounding the projects. Hazardous substances to human health caused by the project implementation process and the costs associated with solving potential environmental problems could increase the investment costs. At the same time, natural disasters such as earthquakes, storms, floods ... and changes in natural conditions also affect the investment process of construction projects.

5.4 TYPICAL RISKS

- Typical risks of real estate business and construction are risks related to the implementation progress of the project (time for searching projects, clearance compensation activities, and project construction process), especially the prolong of premises clearance stage would lead to the increasing of financial costs and project investment expenses.
- Real estate investment and construction sectors have their own characteristics, the need to use a large capital in the medium and long term. Meanwhile, prices of inputs are highly volatile; especially the tendency of raising the labor costs creates significant pressure on capital. This requires that the enterprise

must always have careful cost calculation and contingency plans.

- NBB's real estate investment projects for the period 2022 - 2025 include land property project in the central region (Quang Ngai, Binh Thuan) and high-rise apartment buildings projects in Ho Chi Minh City. Therefore, NBB must plan an overall strategy, ensure construction progress for each specific project to meet customer needs and have a reasonable business drop point to ensure the absorption of the market because capital mobilization of customers according to progress plays a crucial role for the success of the project.
- The commercial housing project which have output products belong to the small flat segments with moderate price or social housings of many large enterprises which have also been implemented in District 8, Binh Tan, Binh Chanh will negatively affect to the potential sales of NBB unless it has effective marketing plans as well as determines the suitable time for project development and sales.

5.5 RISKS DUE TO OTHER FORCE MAJEURE EVENTS

- Force majeure events are unforeseen events that cannot be anticipated and cannot be completely overcome despite the implementation of all necessary measures and abilities. Such force majeure events as war, pandemic, fire, explosion, embargo, rebellion, sabotage or accident cannot be avoided ... Force majeure events affect the construction process and increase the cost of the projects.
- Therefore, it is necessary to strengthen inspection, management, supervision, strict compliance with the provisions of law, ensuring the quality of works to reduce losses if incidents occur.





OPERATIONS IN THE YEAR

1.

BUSINESS PERFORMANCE SITUATION

1.1 OVERVIEW OF THE APARTMENT MARKET IN HCMC

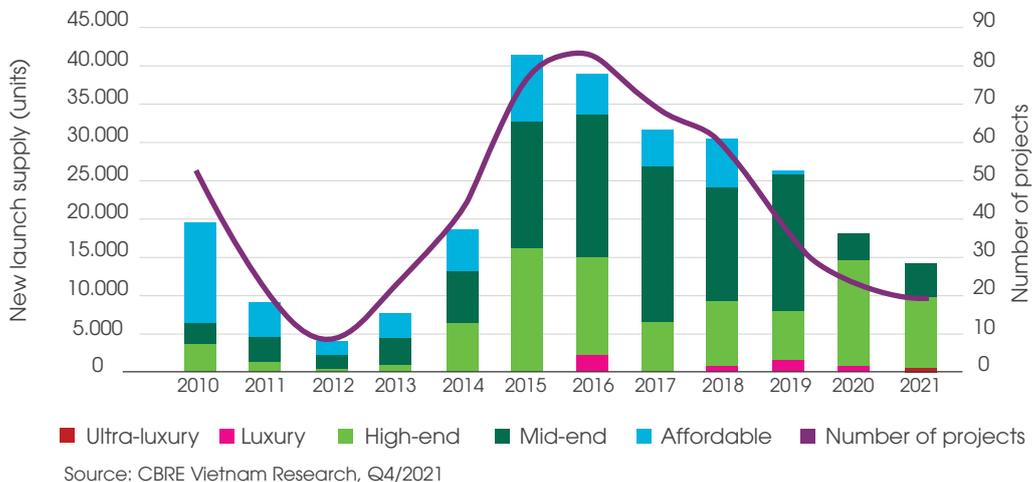
In 2021, after the first 9 months negatively affected, having to implement prolonged social distancing from the 4th Covid-19 epidemic, the apartment market in Ho Chi Minh City showed signs of recovery in the last quarter of 2021 with an explosive new supply. Besides, the market’s absorption rate was still quite positive with the average selling rate in the first quarter of newly launched projects reaching 74%, focusing mainly on the high-end and mid-end segments in the East, the West and the South of the City.

Some notable highlights of the overall market performance in the past year are as follows:

Supply of new apartments decreased and continued to focus on the high-end segment

Due to the impact of licensing issues and prolonged social distancing caused by Covid - 19, the offered supply in 2021 continued to decrease and fell to the bottom since 2015 with 14,339 units from 19 projects, a decrease of 22% compared to 2020. Notably, new supply in Q4/2021 contributed 48% of total new supply in 2021.

HCMC CONDOMINIUM MARKET, NEW LAUNCH SUPPLY

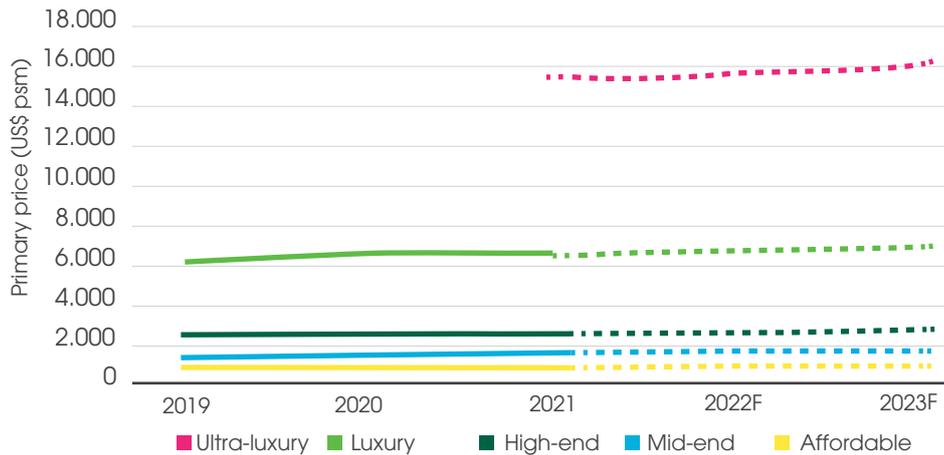


Regarding the segment, the high-end segment continued to lead the market with 59% of the supply, followed by the mid-end and luxury segment with 30% and 10% respectively. The market recorded the first super-luxury project with a price of over 15,000 USD/m², handover completed following international standards, managed and operated by a professional hotel brand with many high-class utility services. This type is expected to welcome many new projects and become a trend in the future.

Price tends to increase in all segments

Due to limited supply during the lockdown while housing demand remains very high, prices have continued to drive up the entire market. Average primary price increased by 6,9% y/y to USD 2.306/m² (excluding VAT) thanks to new supply from high-end-and-above segments.

HCMC CONDOMINIUM MARKET, FORECAST ON PRIMARY PRICE



Source: CBRE Vietnam Research, Q4/2021

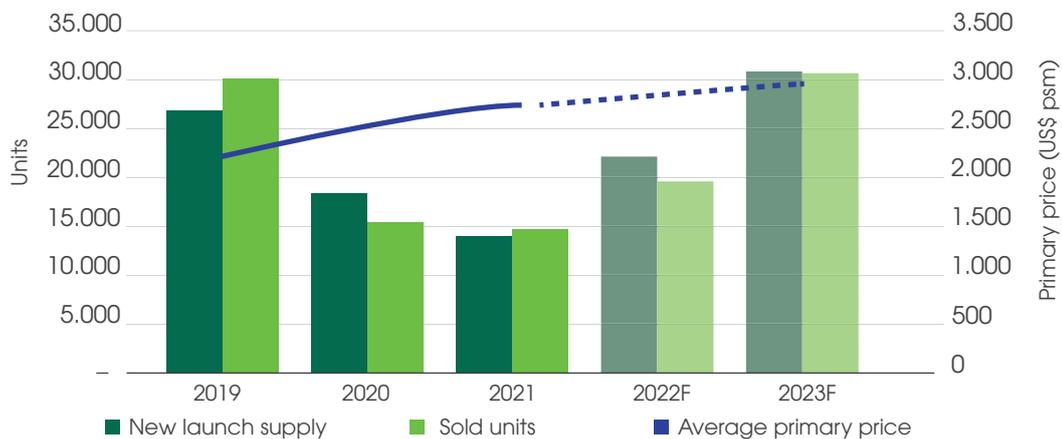
The average selling price on the primary market (USD/m²) excluding VAT and calculated on the navigable area, represents the selling price of all primary projects being sold on the market during the survey quarter.

The average primary price of the super luxury segment is 15.375 USD/m² from a luxury apartment project. Except for the luxury segment, the remaining three segments recorded a slight increase in price. The mid-end segment had the highest price growth rate of 4,2% year-on-year, while the high-end and affordable segments increased by about 2,0%.

The market's absorption is still quite positive

The average selling rate in the first quarter of newly launched projects reached 74%, showing that the market's absorption capacity is still quite positive amid the resurgence of the Covid-19 epidemic and prolonged social distancing. In 2021, the number of successfully sold units was 14.639 units, down 7% compared to the same last year's period.

HCMC CONDOMINIUM MARKET, FORECAST OF NEW LAUNCH SUPPLY AND SOLD UNITS, AVERAGE PRIMARY PRICE



Source: CBRE Vietnam Research, Q4/2021

The average selling price on the primary market (USD/m²) excluding VAT and calculated on the navigable area, represents the selling price of all primary projects being sold on the market during the survey quarter.

In the next two years, new supply will recover and lead to a corresponding improvement in the number of successful sales. By 2022, it is expected that the market will welcome nearly 22,000 apartments. Average primary price is expected to slow down as projects in the suburbs are upgraded and sold in higher segments.

However, 2022 is expected to continue to be a challenging year due to increasingly scarce land funds, slow licensing issues, high prices and limited land in the urban area, which will push demand to other neighboring areas such as Binh Duong, Dong Nai and Long An. Therefore, investors who have a license to sell, and products that meet market demand will have many opportunities to achieve high profits.

1.2 OPERATIONS IN THE YEAR

In 2021, due to the impact of the Covid-19 pandemic along with the implementation of the prolonged social distancing policy under Directive No. 16/CT-TTg of the Prime Minister, the entire economy in general and production and business activities of the Company in particular have been significantly affected. As a result, revenue and profit after tax decreased compared to 2020, reaching 73% and 70% respectively of the plan.

- **About revenue:** In 2021, the total revenue was VND 1.020 billion, reaching 73% of the set plan. Realized revenue in 2021 decreased by 71% compared to the total revenue of the same period in 2020 (VND 3.550 billion). The reason for this decline was mainly due to the fact that revenue and profit in the real estate sector are recognized only when the project is completed, handed over, and transferred most of the risk to the customers.

In 2021, the Company continued to complete the legal framework to prepare to invest in key projects such as NBB Garden III, NBB II and De Lagi Projects. It is expected that from 2022 onwards, the Company focuses on and promotes construction, sales and revenue recognition of ongoing projects.

- **Profit:** The profit after tax recorded in 2021 was VND 314 billion, reaching 70% of the plan and down by nearly 4% compared to the same period in 2020 (VND 327 billion).

2.

ORGANIZATION AND HUMAN RESOURCE

List of the Board of Management

NO.	FULL NAME	POSITION	Starting/ending date of Board of Management	
			Appointment date	Dismissal date
1	Mr. Nguyen Ba Lan	BOD'S Member and General Director	27/09/2021	
		Vice General Director in charge of Project Legal and Construction Management	06/05/2021	27/09/2021
2	Mr. Nguyen Quy Binh	Vice General Director in charge of Human Resources	06/01/2020	
3	Mr. Truong Hai Dang Khoa	Vice General Director in charge of Finance - Accounting	12/05/2020	
4	Mr. Mai Thanh Truc	Vice General Director in charge of Sales	30/05/2019	
5	Mr. Nguyen Van Minh	Chief Accountant	12/05/2020	

Changes in the Board of Management:

Changing the personnel of the Company's Board of Directors and Chief Accountant in 2021:

- Appointing the position of Vice General Director for Mr. Nguyen Ba Lan from May 06, 2021.
- Dismissing the position of Vice General Director and appointing the position of General Director for Mr. Nguyen Ba Lan from Sep 27, 2021.
- Dismissing the position of General Director for Mr. Luu Hai Ca from Sep 27, 2021.

Number of staffs:

The employees of NBB are mostly in the young age and have good qualifications and dedication to the profession and the development of the company. Youth, dynamism, creativity and enthusiasm of employee generations contribute significantly to the rapid growth and sustainability of NBB.

The total number of employees of the company as of 31/12/2021 is 140 persons.

Company personnel structure in 2019, 2020 and 2021 as follows:

	YEAR 2019		YEAR 2020		YEAR 2021	
	Quantity	%	Quantity	%	Quantity	%
Personnel by gender						
Male	82	65,08%	88	68,22%	96	68,57%
Female	44	34,92%	41	31,78%	44	31,43%
Total	126	100%	129	100%	140	100%
Personnel by educational level						
Postgraduate	2	1,59%	1	0,78%	4	2,86%
Bachelor	96	76,19%	102	79,07%	107	76,42%
College, Intermediate	6	4,76%	5	3,87%	7	5,00%
Technical workers	8	6,35%	9	6,98%	9	6,43%
Unskilled labours	14	11,11%	12	9,30%	13	9,29%
Total	126	100%	129	100%	140	100%

Average income: VND 20,05 million / 1 person/1 month

Employee Policy:

Salary, bonus and benefits

With the desire to build an effective working environment for employees to stay long, co-develop and share the achieved value, NBB always establishes the salary policies based on the basis of qualifications, capability and actual working efficiency.

Regarding incentives, in addition to annual bonuses such as personal significance, team significance, business plan achievement, the company also rewards individuals and groups for project completion. Besides, the BOM also monitors and promptly compliments individuals and groups who had remarkable achievements through the orientation program of creative thinking stimulation.

In addition to the salary policy, rewards for job performance, the company also implements the welfare schemes such as regular health checks, sightseeing, recreation, cultural, arts and sports activities on the major annual festivals, meeting a part of the spiritual demands of employees, improving life and health quality and creating coherence, consensus on the cordial spirits.

Due to the broad operation areas in many provinces and cities nationwide, employees who receive the command to work in the provinces are entitled to other benefits such as increasing sabbatical, supporting travel expenses when on family visits, shortening time for wage increasing, being applied promotion policies, and being facilitated career development.

Management policies and human resource development

Develop human resources and build the successors are always the prime target of NBB. Over the years, the company has been implementing policies to build and develop human resources as follows:

- Regularly evaluate the effectiveness of employee's working performance to have the transfer or appointment to suitable positions in line with the individual capability.
- Proactively approach, associate with the University of Economics, Polytechnic University ... to recruit graduate students with good academic performance to build the young and dynamic successors who have solid professional foundation.

Training policy

The company encourages and creates favorable environment for employees to develop comprehensive competencies in both profession and soft skills through job training and self-training. When participating in the training, the employees have the company support 100% tuition fee.

3.

IMPLEMENTATION OF THE COMPANY'S REAL ESTATE PROJECTS

NO.	Project	Location	Site Area (ha)	Investment capital (VNDb) excl VAT	Current status	Project Progress
Projects in HCM City						
1	Diamond Riverside	TP.HCM	4,15	2.388	Completed construction and hand over	2017 - 2020
2	NBB II	TP.HCM	8,34	2.433	In progress to complete investment procedures	2017- 2025
3	NBB Garden III	TP.HCM	7,75	2.706	In progress to complete investment procedures	2017 - 2025
Projects in provinces						
4	De Lagi	Binh Thuan	124,53	2.344	Under compensation and infrastructure construction	2017 - 2023
5	Son Tinh	Quang Ngai	102,70	1.196	Under construction and selling	2013 - 2022
6	Doi Thuy San	Quang Ninh	32,18	469	Hand over 100% selling area	2017 - 2020



DIAMOND RIVERSIDE CONDOMINIUM

Project information

Location: 1646A Vo Van Kiet Street, Ward 16, District 8, HCM City.

Total investment: VND 2.388 billion

Total planning area: 4,15 ha

Total gross floor area: 169.565,4 sqm

- Apartments: Apartment area of 67-70 sqm per unit
- Shopping center and shop houses: 12.395,12 sqm
- Other facilities: Kindergarten, elementary school, tennis courts, gym etc

Apartments, shophouses: 1.652 units (4 blocks, height of 29 storeys) and 17 villas.

Investment progress

Completed construction and hand over to customers.

Business progress

Completed hand over, recorded revenue in 2020.



HEAD OFFICE



NBB II CONDOMINIUM

Project information

Location: Tan Kien Commune, Binh Chanh District, Ho Chi Minh City, adjacent to the extended Vo Van Kiet street.

Total investment: VND 2.433 billion

Total planning area: 8,34 ha

Total gross floor area (apartments, shophouses): 148.045,69 sqm

- Apartments, shophouses: 1.816 units (1.717 apartments and 99 shophouses)
- Other facilities: Kindergarten, high school, etc

Investment progress

Completed compensation and expect to complete investment procedures by the end of 2022.





NBB GARDEN III CONDOMINIUM

Project information

Location: The intersection of An Duong Vuong and Truong Dinh Hoi Street, Ward 16, District 8, HCM City.

Total investment: VND 2.706 billion

Total planning area: 7,75 ha

Total gross floor area (apartments, shophouses): 209.433 sqm

Total gross floor area (linked houses): 40.164 sqm

- Apartments (2.188 units): Apartment area of 52,1 - 80,3 sqm per unit

- Shop houses (34 units): Area of 165 - 214 sqm per unit

- Shopping center and community area: 1.929 sqm

- Other facilities: Kindergarten, elementary school, tennis courts, gym etc

Apartment quantity: 2.222 units (03 Block A, B, C, height of 33 storeys) and 133 adjacent units.



Investment progress

Completed compensation and expect to complete investment procedures by the end of 2022.

BRANCHES - THE NORTHERN BRANCH

Address Floor 2 - Villa A29, Lot BT-A3, Thuy San Hill, Area 9B, Bai Chay Ward, Ha Long City, Quang Ninh Province.

Telephone (84-203) 3511577 | Fax: (84-203) 3515577

Tasks and functions On behalf of the Company, involving in marketing and seeking investment opportunities; managing the construction and sales process of the projects in Ha Long City, Quang Ninh Province and the Northern areas.



THUY SAN HILL - HA LONG PROJECT

Project information

Location: At Bai Chay Ward, Ha Long City, Quang Ninh Province.

Total investment: VND 469 billion

Total planning area: 32,18 ha (Belonging to the tourism complex of the Ha Long Bay).

- Residential area: 107.156 sqm
- Service and public work area: 2.636 sqm
- Traffic and infrastructure area: 86.563 sqm
- Tree area: 105.445 sqm

Total selling area: 98.505 sqm

Total selling plots: 344 plots (343 villas and 1 service)

The project includes luxury villas combined with the hotel complex, condominiums and commercial services.

Investment and business progress

Completed to record revenue in 2020

QUANG NGAI BRANCH

Address 364 Vo Nguyen Giap, Truong Quang Trong Ward, Quang Ngai Province

Telephone (84-255) 3677577 | **Fax:** (84-255) 3678577

Tasks and functions On behalf of the Company, involving in managing the construction processes and executive phases as well as land bank sales of the projects Son Tinh Residential Area - Quang Ngai. Marketing, seeking investment opportunities; managing and trading the construction and sales process of the projects in Quang Ngai.



SON TINH - QUANG NGAI RESIDENTIAL AREA

Project information

Location: At Truong Quang Trong Ward, Quang Ngai City, Quang Ngai Province.

Total investment: VND 1.196 billion

Total planning area: 102,70 ha

Investment progress

Continuing to implement clearance compensation and infrastructure construction for the remaining area.

Business progress

Doing business with the area in which infrastructure was completed.

BINH THUAN BRANCH

Address Group 2, Phuoc Hai Hamlet, Tan Phuoc Commune, La Gi Town, Binh Thuan Province

Telephone (84-252) 3833189 | Fax: (84-252) 3833230

Tasks and functions

On behalf of the Company, involving in marketing and seeking investment opportunities; managing the construction processes and executive phases as well as land bank sales of the projects in Binh Thuan.



DE LAGI - BINH THUAN COMPLEX RESIDENTIAL AREA & CONDOMINIUM

Project information

Location: At Lagi Town, Binh Thuan Province

Total investment : VND 2.344 billion

Total planning area: 124,53 ha

- Residential area: 84,59 ha
- Resort area: 39,94 ha
- Facilities: Resort, amusement park, 5-star resorts, luxury villas etc

Investment progress

Continuing to implement compensation for site clearance. The State has handed over total land area of 64,4 ha. And in progress of infrastructure construction in the land area which handed over by the State.

Business progress

Expected to launch in 2023.

SOUTHERN WEST BRANCH

Address 444 Ninh Binh Street, Residential area, Ward 2, Bac Lieu City.

Telephone (84-291) 3956775 | Fax: (84-291) 3956776

Tasks and functions

On behalf of the Company, managing the construction processes and execution phases as well as land bank sales of Residential Area of Ward 2, Bac Lieu City, Bac Lieu Province.



RESIDENTIAL AREA PROJECT IN WARD 2, BAC LIEU CITY

Project information

Location: At Ward 2, Bac Lieu City, Bac Lieu Province.

Total investment: VND 368 billion (NBB invested 100%)

Total planning area: 50,2 ha

- Commercial area: 201.624,66 sqm
- Shopping center and services area: 70.320 sqm

Total plots: 2.007 plots.

Investment progress

Completed infrastructure construction and handed over to the local.

Business progress

Completed entire sales of commercial land area.

SUBSIDIARY

HUNG THANH CONSTRUCTION - COMMERCIAL - SERVICE - MANUFACTURING COMPANY, LTD

Address: Floor 3, Block B, 1648 Vo Van Kiet, Ward 16, District 8, HCMC

Telephone: (84-28) 62 915 577 | Fax: (84-28) 62 977 555

Charter Capital: VND 41,2 billion (95% stake owned by NBB)

Tasks and functions: Currently managing and trading City Gate Towers project, completed construction and handed over apartments to the customers, at Ward 16, District 8, Hochiminh City.

4. FINANCIAL SITUATION

4.1 FINANCIAL SITUATION

VND billion

Indicators	Year 2020	Year 2021	% change
Total asset	4.091	4.374	6,9%
Net revenue	3.501	565	-83,9%
Profit from business activities	435	455	4,6%
Other profits	23	-34	-245,6%
Profit before tax	458	421	-8,0%
Profit after tax	327	314	-3,9%
Payout ratio	25%	16%	-36,0%

In 2021, net revenue decreased by nearly 84% compared to the same period in 2020 due to the characteristics of the real estate business that revenue and profit are only recognized when the project is completed, handed over and transferred most of the risks to the customers. Therefore, the recorded profit after tax in 2021 was VND 314 billion, down nearly 4% compared to the same period in 2020.

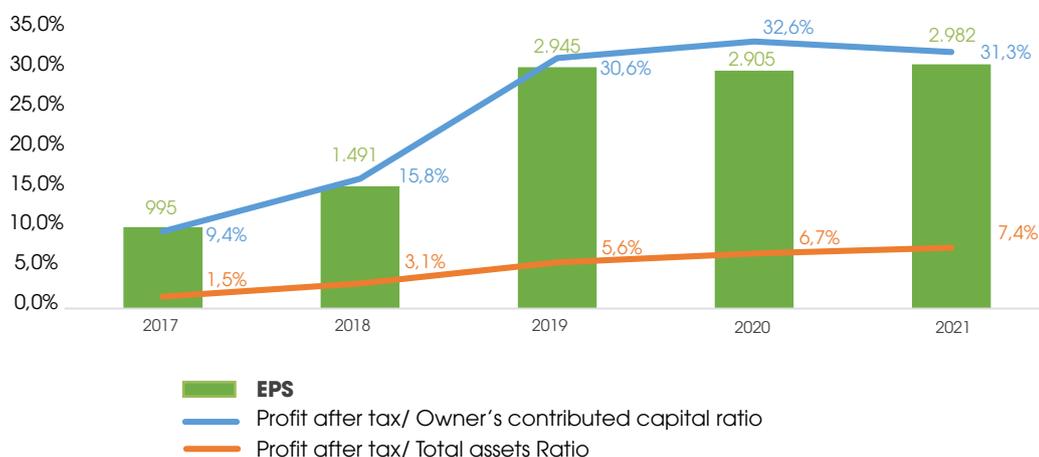
During the year, the Company has strengthened cooperation with partners to jointly carry out investment and business activities for projects while diversifying capital mobilization channels, contributing to growing efficiency from business activities as well as flourish the total assets of the Company. Specifically, on 31 December 2021, the Company's total assets increased by nearly 7% (about VND 283 billion) compared to 31 December 2020.



4.2 MAJOR FINANCIAL INDICATORS

Indicators	2017	2018	2019	2020	2021
1. Solvency ratio					
+ Current ratio	1,95	1,93	1,62	1,01	0,81
Short term Asset/Short term debt					
+ Quick ratio	0,54	0,64	0,37	0,57	0,39
(Short term Asset - Inventories)/Short term Debt					
2. Capital structure Ratio					
+ Debt/Total assets ratio	0,09	0,05	0,05	0,13	0,27
+ Debt/ Owner's equity ratio	0,23	0,13	0,13	0,29	0,65
3. Operation capability Ratio					
+ Inventory turnover					
Cost of goods sold/Average inventory	0,28	0,27	0,07	1,09	0,33
+ Total asset turnover					
Net revenue/ Average Total Assets	0,21	0,23	0,06	0,72	0,13
4. Profitability					
+ Profit after tax/ Total revenue Ratio	6,6%	13,3%	41,5%	9,2%	30,8%
+ Profit after tax/ Owner's contributed capital ratio	9,4%	15,8%	30,6%	32,6%	31,3%
+ Profit after tax/ Total assets Ratio	1,5%	3,1%	5,6%	6,7%	7,4%
Profit from business activities/ Total revenue Ratio	6,3%	14,8%	22,9%	12,2%	44,6%
5. EPS					
	995	1.491	2.945	2.905	2.982

PROFITABILITY, EPS CHART OVER YEARS



5.

SHAREHOLDERS STRUCTURE, CHANGE IN THE OWNER'S EQUITY

5.1 SHAREHOLDERS STRUCTURE

Indicators	Year 2020	Year 2021
Total issued shares	100.475.656	100.475.656
Ordinary shares	100.475.656	100.475.656
Others	-	-
Number of existing shares	78.249.916	100.159.795
Ordinary shares	78.249.916	100.159.795
Others	-	-
Number of Treasury shares	22.225.740	315.861
Number of freely transferred shares	100.475.656	100.475.656
Number of restricted transferred shares	-	-

5.2 SHAREHOLDING PROPORTION

NO.	Subject	Number of shares	Proportional ownership (%)	Number of shareholders
1	Shareholders owning more than 5%	65.421.332	65,11	1
	Domestic shareholders	65.421.332	65,11	1
	- Institution	65.421.332	65,11	1
	- Individual	-	-	-
	Foreign shareholders	-	-	-
	- Institution	-	-	-
	- Individual	-	-	-
2	Shareholders owning less than 5%	34.738.463	34,58	9.656
	Domestic shareholders	33.424.997	33,27	9.604
	- Institution	277.926	0,28	37
	- Individual	33.147.071	32,99	9.567
	Foreign shareholders	1.313.466	1,31	52
	- Institution	308.566	0,31	11
	- Individual	1.004.900	1,00	41
3	Treasury shares	315.861	0,31	1
	Total	100.475.656	100,00	9.658

Note: According to the shareholders list as of 31 December 2021 by Vietnam Securities Depository

5.3 CHANGE IN THE OWNER'S EQUITY

Specify equity increases since established:

07/2005	On 04/07/2005, 577 Investment Corporation was officially established under Business Registration License No. 4103003556 issued by the Department of Planning and Investment of Hochiminh City with charter capital of VND 10 billion.
03/2007	In 03/2007, existing shareholders increased owner's equity from VND 10 billion to VND 35 billion.
09/2007	On 17/09/2007, according to the Certificate No. of 173/ UBCK-GCN issued by the State Securities Commission, NBB published 11,9 million shares to increase its charter capital from VND 35 billion to VND 154 billion.
01/2011	On 26/01/2011, NBB increased its charter capital from VND 154 billion to VND 180 billion through private issuance to Beira Limited - Vietnam DWS Fund.
09/2013	On 03/09/2013, NBB increased its charter capital from VND 180 billion to VND 358,6 billion through private issuance to existing shareholders.
08/2014	On 25/08/2014, from VND 358,6 billion to VND 537,2 billion by issuing for existing shareholders.
12/2014	On 04/12/2014, charter capital increased from VND 537,2 billion to VND 583,2 billion by a private placement for strategic partner Creed Investments VN-1 LTD.
04/2017	On 20/04/2017, charter capital increased from VND 583,2 billion to VND 639,9 billion by converting bonds into shares of investors (Dragon Capital and another strategic shareholder).
09/2017	On 09/12/2017, charter capital increased from VND 639,9 billion to VND 959,1 billion by issuing shares for existing shareholders.
01/2018	On 29/01/2018, NBB increased its charter capital from VND 959,1 billion to VND 975,7 billion by converting bonds into shares of investors.
05/2019	On 06/05/2019, NBB increased its charter capital from VND 975,7 billion to VND 1.004,7 billion by converting bonds into shares of investors.

5.4 TRANSACTION OF TREASURY STOCKS

In 2021, NBB Company has distributed 21.909.879 treasury shares to existing shareholders according to the shareholders list as of November 3, 2021.

As of December 31, 2021, the number of outstanding voting shares of the Company is 100.159.795 shares, the number of treasury shares of the Company is 315.861 shares.

5.5 OTHER SECURITIES

During the year, the Company did not issue any other securities.

6.

ENVIRONMENT-SOCIAL-GOVERNANCE (ESG) REPORT OF THE COMPANY



“THE CORPORATION HAS GIVEN SERIOUS CONSIDERATION IN ENVIRONMENTAL IMPACT ASSESSMENT SINCE THE FORMING STAGE TO THE OPERATION STAGE OF PROJECTS, THE CORPORATION CONSIDERS NATURAL ENVIRONMENT PROTECTION A MUST TO PREVENT AND MINIMIZE POLLUTION RISKS.”

6.1 ENVIRONMENT IMPACT

- Total direct and indirect greenhouse gas (GHG) emissions:
 - Emissions from vehicles.
 - Gas emissions from backup generators.
 - Bad odors from the drainage system and garbage collection points.

- Initiatives and measures to reduce greenhouse gas emissions:
 - Reduce traffic circuit.
 - Switch operating modes from high emission to low emission.
 - Using alternative energy in addition to gasoline and oil sources which emit major greenhouse gas such as using solar energy, battery energy, fuel cells, and so on.

6.2 MANAGEMENT OF RAW MATERIALS

- The total amount of raw materials used in the production and packaging of the organization’s main products and services in year:
 - Total volume of building materials including bricks, cement, sand, stone, iron, steel, welding rods, paint and other materials: 105.670 tons.

- Report the percentage of recycled materials used in the production of the organization's main products and services: None.

6.3 ENERGY CONSUMPTION

- Energy consumed directly and indirectly:
 - Direct energy consumption: air conditioners, fans, lighting systems, domestic electrical equipment, motors,...
 - Indirect energy consumption: Construction materials, domestic water,...
- Energy saved through energy efficiency initiatives: None.
- Energy-saving initiative reports (providing energy saving or using renewable energy products and services); reporting on results of these initiatives: None.

6.4 WATER CONSUMPTION (WATER CONSUMPTION BY BUSINESSES IN YEAR)

- Water supply and water use:
 - Water supply for construction and business of the project is taken from tap water.
 - The amount of water used in the whole area in a day and night: $Q = 1.035,29$ (m³ / day and night) (Source: Project Description, 2016).
 - Average amount of water used in the whole area per day: $Q = 43,14$ (m³ / day and night) according to Vietnamese Standard TCVN 4513-88.
- Percentage and total volume of recycled and reused water: Not available.

6.5 COMPLIANCE WITH LAWS ON ENVIRONMENTAL PROTECTION

- In real estate investment and business activities, the Company complied with the following environmental regulations:
 - The concentration of pollutants in the exhaust gas must meet the Vietnamese standards QCVN 19:2009/BTNMT, QCVN 20:2009/BTNMT, the air pollutants discharged into the environment must meet Vietnamese standards QCVN 05:2013/BTNMT.
 - Building rain water and wastewater drainage systems separately. Domestic wastewater is collected and treated according to QCVN 14:2008/ BTNMT before being discharged into the receiving environment.
 - Regarding solid matter management, it is required to comply with Decree No.59/2007/ND-CP and Circular No.12/2011/TT-BTNMT. Classify, store and contract with functional units to collect, transport and treat domestic solid waste and hazardous waste in accordance with regulations.
 - All NBB projects are subject to approval of environmental impact assessments by competent authorities; at the same time, reporting is done regularly and periodically to State agencies.
 - The company always focuses on handling safety solutions and ensures compliance with environmental protection standards during construction and operation of the project as well as actively handling complaints if any of people. In the project area.
- Number of times fined for not complying with laws and regulations on the environment: None.
- Total amount fined for non-compliance with environmental laws and regulations: None.

6.6 EMPLOYEE RELATED POLICIES

- Number of employees, average salary for employees:
 - The total number of employees of the company as of 31/12/2021 is 140 people.
 - Average income: VND 20,05 million/person/month.
- Labor policy to ensure the health, safety and welfare of employees:
 - Buy health insurance for all employees of the Company (including insurance packages for accident, maternity ...) with the rate of VND 5.600.000/person/year.
 - Organize periodic health checks for employees once a year.
 - Fully equipped with protective equipment, ensuring occupational safety for employees working at the site.
 - Organize dining hall to ensure food safety and hygiene.
 - In 2021, the Company took actions to prevent Covid 19 epidemics for specific employees: Masks, hand sanitizer, alcohol ...; establish epidemic prevention working groups to promptly implement epidemic prevention plans according to regulations and guidance of the Government, the Ministry of Health and Localities; allow employees to work remotely at home in intervals.
- Labor training activities:
 - In 2021, the Company organized and allowed employees to participate in training courses include: Occupational safety and health, fire protection, management training and professional training.
 - In addition, the Company also facilitated, funded and encouraged employees to attend Master's, Second Bachelor's Degree, to support employees to ensure employment and development career.

6.7 REPORTING RELATED TO ACCOUNTABILITY TO LOCAL COMMUNITY

- NBB is always well-performed social work, gratitude work in localities where the project is located, contributing with the localities to share and encourage policy families and to reduce poverty.
- With the spirit of solidarity, in the past year, NBB continued to sponsor many programs such as "Fund for the poor", "Fund for people with meritorious service to the Revolution"; support people who suffer damage from storms and floods in the Central Region; regularly organize visits and give gifts to disadvantaged people in remote areas, poor households, orphanages of orphans and disabled children and many other community activities.

6.8 REPORTS RELATED TO GREEN CAPITAL MARKET ACTIVITIES UNDER THE GUIDANCE OF THE STATE SECURITIES COMMISSION OF VIETNAM

Not available.



REPORT OF THE BOM, BOD, BOS AND CORPORATE GOVERNANCE

$$x = \frac{-b \pm \sqrt{b^2 - 4ac}}{2a}$$
$$2x + 4 dx = 3x^3 + x^2 + 4x + C \Big|_0^3 = 102$$
$$e^{x+iy} = e^x(\cos y + i \sin y)$$

INTRODUCTION ABOUT THE BOD AND THE BOM



Appointment time: Elected BOD's member of NBB Corporation at the Annual General Meeting of Shareholders held on May 12, 2020 and elected to hold the position of BOD's Chairman from Sep 27, 2021.

Expertise: Bachelor of Economics

Holding positions in other organizations: Head of Supervisory Board of CII Infrastructure Construction Joint Stock Company (CEE)

NBB shares's ownership percentage: 64.000 shares, accounting for 0,06%



Appointment time: Elected BOD's member of NBB Corporation at the Extraordinary General Meeting of Shareholders held on July 30, 2020 and elected to hold the position of BOD's Permanent Vice Chairman from September 28, 2020.

Expertise: Master of Business Administration

Current positions in other organizations:

1. BOD's Member cum General Director of HCMC Infrastructure Investment Joint Stock Company (CII)
2. BOD's Member of CII Engineering and Construction JSC (CII E&C) (CEE)
3. BOD's Member of Vinaphil Technical Infrastructure Investment Joint Stock Company
4. BOD's Member of CII Bridges and Roads Investment Joint Stock Company
5. BOD's Chairman of Khu Bac Thu Thiem Company Limited
6. BOD's Member of Saigon Water Infrastructure Joint Stock Company
7. BOD's Chairman of Lu Gia Real Estate Trading Investment Company Limited
8. BOD's Chairman of Le Thanh Cuong Company Limited

Percentage of shares ownership in NBB: None

INTRODUCTION ABOUT THE BOD AND THE BOM



MR. NGUYEN BA LAN

**BOD'S Member and
General Director**

Appointment time: Elected BOD's Member of NBB Corporation at the Extraordinary General Meeting of Shareholders held on Dec 14, 2021.

Expertise: Master and Bachelor of Construction Engineer, majoring in Bridge and Road

Areas in charge: Responsible for overall management of all activities of the Company.

Current positions in other organizations: None

NBB shares's ownership percentage: None



MS. NGUYEN QUYNH HUONG

**BOD's non-executive
member**

Appointment time: Elected BOD's member of NBB Corporation at the Annual General Meeting of Shareholders held on May 12, 2020.

Expertise: Master of Finance

Current positions in other organizations: Vice General Director of HCMC Infrastructure Investment Joint Stock Company (CI)

Percentage of shares ownership in NBB: 19.200 shares, accounting for 0,02%



MR. DOAN TUONG TRIEU

**BOD's non-executive
member**

Appointment time: Elected BOD's Member of NBB Corporation at the Annual General Meeting of Shareholders held on May 12, 2020.

Expertise: Bachelor of Economics

Current positions in other organizations: None

Percentage of shares ownership in NBB: 64.000 shares, accounting for 0,06%

INTRODUCTION ABOUT THE BOD AND THE BOM



Appointment time: Elected BOD's member of NBB Corporation at the Annual General Meeting of Shareholders held on May 12, 2020.

Expertise: Bachelor of Economics

Current positions in other organizations: General Director of CII Bridge and Road Investment Joint Stock Company.

Percentage of shares ownership in NBB: None



Appointment time: Elected BOD's Member of NBB Corporation at the Extraordinary General Meeting of Shareholders held on Dec 14, 2021.

Expertise: Master of Business Administration

Current positions in other organizations:

1. Director of Viet Capital Securities Joint Stock Company.
2. BOD's Independent member of Binh Duong Water - Environment Joint Stock Company

NBB shares's ownership percentage: None



Appointment time: January 06, 2020

Expertise: Law

Areas in charge: Directly responsible for managing all activities of the HR Department; Managing and operating HR at the company members.

Holding positions in other organizations: None

NBB shares's ownership percentage: None

INTRODUCTION ABOUT THE BOM



MR. TRUONG HAI ĐANG KHOA

Vice General Director
in charge of Finance -
Accounting

Appointment time: 12/05/2020

Expertise: Finance - Accounting

Areas in charge: Directly responsible for managing all activities of the Finance Accounting Department; Supports General Director in relation to investors, institutions, foreign investment funds...

Holding positions in other organizations: None

NBB shares's ownership percentage: None



MR. MAI THANH TRUC

Vice General Director
in charge of Sales

Appointment time: 30/05/2019

Expertise: Bachelor of Economics

Areas in charge: Directly responsible for managing all activities of the Sales Department.

Holding positions in other organizations: None

NBB shares's ownership percentage: None



MR. NGUYEN VAN MINH

Chief Accountant

Appointment time: 12/05/2020

Expertise: Bachelor of Economics

Holding positions in other organizations: None

NBB shares's ownership percentage: None

INTRODUCTION ABOUT THE BOS



MS. DUONG QUYNH DIEP

**Head of The
Supervisory Board**

Appointment time: Elected BOS's member of NBB Corporation at the Annual General Meeting of Shareholders held on 12/05/2020 and elected to hold the position of Head of Supervisory Board at the BOS's meeting on the same day.

Specialization: Master of Finance and CPA Australia certificate.

Current positions in other organizations: None

Percentage of shares ownership in NBB: None



MR. LE TRUNG HIEU

**Member of The
Supervisory Board**

Appointment time: Elected BOS's member of NBB Corporation at the Annual General Meeting of Shareholders held on 12/05/2020.

Specialization: Master of Business Administration.

Current positions in other organizations: CFO of CII Bridge and Road Joint Stock Company

Percentage of shares ownership in NBB: None



MS. LE THI KIEU DIEM

**Member of
Supervisory Board**

Appointment time: Elected BOS's member of NBB Corporation at the Annual General Meeting of Shareholders held on 12/05/2020.

Specialty: Bachelor of Accounting - Auditing.

Current positions in other organizations: None

Percentage of shares ownership in NBB: None



REPORTS AND ASSESSMENTS OF THE BOARD OF GENERAL DIRECTORS



1.

ASSESSMENT OF OPERATING RESULTS

Regarding legal work and project compensation: In the past year, although the legal approval of real estate investment in the whole country slowed down compared to previous years; however, legal work and compensation project basically completed the work as follows:

- **Diamond Riverside Project:** continue to calculate the land use fee.
- **NBB II Project:** continue to work with a consultant agency to develop a design plan and implement procedures to apply for investment policy at the Department of Planning and Investment; at the same time, collecting feedbacks from departments and agencies.
- **NBB Garden III Project:** continue to work with management agencies to complete the project construction investment documents;

- **De Lagi Project:** continuing to accelerate the progress of compensation, site clearance, land allocation, completion of basic design documents and construction engineering design;
- **Son Tinh Project:** cooperating with local authorities to promote compensation and site clearance; investment in completing infrastructure and business;
- **Thuy San Hill Project:** complete to settle land use fees, taxes for 20% area of the development of social housing land fund recovered by the State.

Regarding construction work: Ensuring the construction progress of projects that are under construction:

- **Diamond Riverside Project:** complete preparations to hold a resident conference;
- **NBB Garden III Project:** complete construction of pile test;
- **De Lagi Project:** implementation of leveling , construction of infrastructure on the compensated area;
- **Son Tinh Project:** implementing technical infrastructure construction on the area where site clearance has been completed;
- **Thuy San Hill Project:** prepare settlement documents, pay with contractors, complete warranty and handover properties, leveling items, retaining walls, traffic, sidewalks, trees,... to the locality.

Regarding business and sales:

- **Diamond Riverside Project:** complete the cumulative collection of 95% of the contract value and hand over the apartments and villas to customers;
- **Son Tinh Project:** continue business operations, record revenue and handing over land use right certificates to the customer;
- **Thuy San Hill Project:** complete handover and record revenue in 2020.

Regarding financial activities: The Company fulfilled due financial obligations for banks; simultaneously, diversifying capital mobilization channels to serve production and business activities as well as investment cooperation with partners to maximize profits from business activities during the year. As of December 31, 2021, the Company's interest-bearing loan balance was VND 1.187 billion, accounting for 27,1% of total assets (VND 4.374 billion).

Regarding to business administration and HR system:

- The Company adjusted remuneration scheme, internal management system, improve transparency in operating in order to create legal and administrative corridors for the company's activities, to control risks and improve competitiveness in the Company's internal system.
- Continued to train, build a team of highly qualified, dedicated and enthusiastic employees in work to create a solid basis for the current and future development of the Company.
- The personnel structure of both the Administrative Council and the Board of General Directors has been changed to increase creativity and flexibility for the Company. The Company's management apparatus has also continued to be consolidated and improved its management capacity, contributing to improving the efficiency in corporate governance, especially risk management.

Social and environmental responsibilities:

- The Company strictly complied with the regulations on environmental protection, environmental monitoring was carried out regularly and periodically, regularly reporting to the relevant departments.
- The company implemented social charity programs for individuals and families with unfortunate and difficult circumstances by diseases, natural disasters, storms and floods every year.

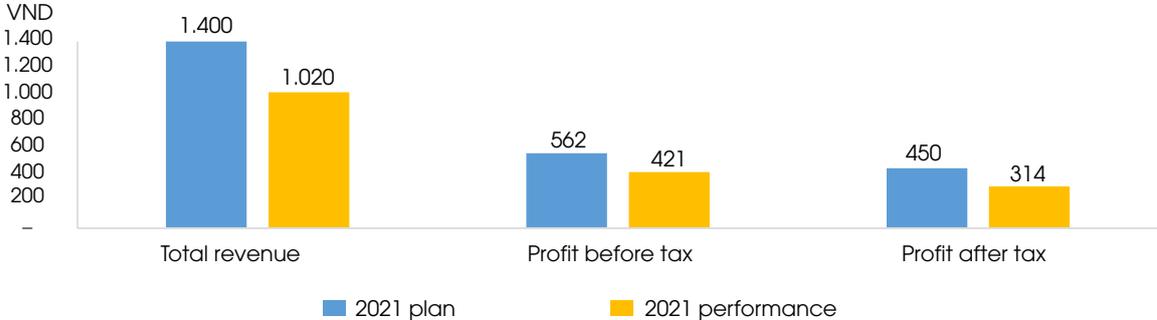
In general, in 2021, all the Board of General Directors and employees tried their best to complete the set objectives, creating a solid basis for projects to accelerate the implementation progress, creating stable revenues for the Company in the following year.

THE COMPANY'S ACHIEVEMENTS:

In 2021, due to the impact of the Covid-19 pandemic along with the implementation of the prolonged social distancing policy under Directive No. 16/CT-TTg of the Prime Minister, the entire economy in general and production and business activities of the Company in particular have been significantly affected. As a result, revenue and profit after tax decreased compared to 2020, reaching 73% and 70% respectively of the plan.

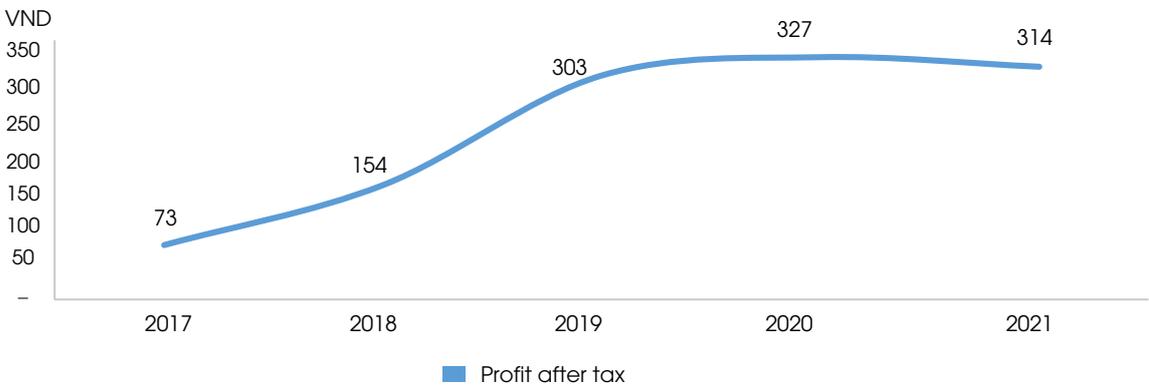
CRITERIA	2021 Plan (VND billion)	2021 Performance (VND billion)	Achievement ratio
Total revenue	1.400	1.020	73%
Profit before tax	562	421	75%
Profit after tax	450	314	70%

2021 PERFORMANCE



In 2021, revenue reached VND 1.020 billion, in which revenue from real estate business was VND 538 billion, equivalent to 52,7% of recorded revenue, mainly coming from the land plot business of Son Tinh residential area project. In addition, financial revenue also contributed significantly to the achievement with a recorded value of VND 435 billion (accounting for 42,6% of revenue), in which revenue from the transfer of 25% business rights of Son Tinh project business and 30% business rights of De Lagi project contributed a total amount of VND 370 billion.

PROFIT CHART BY YEAR



Profit in 2021 reached 70% of the plan, which is a high level in the context of the economy being negatively affected by the resurgence of the Covid-19 epidemic and prolonged blockade with a recorded figure of VND 314 billion. This was the achievement of the entire Board of Management and employees of the Company, maintaining business stability and creating a foundation for the Company to continue to invest in development and expand the investment scale of projects in the future.

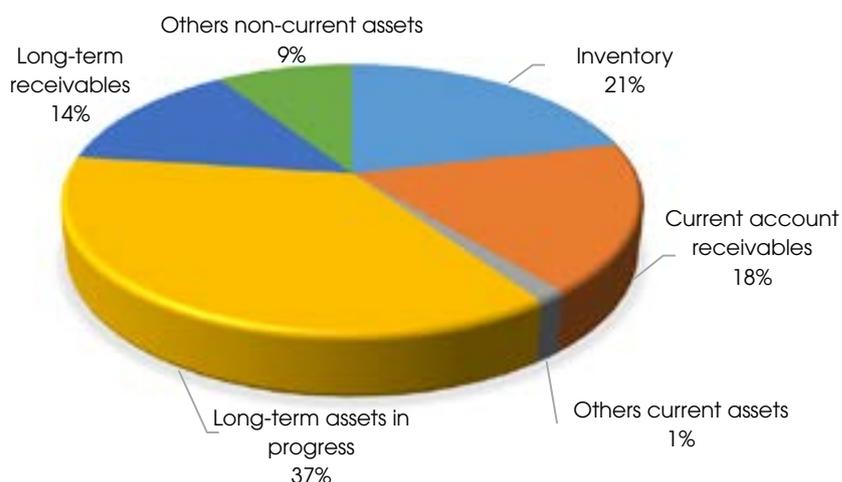
2. FINANCIAL SITUATION

In 2021, the financial performance of the Company continually had many changes towards building a stability and effective financial structure.

2.1 ASSETS STRUCTURE

Total assets as of 31 December 2021 is VND 4,374 billion, an increase of nearly 7% compared to 31 December 2020 with a structure of short-term assets/long-term assets of 40%/60%. Accounting for the largest proportion is long-term unfinished assets (37%) and inventories. (21%). Long-term unfinished assets and inventories reached VND 2,527 billion, including in-progress production and business expenses related to land fund formation (compensation and site clearance costs), investment work and construction of NBB Garden III, NBB II, Son Tinh, De Lagi projects.

ASSETS STRUCTURE



Short-term receivables and long-term receivables accounted for 32% of total assets, including short-term receivables from customers, short-term prepayments to sellers, short-term/long-term loan receivables and other short-term/long-term receivables.

In general, the Company’s asset structure is typical of the real estate industry with the high proportion of long-term unfinished assets and inventories, averaging over 58% of total assets.

2.2 DEBT PAYABLE, CAPITAL STRUCTURE

In the recent years, the Company is diversifying capital mobilization channels to serve production and business activities as well as investment cooperation with partners to maximize profits from business activities while continuing to maintain a stable capital structure with no overdue debt at credit institutions. In 2021, the Company continued to pay due obligations with banks and other credit institutions. The total balance of interest-bearing loans as of 31 December 2021 is VND 1,187 billion, accounting for 27,1% of total assets.

Capital structure of the Company continues to be maintained at a safe level according to the strategic direction for the period 2020-2025, set by the Board of Directors term IV (2020-2025). Accordingly, in 2021,

the Company continued to stabilize the financial structure in the direction of ensuring a safe rate of interest-bearing debt in order to increase opportunities to seek new sources of credit with low interest rates for future growth. Specifically, with interest-bearing debt to total assets (D/A ratio) at a healthy low level (about 0.27), the Company can easily access preferential credit packages of banks. Therefore, the Company can use financial leverage whenever needed to borrow capital to amplify the achieved benefits, bringing surplus value to shareholders, thanks to the tax shield from interest expenses.

In general, the current capital structure of the Company is considered to be quite safe when maintaining interest-bearing loan to total assets (D/A ratio) at a low level (0.27), reducing the burden on financial heavyweight from loan interest payments. Along with that, the Company is also promoting capital mobilization from customers in parallel with the project implementation process to increase investment efficiency, bringing maximum benefits to the Company. The Company has no liabilities, receivables or bad assets affecting its business results.

3.

DEVELOPMENT PLANS IN 2022

In 2022, the Board of Directors will continue to implement the business and production plans according to the strategic direction of the Board of Directors approved in term IV from 2020 to 2025, focusing on the development of existing projects and continue to search for clean land funds to continue future projects of the Company as follows:

- **For Diamond Riverside Project:** Complete calculate the land use fee; organize resident conference, establish the Board of Building Management to hand over the documents and projects to the Board of Operation Management;
- **For NBB II Projects:** work with state agencies to complete investment legal, project construction permits;
- **For NBB Garden III Project:** work with State agencies to complete investment legal, project construction permit;
- **For De Lagi - Binh Thuan Project:** Complete adjustment of project goals, adjustment of detailed planning 1/500, construction of leveling and technical infrastructure on the area allocated by the State; complete inventory, project compensation on the remaining unallocated land area;
- **For Son Tinh - Quang Ngai Project:** Continue to accelerate the compensation progress, construction of infrastructure and business;
- **For Thuy San Hill - Quang Ninh Project:** continuing the handover of electricity supply and wastewater treatment to the city;
- Ensuring a safe financial structure, creating stable sources of revenue and profit to serve the Company's development towards long-term sustainability.

The Board of General Directors develops the Business Plan 2022 with the following basic targets:

CRITERIA	2022 PLAN (VND BILLION)
Expected total revenue	800
Profit before tax	128
Profit after tax	102



BOARD OF DIRECTOR'S REPORT ON OPERATIONS - PERFORMANCE RESULTS IN 2021 AND OBJECTIVES - TASKS IN 2022

1.

ASSESSMENTS OF THE BOARD OF DIRECTORS ON THE COMPANY'S ACTIVITIES IN 2021

The year 2021 marked a year of great efforts for NBB Corporation to handle difficulties in production and business activities due to the impact of the Covid-19 pandemic. The Covid-19 epidemic caused great fluctuations to the Vietnamese economy in general and NBB Company in particular. During the peak of the epidemic, the Company seriously complied with social distancing directives to ensure the safety of the Company's employees, partners, customers and jointly protect the community. The general difficult situation of the economy in 2021 has greatly and seriously affected construction activities, business and legal implementation at the Company's projects. Besides, the year 2021 also recorded strong changes in the reform of legal regulations related to real estate investment, construction and trading. Thereby, the real estate market is expected to have many 'bright spots' thanks to the Government's promulgation of many policies to support the business community, typically Decree 148/2020/ND-CP amending and supplementing a number of detailed regulations on the implementation of the Land Law. The new regulations are expected to remove bottlenecks in the legal framework as well as "blow a new wind" into the real estate market. However, in the real implementation, enforcement agencies needed time to improve their processes and personnel apparatus to conform to the new regulations; and therefore, this also led to legal procedures for a series of real estate projects stalled over the past year in Ho Chi Minh City, and NBB's projects were no exception.

Despite facing many difficulties and obstacles, NBB Corporation has strived to maintain stability and determined to carry out the tasks set out in the field of business activities as well as environmental and social responsibility, specifically:

- 2021 Performance:

CRITERIA	2021 Plan (VND billion)	2021 Performance (VND billion)	Achievement ratio
Total revenue	1.400	1.020	73%
Profit before tax	562	421	75%
Profit after tax	450	314	70%

- Accelerating legal progress, compensation, construction, sales and concentrating all resources for the construction of key projects: Typically completing the handover of Diamond Riverside Apartments to home purchasers; completing about 91% of the compensation work for the Son Tinh project; obtaining a construction permit for the De Lagi project. This is the basis for creating confidence for customers, investors and partners to continue to trust and develop projects with the Company in the future, while maintaining

- the quality of the brand NBB as the familiar and reputation real estate investment brand to customers.
- Stabilizing the Company's cash flow through strict control and balance of revenues and expenditures; thereby, strongly improving the financial ratios, especially the interest-bearing debt ratio to be kept at a relatively low level. At the end of 2020, the ratio of financial debt / total assets was only about 27,1%.
- Taking care of the lives of employees, stabilizing the personnel apparatus and ensuring jobs and income for employees. Although it was a difficult year for the whole economy, 2021 recorded the efforts to improve the average total income of NBB employees.
- Constantly improving the professional qualifications of the human resources. The governance system has been gradually built in a scientific and transparent way to meet requirements in the new development phase.
- Focusing on using a number of materials that save energy and environmentally friendly, applying advanced construction methods and investing in drainage and waste treatment systems so the projects are always in compliance with the environmental impact assessment report.
- Conducting charity and social activities with the locality to visit and encourage individuals and families with unfortunate and difficult circumstances.

2.

ASSESSMENT OF BOARD OF DIRECTORS ON BOARD OF GENERAL DIRECTORS PERFORMANCE

The Board of Directors highly appreciated and commended the efforts of the Board of General Directors and all employees in solving difficulties and problems arising in business operations in 2021 to complete the plan approved by the General Meeting of Shareholders, specifically:

- The Board of General Directors closely monitored and grasped the implementation of key projects such as Son Tinh, De Lagi projects to make proper decisions on handling arising problems in a timely manner in order to complete the plan on time, making an important contribution to complete the business plan set by the General Meeting of Shareholders.
- The Board of General Directors made great, proactive and drastic efforts in accelerating the legal progress at De Lagi, NBB II and NBB Garden III projects, creating a solid premise for the implementation of these projects in 2022.
- The Board of General Directors also seriously implemented other functions and assigned duties according to the resolutions of the Board of Directors. The accountability regime was also fully implemented and ensured timely information provision in order to advise the Administrative Council to make important decisions and contribute to more effective supervision of the Board of Directors.
- Organized the Annual General Meeting of Shareholders, the Extraordinary General Meeting of Shareholders as well as ensured that the information disclosure regime was implemented transparently in accordance with the law and regulations of the Stock Exchange.
- The corporate governance regulations were fully implemented. For important issues, the Board of General Directors promptly consulted the Board of Directors for guidance. Members of the Board of General Directors showed the activeness and initiatives in their assigned tasks.

3.

PLANS AND ORIENTATIONS IN 2022

The Board of Directors has assessed that the real estate market in 2022 will develop stably in the context that the epidemic is gradually being controlled and the macro economy is on the way to recover. In addition to promoting the achieved results, the Board of Directors orientates the implementation process of production and business objectives as follows:

Regarding to finance:

- Develop many contingent financial plans in case the market changes in different manners: well - normal - bad, aiming at financial autonomy, minimizing business risks, building development sustainable

development plans for the company.

- Formulate plan to mobilize capital from a variety of resources to ensure sufficient and timely response to investment and development activities of real estate projects.
- Continue to carry out financial restructuring in the direction of gradually reducing the proportion of loans to ensure financial security while looking for new sources of credit with low interest rates to use them more effectively.

Regarding to project, product development:

- Ensure construction progress for key projects such as Son Tinh Residential Project in accordance with commitments with customers. At the same time, invest in the construction of new projects such as NBB II, NBB Garden III and the high-end resort combining De Lagi residential area in order to create new products and a stable source of income for the coming years.
- Accelerate the compensation progress and complete legal procedures for existing projects to deploy investment or seek investment cooperation partners when necessary.
- Additional development of the service industry, including the chain of serviced apartments in Ho Chi Minh City and resort tourism in the central coastal provinces to diversify income for the company's activities.

Regarding to business administration and HR system:

- Continuing to improve remuneration scheme, internal management system, improve transparency in operating in order to create legal and administrative corridors for the company's activities, to control risks effectively and improve competitiveness in the company's internal system.
- Research to build a market research and development department to search for potential projects and expand the Company's portfolio.
- Continue to actively care and improve the lives of employees, build and consolidate the staff with high professional qualifications, dedication and enthusiasm in work to create a solid foundation for the current and future development of the Company.

Regarding to investor relations:

- Continuing to strengthen investor relations activities, provide the most complete and accurate information to shareholders, investors, financial institutions to retain existing shareholders, attract more potential investors, contributing to improve the brand and image of the Company in the new period.

Regarding environmental and social responsibilities:

- Continuing to implement measures to reduce and treat pollution, to ensure standards and regulations on environmental protection from the formation to the operation of projects.
- Continuing to participate in social and charitable activities in localities, sponsoring programs such as "Fund for the Poor", "Fund for People with Revolutionary", organizing visits and giving gifts to individuals, households in difficult circumstances ... and many other social activities.

On the basis of the production and business plan according to the strategic direction of the Board of Directors for the period IV from 2020 to 2025, the Company develops a business plan in 2022 with basic targets: Specifically:

CRITERIA	2022 PLAN (VND BILLION)
Expected total revenue	800
Profit before tax	128
Profit after tax	102



CORPORATE GOVERNANCE

The Board of Directors with a 5-year term operates based on the principle of collective leadership and decision-making on matters related to the purposes and interests of the Company, except for matters falling under the authority of the General Meeting of Shareholders. Rights and obligations of the Board of Directors are stipulated by the Law on Enterprises, the Charter and the internal regulations of the Company.

1.

BOARD OF DIRECTORS

The Board of Directors of NBB Corporation Term IV (2020-2025) includes 07 members, who are qualified and have experience in real estate, construction, transport infrastructure, and financial investment,...

1.1 MEMBERS AND STRUCTURE OF THE BOARD OF DIRECTORS

NO.	FULL NAME	POSITION	Starting/ending date of BOD's members	
			Appointment date	Dismissal date
1	Luu Hai Ca	BOD's Chairman - non -executive member	12/05/2020	
2	Le Quoc Binh	BOD's Permanent Vice Chairman	28/09/2020	
		BOD's non-executive member	30/07/2020	
3	Nguyen Ba Lan	BOD's independent member	12/05/2020	23/04/2021
		BOD's member and General Director	14/12/2021	
4	Nguyen Quynh Huong	BOD's non - executive member	12/05/2020	
5	Doan Tuong Trieu	BOD's non - executive member	12/05/2020	
6	Nguyen Van Chinh	BOD's independent member	12/05/2020	
7	Pham Thanh Vu	BOD's independent member	14/12/2021	

1.2 THE COMMITTEES OF THE BOARD OF DIRECTORS

The Board of Directors operates on the collective principle and decides on matters under its authority according to the provisions of the Law on Enterprises and the Charter of the Company, and does not establish subcommittees to handle separate works.

1.3 ACTIVITIES OF THE BOARD OF DIRECTORS

* *Activities of General Meeting of Shareholders:*

The Board of Directors convened and organized the 2020 Annual General Meeting of Shareholders on April 23, 2021 and the 2021 Extraordinary General Meeting of Shareholders on Dec 14, 2021, the General Meeting of Shareholders approved the Resolutions with the following contents;

NO.	RESOLUTION / DECISION NO.	DATE	CONTENT
01	32/NG-DHDCD	23/4/2021	<ol style="list-style-type: none"> 1. Approved BOD's report on 2020 production and business activities, plan of 2021 production and business activities. 2. Approved Board of Supervisors' report on the Company's 2020 activities. 3. Approving the report on corporate governance in 2020. 4. Approving the report on salary and remuneration payment of the Administrative Council, Supervisory Board, Board of General Directors and Chief Accountant in 2020. 5. Approved 2020 audited financial statement and distribution of profit after tax according to audited results. 6. Approving the targets of the production, business plan and the plan to use the after-tax profit in 2021. 7. Approved the selection of the Audit firm to implement the auditing for the fiscal year 2021. 8. Approving the resignation of an independent member of the Administrative Council for the term (2020-2025) for Mr. Nguyen Ba Lan.

NO.	RESOLUTION/DECISION NO.	DATE	CONTENT
01	32/NQ-DHDCD	23/4/2021	9. Approving the amendment of the Company's Charter. 10. Approving the internal regulations on corporate governance. 11. Approving the operating regulations of the Board of Directors. 12. Approve the Regulation on operation of the Board of Supervisors. 13. Approving the policy of using treasury shares.
02	92/NQ-DHDCD	14/12/2021	Approving the contents of the cooperation mechanism between 577 Investment Corporation and a number of third parties to invest in potential real estate projects in the 2021-2022 period.
03	93/NQ-DHDCD	14/12/2021	Approving the transformation of the consolidated financial statements of 577 Investment Corporation in accordance with international financial reporting standards ("IFRS") from 2022.
04	94/NQ-DHDCD	14/12/2021	Approving the results of the election of 02 additional members of the Board of Directors of 577 Investment Corporation, term IV (2021 - 2025).

*** Activities of the Board of Directors:**

The Board of Directors organized regular meetings every month as well as issued opinion cards to deploy the implementation of the tasks approved by the General Meeting of Shareholders and the guidelines under its authority. Meetings of the Board of Directors were organized and conducted accordance with Company's Charter and stored in accordance with regulations.

In 2021, the Board of Directors of the Company focused on solving and approving the following contents:

NO.	RESOLUTION/DECISION NO.	DATE	CONTENT
1	03/NQ-HDQT	25/1/2021	Resolution on convening the Annual General Meeting of Shareholders for the fiscal year 2020.
2	04/NQ-HDQT	25/1/2021	Resolution on approval of compensation and site clearance plan at Son Tinh residential project - Quang Ngai.
3	05/NQ-HDQT	25/1/2021	Resolution on approving the contents related to the implementation of the NBB II project.
4	06/NQ-HDQT	25/1/2021	Resolution on approving the contents of the Company's cash flow planning in 2021.
5	07/NQ-HDQT	25/1/2021	Resolution on approving the revenue and profit plan of the Company in 2021.
6	08/NQ-HDQT	25/1/2021	Resolution on approving the contents of the Company's salary and personnel policy.
7	09/NQ-HDQT	25/1/2021	Resolution on approving the bonus for the Board of Management for achieving the revenue plan in the last 6 months of 2020.
8	13/NQ-HDQT	04/2/2021	Resolution on approving adjustment of investment certificate of Son Tinh Residential project.
9	14/NQ-HDQT	04/2/2021	Resolution on remuneration for the Board of Director and Supervisory Board in 2020.
10	19/NQ-HDQT	22/3/2021	Resolution on approving adjustment of investment certificate of Son Tinh Residential project.
11	20/NQ-HDQT	22/3/2021	Resolution on approval of guarantee commitment at HD Bank.
12	21/NQ-HDQT	22/3/2021	Resolution on approving an investment cooperation transaction with Khu Bac Thu Thiem Company Limited.

NO.	RESOLUTION / DECISION NO.	DATE	CONTENT
13	22/NQ-HDQT	22/3/2021	Resolution on approving the bond issuance plan at HD Bank (700 billion).
14	22A/NQ-HDQT	22/3/2021	Resolution on mortgage of 577's bonds at HD Bank.
15	24/NQ-HDQT	30/3/2021	Resolution on approving the cost of research and search for new projects.
16	25/NQ-HDQT	30/3/2021	Resolution approving the content of the Board of Director to submit to the 2020 Annual General Meeting of Shareholders.
17	30/NQ-HDQT	16/4/2021	Resolution on approving the restructuring of departments under the office block of 577 Investment Corporation.
18	35/NQ-HDQT	6/5/2021	Resolution on approving the change of personnel structure NBB's Board of Management.
19	36/QD-HDQT	6/5/2021	Decision to appoint Mr. Nguyen Ba Lan to the position of Deputy General Director.
20	39/NQ-HDQT	14/5/2021	Resolution on approving the policy on compensation and support prices for households at De Lagi project.
21	42/NQ-HDQT	7/6/2021	Resolution on approving the first payment of 2020 dividend.
22	46/NQ-HDQT	16/6/2021	Resolution on approving the adjustment of the implementation progress of the Diamond Riverside Condominium project in Ward 16, District 8, Ho Chi Minh City.
23	48/NQ-HDQT	16/6/2021	Resolution on approving the detailed plan to use treasury shares to distribute to existing shareholders.
24	51/NQ-HDQT	22/6/2021	Resolution on approving the transfer of the right to participate and cooperate in the Son Tinh - Quang Ngai Residential project.
25	55/NQ-HDQT	31/8/2021	Resolution on approving adjustment of investment project to build De Lagi complex residential area and condominium project.
26	58/NQ-HDQT	10/9/2021	Resolution on approving the detailed plan to use treasury shares to distribute to existing shareholders.
27	61/NQ-HDQT	20/9/2021	Resolution on approving the extension of the first dividend payment period in 2020.
28	64/QD-HDQT	27/9/2021	Decision to dismiss Mr. Luu Hai Ca from the position of General Director.
29	65/QD-HDQT	27/9/2021	Decision to dismiss Mr. Nguyen Ba Lan from the position of Deputy General Director.
30	66/QD-HDQT	27/9/2021	Decision on appointment of General Director to Mr. Nguyen Ba Lan.
31	67/NQ-HDQT	27/9/2021	Resolution on the election of the Chairman of Board of Director for the IV term (2020-2025).
32	70/NQ-HDQT	29/9/2021	Resolution on approving the participation and cooperation in the project De Lagi complex residential area and condominium project - Lagi Town, Binh Thuan Province.
33	75/NQ-HDQT	25/10/2021	Resolution on convening the Extraordinary General Meeting of Shareholders in 2021.
34	76/NQ-HDQT	25/10/2021	Resolution on approving the implementation plan at De Lagi complex residential area and condominium project - Lagi town, Binh Thuan province.
35	79/NQ-HDQT	27/10/2021	Resolution on adjusting the time of dividend payment in 2020 phase 1.
36	81/NQ-HDQT	19/11/2021	Resolution on approving the organization of the Extraordinary General Meeting of Shareholders in 2021.
37	82/NQ-HDQT	19/11/2021	Resolution on approving the contents to be submitted to the Extraordinary General Meeting of Shareholders in 2021.

NO.	RESOLUTION/ DECISION NO.	DATE	CONTENT
38	83/NQ-HDQT	19/11/2021	Resolution on approving the content of construction work at De Lagi project.
39	84/NQ-HDQT	19/11/2021	Resolution on approving the plan for customers at the NBB III project.
40	90/NQ-HDQT	30/11/2021	Resolution on approving the implementation of the plan to sell treasury shares in the form of ESOP.

1.4 ACTIVITIES OF THE BOARD OF DIRECTORS INDEPENDENT MEMBERS

The number of independent BOD members is 02/07 BOD members, consistent with the provisions of Decree 71/2017/ND-CP dated 06/06/2017 guiding on corporate governance for public companies. Independent members of the Administration Council carry out their responsibilities, ensuring independence and objectivity when giving votes on the contents under the authority of the Administration Council; participating in criticizing, proposing strategic orientations and business plans; monitoring the activities of the Administration Council, the results of supervision of the Board of Directors according to regulations.

1.5 THE LIST OF MEMBERS OF THE BOARD OF DIRECTORS POSSESSING CERTIFICATES ON CORPORATE GOVERNANCE AND PARTICIPATING IN CORPORATE GOVERNANCE TRAINING PROGRAMS IN THE YEAR

Not available.

2. BOARD OF SUPERVISORS

The Supervisory Board operates independently and has the inspection and supervision role to ensure that the management and administration of the Board of Directors and the Board of General Directors are reasonable, transparent in accordance with the law, in accordance with the Resolutions of the General Meeting of Shareholders for the benefit of the shareholders of the Company.

2.1 MEMBERS AND STRUCTURE OF THE BOARD OF SUPERVISORS

Members of Supervisory Board of NBB Company Term IV (2020-2025) consist of 03 members, selected as qualified, capable and experienced members in the fields of finance, accounting and auditing to perform the assigned tasks, including:

NO.	FULL NAME	POSITION	Appointment date
1	Duong Quynh Diep	Head of the BOS	12/05/2020
2	Le Trung Hieu	Member of the BOS	12/05/2020
3	Le Thi Kieu Diem	Member of the BOS	12/05/2020

2.2 ACTIVITIES OF THE BOARD OF SUPERVISORS

In 2021, the Board of Supervisors executed its duties as follows:

- Representatives of the Board of Supervisors participated in all meetings of the Board of Directors to comment on strategic direction and business strategies of the Corporation.

- Considering the transparency of information disclosure process to ensure the interests of investors; simultaneously suggesting and giving opinions to the Board of Directors and Board of Executives to ensure the sustainable development of the Corporation as well as to protect shareholders' rights and interests.

2.3 REPORT BY THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2021 AT THE ANNUAL GENERAL SHAREHOLDERS' MEETING

NBB Corporation's performance in fiscal year 2021

Dear Shareholders of 577 Investment Corporation,

In 2021, on behalf of the Shareholders, the Board of Supervisors (BOS) performed its monitoring responsibility to the management and administration of the Company's business activities based on the functions and rights stipulated in the Company's Charter, the provisions of Law on Enterprises and operation regulations of listed companies.

On behalf of the Board of Supervisors, we would like to report to the General Meeting of Shareholders the following contents:

A. THE APPRAISAL AND EVALUATION RESULTS OF THE BOARD OF SUPERVISORS ON THE 2021 FINANCIAL STATEMENTS:

After revision and appraisal, the Board of Supervisors agreed with the contents of 2021 consolidated financial statements audited by International Auditing Co. Ltd - A member of AGN International. The financial statements reflected truthfully and accurately on the significant aspects on financial situation and business activities of 577 Investment Corporation for the year as of 31st December 2021.

At the end of the fiscal year 2021, the operating performance of NBB were as follows:

Regarding business performance:

Revenue: Total revenue in 2021 reached VND 1.020 billion, down about 3 times compared to 2020 and reaching 73% of the 2021 plan set by the General Meeting of Shareholders. The revenue recognition in 2021 was severely affected by the Covid -19 epidemic as well as the company's prolonged social distancing activities. In addition, due to the characteristics of the real estate industry - cyclical revenue, the company could only recognize revenue for projects implemented in the period after 2021. Currently, the projects that the company has invested in are still in the legal and/or construction phase.

Costs: The total cost of 2021 declined by about 21% compared to 2020; The main cost items are as follows:

- Selling expenses diminished sharply from VND 126,9 billion to VND 3,1 billion, due to a reduction in project brokerage costs (in 2020 while handing over the Diamond Riverside project, the Company recorded revenue and corresponding selling expenses).
- Financial expenses were also recorded to decrease by about 16% compared to 2020 to about VND 165,9 billion.
- General and administrative expenses increased by about 61% due to an expansion in staff costs and contingency costs.

Accordingly, by the end of 2021, profit after corporate income tax for shareholders of the parent company reached VND 314,4 billion, down about 3,9% compared to 2020 and reaching nearly 70% of the plan set by the General Meeting of Shareholders.

Regarding the financial situation:

Assets: The company's total assets raised by nearly 7% over the same period in 2020 from VND 4.090,7 billion to VND 4.373,7 billion, mainly due to the company's increase in investment cooperation with Khu Bac Thu Thiem Company Limited, which was approved previously.

Capital: As of 31 December 2021, 577's ratio of equity and liabilities was 42% and 58%, respectively (of which financial debt was 27% and other liabilities was 31%). This is a relatively safe structure for businesses operating in the real estate sector.

During the year, the structure of equity items changed mainly due to the following reasons:

- The Company i) paid dividends in 2020 at the rate of 16% based on the list of shareholders as of 25 June 2021 and ii) distribute 21.909.879 treasury shares to existing shareholders according to Resolution No. 32/NQ-ĐHĐCD dated April 23, 2021, approved by the General Meeting of Shareholders.
- The Company used the development investment fund to compensate for the amount spent to compensate for damage and overcome the consequences of the Carina Plaza apartment fire incident according to Resolution No. 21/NQ-ĐHĐCD dated 12 May 2020 approved by the General Meeting of Shareholders.

As of 31 December 2021, total equity reached about VND 1.830,2 billion, up about 3,6% over the same period in 2020.

With the results achieved during the year, basic earnings per share have improved compared to 2020, reaching VND 2.982/share, equivalent to an increase of about 2,7%.

B. THE IMPLEMENTATION OF THE STATE LAW AND IMPLEMENTATION OF THE COMPANY'S REGULATIONS AND GENERAL SHAREHOLDERS' RESOLUTIONS:

In 2021, BOS sent its members to fully participate in the meetings of the Board of Directors and at the same time check the reasonableness and legality in managing and operating business activities. BOS acknowledged the responsibility and transparency of the Board of Directors and the Board of Management of NBB in accordance with the law, the Company's Charter, as well as the Resolutions and Decisions of the AGM.

In addition, the Company also paid 2020 cash dividends at the rate of 16% according to the list of shareholders as of June 25, 2021 according to the Resolution No.32/NQ-DHĐCD dated May 12, 2020 in Annual General Meeting of Shareholders in 2020.

C. RECOMMENDATIONS OF BOS ON THE COMPANY'S OPERATION:

Based on the achievements as well as the problems in the company's operations, BOS has the following recommendations:

1. Strengthen monitoring and inspection of member companies and partners as well as projects that NBB has invested to limit possible accidents and if in case of accidents it must be handled quickly and promptly to limit damage.
2. The Board of Management should pay more attention to IR work to promptly inform the shareholders and investors the latest news about the company's operations, helping investors have a comprehensive and profound look about the company from which to make the right investment decisions as well as avoid losses for shareholders due to lack of timely grasp of information.

On behalf of the BOS, we wish NBB Corporation more successes, bringing more benefits to shareholders who have trusted and invested into the company during the past years.

DUONG QUYNH DIEP

HEAD OF THE BOS

3.

TRANSACTIONS, REMUNERATIONS AND BENEFITS OF THE BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISORS

3.1 SALARY, REWARDS, REMUNERATION AND BENEFITS

Pursuant to the Resolution of the General Meeting of Shareholders No. 21/NQ-DHDCD passed on 12/05/2020, the remuneration of the BOD and BOS are paid the equivalent of 1% of the profit after tax of the Company, (the Board of Directors and the Board of Supervisors did not receive any other benefits other than the remuneration). At the time of reporting, the Company has not yet paid remuneration for the Board of Directors and Supervisory Board in 2021.

List members of the BOD and BOS in term IV (2020-2025) was approved pursuant to the Resolution of the General Meeting of Shareholders fiscal year 2019 No. 22/NQ-DHDCD dated May 12, 2020, the Resolution of the Extraordinary General Meeting of Shareholders No. 59/NQ-DHDCD dated July 30, 2020, the Resolution of the General Meeting of Shareholders fiscal year 2020 No. 32/NQ-DHDCD dated April 23, 2021 and the Resolution of the Extraordinary General Meeting of Shareholders No. 92/NQ-DHDCD dated December 14, 2021.

NO.	Full name	Position
1	Luu Hai Ca	BOD's Chairman - non-executive member
2	Le Quoc Binh	BOD's Permanent Vice Chairman - non-executive member
3	Nguyen Ba Lan	BOD's member
4	Nguyen Quynh Huong	BOD's non-executive member
5	Doan Tuong Trieu	BOD's non-executive member
6	Nguyen Van Chinh	BOD's independent member
7	Pham Thanh Vu	BOD's independent member
8	Duong Quynh Diep	Head of BOS
9	Le Trung Hieu	BOS's member
10	Le Thi Kieu Diem	BOS's member
11	Tran Le Hoang Diem	Secretary

BOM and Chief Accountant had the same benefits as other employees: rewarded once every 12 months, rewarded for having recognized initiatives that bring practical benefits to the Company. The Board of General Directors and the Chief Accountant did not receive any other benefits other than the salaries and bonuses.

NO.	Full name	Position	Remuneration during the year (VND)
1	Luu Hai Ca	Former General Director	1.194.865.250
2	Nguyen Ba Lan	General Director	620.713.920
3	Mai Thanh Truc	Deputy General Director	1.128.869.000
4	Truong Hai Dang Khoa	Deputy General Director	1.457.535.900
5	Nguyen Quy Binh	Deputy General Director	1.093.191.200
6	Nguyen Van Minh	Chief Accountant	878.105.761

3.2 SHARE TRANSACTIONS BY INTERNAL SHAREHOLDERS

NO.	Transactors	Relationship with insiders/major shareholders	Ownership at the beginning		Ownership at the ending		Reasons of increase/decrease (buy, sell, transfer, reward etc.)
			No. of shares	%	No. of shares	%	
1	HCMC Infrastructure Investment Joint Stock Company (CI)	Major shareholders (with representatives holding positions in the Board of Directors)	73.316.667	72,97%	65.421.332	65,11%	Sold shares

Number of shares owned by BOD, BOS and BOM on December 31, 2021

NO.	Full name	Position	Total stocks	Proportional ownership (%)
1	Luu Hai Ca	BOD's Chairman	64.000	0,06%
2	Le Quoc Binh	BOD's Permanent Vice Chairman	-	-
3	Nguyen Quynh Huong	BOD's non-executive member	19.200	0,02%
4	Doan Tuong Trieu	BOD's non-executive member	64.000	0,06%
5	Nguyen Van Chinh	BOD's independent member	-	-
6	Pham Thanh Vu	BOD's independent member	-	-
7	Nguyen Ba Lan	BOD's member and General Director	-	-
8	Duong Quynh Diep	Head of BOS	-	-
9	Le Thi Kieu Diem	BOS's member	-	-
10	Le Trung Hieu	BOS's member	-	-
11	Mai Thanh Truc	Deputy General Director	-	-
12	Nguyen Quy Binh	Deputy General Director	-	-
13	Truong Hai Dang Khoa	Deputy General Director	-	-
14	Nguyen Van Minh	Chief Accountant	-	-
TOTAL			147.200	0,14%

3.3 CONTRACTS OR TRANSACTIONS WITH INTERNAL SHAREHOLDERS AND OTHER RELATED PARTIES

Information about the contracts, or transactions signed or executed in the year by the members of the Board of Directors, Board of Supervisors, General Director, managers and affiliated persons with the Company, subsidiaries, and other companies in which the Company holds the control right:

NO.	Related party	Transaction information	Relationship
1	HCMC Infrastructure Investment Joint Stock Company (CII)	- Investment cooperation contract in Son Tinh project - Investment cooperation contract in Khu Bac Thu Thiem	Mr Le Quoc Binh - BOD's Permanent Vice Chairman cum General Director of CII Company
2	CII Engineering and Construction JSC (CII E&C) (CEE)	Infrastructure construction contract of Son Tinh and De Lagi project	Mr Le Quoc Binh - BOD's Permanent Vice Chairman cum BOD's member of CII E&C Company
3	Khu Bac Thu Thiem Company Limited (KBTT)	Investment capital contribution contract	Mr Le Quoc Binh - BOD's Permanent Vice Chairman cum BOD's Chairman of KBTT Company

3.4 ASSESSING THE IMPLEMENTATION OF REGULATIONS ON CORPORATE GOVERNANCE

Compliance with regulations.



FINANCIAL STATEMENTS

1. AUDITOR'S OPINIONS

In our opinion, the accompanying consolidated financial statements give a true and fair view of, in all material respects, the consolidated financial position of the Company as at 31 December 2021, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting.

2. AUDITED FINANCIAL STATEMENTS



STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of 577 Investment Corporation (“the Company”) presents this report together with consolidated financial statements of the Company for the year ended 31 December 2021.

THE BOARDS OF MANAGEMENT, SUPERVISORY AND GENERAL DIRECTORS

The members of the Boards of Management, Supervisory and General Directors of the Company who held office during the year and to the date of this report are as follows:

BOARD OF MANAGEMENT

Mr. Luu Hai Ca	Chairman (appointed on 27 September 2021)
Ms. Nguyen Quynh Huong	Chairman (resigned on 27 September 2021)
Mr. Le Quoc Binh	Permanent Vice Chairman
Mr. Nguyen Van Chinh	Member
Mr. Doan Tuong Trieu	Member
Mr. Nguyen Ba Lan	Member (resigned on 23 April 2021 and reappointed on 14 December 2021)
Mr. Pham Thanh Vu	Independent member (appointed on 14 December 2021)

BOARD OF SUPERVISORY

Ms. Duong Quynh Diep	Head of the Board
Mr. Le Trung Hieu	Member
Ms. Le Thi Kieu Diem	Member

BOARD OF GENERAL DIRECTORS

Mr. Nguyen Ba Lan	General Director (appointed on 27 September 2021)
Mr. Luu Hai Ca	General Director (resigned on 27 September 2021)
Mr. Mai Thanh Truc	Deputy General Director
Mr. Nguyen Quy Binh	Deputy General Director
Mr. Truong Hai Dang Khoa	Deputy General Director

LEGAL REPRESENTATIVE

The company's legal representative until 26 September 2021 was Mr. Luu Hai Ca and from 27 September 2021 to the date of this report Mr. Nguyen Ba Lan - General Director.

THE AUDITORS

The consolidated financial statements of the Company for the year ended 31 December 2021 have been

audited by International Auditing Company Limited - An independent member firm of AGN International.

BOARD OF GENERAL DIRECTORS' STATEMENT OF RESPONSIBILITY

The Board of General Directors of the Company is responsible for preparing the consolidated financial statements, which give a true and fair view of the consolidated financial position of the Company as of 31 December 2021, and its consolidated financial performance and its consolidated cash flows for the year ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. In preparing these consolidated financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the consolidated financial statements;
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the consolidated financial statements so as to minimize errors and frauds.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Company and that the consolidated financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing these consolidated financial statements.

For and on behalf of the Board of General Directors,



NGUYEN BA LAN

General Director

Ho Chi Minh City, 16 March 2022



INDEPENDENT AUDITORS' REPORT

Số: 1369/2022/BCKT-ICPA.SG

To: The shareholders
The Boards of Management, Supervisory and General Directors
577 Investment Corporation

We have audited the accompanying consolidated financial statements of 577 Investment Corporation ("the Company"), prepared on 16 March 2022, as set out from page 4 to page 53, which comprise the consolidated balance sheet as of 31 December 2021, the consolidated statements of income and consolidated cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Board of General Directors' Responsibility

The Board of General Directors is responsible for the preparation and presentation of these consolidated financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting Regime for enterprise and prevailing relevant regulations in the consolidated financial statements preparation and disclosure and for such internal control as the Board of General Directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

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

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

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

Opinion

In our opinion, the accompanying consolidated financial statements give a true and fair view of, in all material respects, the consolidated financial position of the Company as at 31 December 2021, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting.



Luong Giang Thach
Deputy Branch Director
Audit Practising Registration Certificate
No. 2178-2018-072-1

Ho Chi Minh City, 16 March 2022

A blue handwritten signature of the auditor, Pham Thi Toan.

Pham Thi Toan
Auditor
Audit Practising Registration Certificate
No. 2767-2019-072-1



CONSOLIDATED BALANCE SHEET

As at 31 December 2021

FORM B01-DN/HN
VND

	ASSETS	Codes	Notes	31/12/2021	01/01/2021 (Restated)
A.	CURRENT ASSETS	100		1.773.894.194.316	2.122.027.160.667
I.	Cash and cash equivalents	110		30.190.337.086	67.500.904.393
1.	Cash	111	V.1	30.190.337.086	67.500.904.393
II.	Short-term receivables	130		780.438.620.716	1.109.974.440.551
1.	Short-term trade receivables	131	V.2	302.494.036.540	531.484.663.142
2.	Short-term advances to suppliers	132	V.3	333.692.653.776	326.332.085.830
3.	Short-term loan receivables	135	V.4	2.300.000.000	9.500.000.000
4.	Other short-term receivables	136	V.5	177.371.407.620	244.671.604.365
5.	Provision for short-term doubtful debts	137	V.6	(35.419.477.220)	(2.013.912.786)
III.	Inventories	140		931.327.870.572	930.436.448.355
1.	Inventories	141	V.7	931.327.870.572	930.436.448.355
IV.	Other short-term assets	150		31.937.365.942	14.115.367.368
1.	Short-term prepayments	151	V.8	22.361.483	250.028.546
2.	Value added tax deductibles	152		29.143.492.487	13.742.019.922
3.	Taxes and other receivables from the State budget	153	V.17	2.771.511.972	123.318.900
B.	NON-CURRENT ASSETS	200		2.599.759.787.000	1.968.685.279.233
I.	Long-term receivables	210		605.251.112.951	57.399.765.003
1.	Long-term loan receivables		V.4	562.911.347.948	-
2.	Other long-term receivables	216	V.5	42.339.765.003	57.399.765.003
II.	Fixed assets	220		221.363.570.050	233.680.578.068
1.	Tangible fixed assets	221	V.9	189.875.063.839	198.712.252.361
	- Cost	222		222.725.972.979	226.193.349.524
	- Accumulated depreciation	223		(32.850.909.140)	(27.481.097.163)
2.	Intangible fixed assets	227	V.10	31.488.506.211	34.968.325.707
	- Cost	228		31.646.927.986	35.037.047.482
	- Accumulated amortisation	229		(158.421.775)	(68.721.775)
III.	Investment properties	230	V.11	55.766.254.435	54.830.628.535
	- Cost	231		71.176.150.497	67.786.031.001
	- Accumulated depreciation	232		(15.409.896.062)	(12.955.402.466)
IV.	Long-term assets in progress	240		1.595.707.989.463	1.546.941.804.143
1.	Long-term construction in progress	242	V.12	1.595.707.989.463	1.546.941.804.143
V.	Long-term financial investments	250	V.13	16.150.000.000	16.150.000.000
1.	Equity investments in other entities	253	V.13	18.150.000.000	18.150.000.000
2.	Provision for impairment of long-term financial investments	254	V.13	(2.000.000.000)	(2.000.000.000)
VI.	Other long-term assets	260		105.520.860.101	59.682.503.484
1.	Long-term prepayments	261	V.8	101.207.075.475	59.173.130.484
2.	Deferred tax assets	262	V.14	4.313.784.626	509.373.000
	TOTAL ASSETS (270 = 100 + 200)	270		4.373.653.981.316	4.090.712.439.900



CONSOLIDATED BALANCE SHEET (continued)

VND

	RESOURCES	Codes	Notes	31/12/2021	01/01/2021
C.	LIABILITIES	300		2.543.451.546.798	2.324.059.503.188
I.	Current liabilities	310		2.181.867.086.547	2.093.652.132.089
1.	Short-term trade payables	311	V.15	85.351.910.000	122.447.310.596
2.	Short-term advances from customers	312	V.16	34.066.767.633	28.355.829.700
3.	Taxes and amounts payable to the State budget	313	V.17	220.126.571.985	254.447.788.078
4.	Payables to employees	314		1.127.035.257	2.397.766.044
5.	Short-term accrued expenses	315	V.18	342.093.825.863	424.771.231.972
6.	Other current payables	319	V.19	641.273.008.823	948.728.967.676
7.	Short-term loans and obligations under finance leases	320	V.20	837.132.014.400	301.844.828.384
8.	Short-term provisions	321	V.21	7.272.727.273	-
9.	Bonus and welfare funds	322	V.22	13.423.225.313	10.658.409.639
II.	Long-term liabilities	330		361.584.460.251	230.407.371.099
1.	Other long-term payables	337	V.19	7.045.116.036	8.568.645.142
2.	Long-term loans and obligations under finance leases	338	V.20	350.000.000.000	216.839.691.730
3.	Deferred tax liabilities	341	V.14	786.852.028	-
4.	Long-term provisions	342	V.21	3.752.492.187	4.999.034.227
D.	EQUITY	400		1.830.202.434.518	1.766.652.936.712
I.	Owner's equity	410	V.23	1.830.202.434.518	1.766.652.936.712
1.	Owner's contributed capital	411		1.004.756.560.000	1.004.756.560.000
	- Ordinary shares carrying voting rights	411a		1.004.756.560.000	1.004.756.560.000
2.	Share premium	412		207.059.165.444	479.559.579.732
3.	Treasury shares	415		(7.087.077.763)	(498.686.282.051)
4.	Investment and development fund	418		-	103.604.269.349
5.	Retained earnings	421		618.642.613.957	669.234.115.649
	- Retained earnings accumulated to the prior year end	421a		304.230.949.178	341.892.716.169
	- Retained earnings of current year	421b		314.411.664.779	327.341.399.480
6.	Non-controlling interests	429		6.831.172.880	8.184.694.033
	TOTAL RESOURCES (440 = 300 + 400)	440		4.373.653.981.316	4.090.712.439.900

NGUYEN TRAN PHUONG UYEN
Preparer

NGUYEN VAN MINH
Chief Accountant



NGUYEN BA LAN
General Director

Ho Chi Minh City, 16 March 2022



CONSOLIDATED STATEMENT OF INCOME

For the year ended 31 December 2021

FORM B02-DN/HN
VND

ITEMS	Codes	Notes	2021	2020
1. Gross revenue from goods sold and services rendered	01	VI.1	565.231.601.936	3.500.669.919.571
2. Deductions	02		-	-
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		565.231.601.936	3.500.669.919.571
4. Cost of sales	11	VI.2	310.033.364.483	2.719.710.463.940
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		255.198.237.453	780.959.455.631
6. Financial income	21	VI.3	434.722.605.516	20.265.600.796
7. Financial expenses	22	VI.4	165.859.558.529	198.418.616.255
- In which: Interest expense	23		99.297.320.355	3.650.533.698
8. Selling expenses	25	VI.5	3.081.056.166	126.913.421.129
9. General and administration expenses	26	VI.6	66.459.390.277	41.387.173.846
10. Operating profit (30 = 20 + (21 - 22) + 24 - (25 + 26))	30		454.520.837.997	434.505.845.197
11. Other income	31	VI.7	20.033.705.435	29.412.960.202
12. Other expenses	32	VI.8	53.679.618.679	6.312.403.073
13. Profit from other activities (40 = 31 - 32)	40		(33.645.913.244)	23.100.557.129
14. Accounting profit before tax (50 = 30 + 40)	50		420.874.924.753	457.606.402.326
15. Current corporate income tax expense	51	VI.9	110.799.867.482	129.721.080.763
16. Deferred corporate tax expense/(income)	52	VI.14	(3.017.559.598)	594.147.000
17. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		313.092.616.869	327.291.174.563
18. Net profit attributable to owners of the parent	61		314.411.664.779	327.341.399.480
19. Net profit attributable to non-controlling interest	62		(1.319.047.910)	(50.224.917)
20. Basic earnings per share	70	VI.10	2.982	2.905

NGUYEN TRAN PHUONG UYEN
Preparer

NGUYEN VAN MINH
Chief Accountant



NGUYEN BA LAN
General Director

Ho Chi Minh City, 16 March 2022



CONSOLIDATED CASH FLOW STATEMENT

For the year ended 31 December 2021

FORM B03-DN/HN

VND

ITEMS		Codes	2021	2020
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1.	Accounting profit before tax	01	420.874.924.753	457.606.402.326
2.	Adjustments for			
	Depreciation of fixed assets, investment properties and amortization of goodwill	02	8.872.297.235	8.636.986.169
	Provisions	03	33.405.564.434	1.300.000.000
	Gain from investing activities	05	(61.099.596.370)	(17.762.107.320)
	Interest expense	06	99.297.320.355	3.650.533.698
3.	Operating profit before movements in working capital	08	501.350.510.407	453.431.814.873
	(Increase)/Decrease in receivables	09	179.901.557.410	(54.415.632.602)
	Decrease/(Increase) in inventories	10	(45.974.752.558)	1.526.218.208.058
	(Decrease)/Increase in payables (excluding accrued loan interest and corporate income tax payable)	11	(460.303.270.869)	(1.524.163.271.892)
	Decrease/(Increase) in prepaid expenses	12	(41.806.277.928)	48.695.233.407
	Interest paid	14	(102.197.708.501)	(41.289.628.473)
	Corporate income tax paid	15	(100.800.826.053)	(66.984.709.538)
	Other cash outflows	17	(33.344.488.293)	(34.999.606.649)
	Net cash generated from operating activities	20	(103.175.256.385)	306.492.407.184
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1.	Acquisition and construction of fixed assets and other long-term assets	21	(9.870.930.019)	(7.519.432.275)
2.	Proceeds from sales of fixed assets and other long-term assets disposal	22	5.204.090.909	1.545.454.545
3.	Cash outflow for lending and buying debt instruments of other companies	23	(617.300.000.000)	-
4.	Cash recovered from lending and selling debt instruments of other entities	24	61.588.652.052	-
5.	Investments in other entities	25	-	(21.042.448.895)
6.	Cash recovered from investments in other entities	26	38.188.351.642	-
7.	Interest, dividends and profits received	27	44.806.135.808	2.363.730.933
	Net cash used in investing activities	30	(477.383.699.608)	(24.652.695.692)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1.	Proceeds from issuing shares, receiving capital contribution from owners	31	-	(359.522.715.837)
2.	Proceeds from borrowings	33	1.071.163.288.496	623.100.529.646
3.	Repayment of borrowings	34	(402.715.794.210)	(381.191.657.443)
4.	Dividends and profits paid	36	(125.199.105.600)	(236.201.952.500)
	Net cash used in financing activities	40	543.248.388.686	(353.815.796.134)
	Net (decrease)/increase in cash (50 = 20 + 30 + 40)	50	(37.310.567.307)	(71.976.084.642)
	Cash and cash equivalents at the beginning of the year	60	67.500.904.393	139.476.989.035
	Cash and cash equivalents at the end of the year (70 = 50 + 60)	70	30.190.337.086	67.500.904.393

Signed

NGUYEN TRAN PHUONG UYEN

Preparer

Ho Chi Minh City, 16 March 2022

Signed

NGUYEN VAN MINH

Chief Accountant

Signed

NGUYEN BA LAN

General Director



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2021

I. GENERAL INFORMATION

Structure of ownership

577 Investment Corporation (“the Company”) was incorporated under the Enterprise Registration Certificate No. 4103003556 issued by the Department of Planning and Investment of Ho Chi Minh City dated 4 July 2005 and 15th amendment dated 4 October 2021 about the change of the legal representative and the General Director of the Company.

The charter capital of the Company is VND 1.004.756.560.000, divided equally to 100.475.656 shares, par value is VND 10.000.

The parent Company of the Company is Ho Chi Minh City Infrastructure Investment Joint Stock Company (“CII”).

The Company’s name in English: 577 Investment Corporation.

The head office of the Company is located at 1648 Vo Van Kiet, Ward 16, District 8, Ho Chi Minh City, Vietnam.

The Company’s dependent accounting branches include:

1. Binh Thuan Branch, registered at Group 2, Phuoc Hai Hamlet, Tan Phuoc Commune, Lagi Town, Binh Thuan Province.
2. Southwest branch, registered at 444 Ninh Binh Street, Ward 2 Residential Area, Bac Lieu City, Bac Lieu Province.
3. Northern branch, registered at Level 2, Villa A29, Lot BT-A3, Doi Thuy Villa Villa, Area 9B, Bai Chay Ward, Ha Long City, Quang Ninh Province.
4. Quang Ngai Branch, registered at 364 Vo Nguyen Giap, Truong Quang Trong Ward, Quang Ngai City, Quang Ngai Province.

The Company’s shares were officially listed on the Ho Chi Minh City Stock Exchange dated 18 February 2009 with the stock code as NBB.

The number of employees in Company and subsidiaries as at 31 December 2021 was 140 (31 December 2019: 134).

Business sectors

The Company’s business is real estate business.

Operating industry

The operating industry of the Company during the year comprise of developing and trading real estate properties; executing transportation and civil construction, investing in urban infrastructure; exploiting and processing minerals.

Principal activities

The main activities of the Company during the year are real estate investment and trading.

Normal production and business cycle

The production and business cycle of the Company’s real estate investment and business activities starts from the time of applying for an investment license, carrying out site clearance and basic construction until

the time of completion. Therefore, the production and business cycle of this activity is estimated from 24 months to 60 months.

The production and business cycle of other activities of the Company is normally carried out in a period not exceeding 12 months.

The operating characteristics of the enterprise in the financial year have an effect on the Consolidated Financial Statements

On 16 June 2021, the Board of Directors of the Company under the authorization of the General Meeting of Shareholders in Resolution No. 32/NQ-DHDCD of the Annual General Meeting of Shareholders for the fiscal year 2020 on 23 April 2021 approved the use of all 22,225,740 treasury shares to reward existing shareholders, bonus ratio 7:25 (each shareholder owning 25 shares will receive 7 bonus shares). In 2021, the Company completed the awarding of 21,909,879 treasury shares to shareholders, of which the source of undistributed profit after tax was VND 219,098,790,000 and the source of equity surplus was VND 272,500,414,288

The Company's structure

As at 31 December 2021, the Company has invested directly in three (03) subsidiaries and one (01) associate. Details of these investees are as follows:

Names of Companies	Places of incorporation and operation	Proportion of ownership interest	Proportion of voting right power held	Principal activity
		(%)	(%)	
<i>Subsidiaries</i>				
<i>1. Hung Thanh Construction - Trading - Service - Manufacturing Company Limited</i>	Ho Chi Minh City	95,00%	95,00%	Investing, managing and trading real estate projects
<i>2. Huong Tra Company Limited</i>	Quang Ngai Province	99,00%	99,00%	Managing, operating and trading Tra Bong mineral water mine
<i>3. Quang Ngai Mineral Investment Joint Stock Company</i>	Quang Ngai Province	90,00%	90,00%	Exploitation of stone, sand, gravel and clay
<i>Associate</i>				
<i>1. Tam Phu Investment & Construction Company Limited</i>	Quang Nam Province	49,00%	49,00%	Real estate business

Notes on comparability of information in the consolidated financial statements

The Company consistently applies accounting policies in accordance with the Corporate Accounting System issued together with Circular No. 200/2014/TT/BTC and Circular No. 202/2014/TT/BTC dated December 22, 2014 of the Company. Therefore, the information and amounts presented in the consolidated financial statements are comparable.

II. ACCOUNTING CONVENTION AND FINANCIAL YEAR

Accounting convention

The accompanying consolidated financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting.

The accompanying consolidated financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Financial year

The Company's financial year begins on 01 January and ends on 31 December.

III. ACCOUNTING STANDARDS AND REGIME APPLIED

The Company applies Vietnamese Accounting Standards, the Accounting regime for enterprises promulgated under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by Ministry of Finance guiding the accounting regime for enterprises; Circular No. 53/2016/TT-BTC dated 21 March 2016 by Ministry of Finance amending and supplementing some articles of Circular No. 200/2014/TT-BTC; Circular No.202/2014/TT-BTC dated 22 December 2014 by Ministry of Finance guiding on preparation and presentation of consolidated financial statements.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these consolidated financial statements, are as follows:

Estimates

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting requires the Board of General 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 consolidated financial statements and the reported amounts of revenues and expenses during the year. Although these accounting estimates are based on the Board of General Directors's best knowledge, actual results may differ from those estimates.

Basis of consolidation

The consolidated financial statements incorporate the separate financial statements of the Company and enterprises controlled by the Company (its subsidiaries) for the year ended 31 December 2021. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests in the net assets of consolidated subsidiaries are identified consolidated from the parent's ownership interests in them and presented as an item of the owner's equity in consolidated balance sheet. Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination and the non-controlling interests' share of changes in equity since the date of the combination. Losses applicable to the non-controlling interests in excess of their interest in the subsidiary's equity are allocated against the interests of the Company except to the extent that the non-controlling interests have a binding obligation and are able to make an additional investment to cover the losses

Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognized as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the financial year of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognized.

The effect of transactions resulting in changes in the Group's ownership interest in the subsidiaries without loss of control is recorded directly in the retained earnings in the consolidated balance sheet.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

The results, assets and liabilities of associates are incorporated in these financial statements using the equity method of accounting. Interests in associates are carried in the balance sheet at cost as adjusted by post-acquisition changes in the Company's share of the net assets of the associate. Losses of an associate in excess of the Company's interest in that associate (which includes any long-term interests that, in substance, form part of the Company's net investment in the associate) are not recognized.

Where a group entity transacts with an associate of the Company, unrealized profits and losses are eliminated to the extent of the Company's interest in the relevant associate.

Goodwill

Goodwill represents the excess of the cost of acquisition over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition.

Goodwill arising on the acquisition of a subsidiary is recognized as a non-current asset in the consolidated balance sheet and is amortized on the straight-line basis over its estimated period of benefit which the maximum estimated period should not exceed 10 years.

On disposal of a subsidiary, the attributable amount of unamortized goodwill included in the determination of the profit or loss on disposal. The Company conducts the periodical review for impairment of goodwill of investments in subsidiaries. If there are indicators that the impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recognized in the consolidated income statement.

Goodwill arising on the acquisition of associates and jointly controlled entities is included in the carrying amount of the associates and jointly controlled entities. The Company does not amortize this goodwill.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments, which are matured within three months commencing on transaction date, are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Financial investments

Loan receivables

Loan receivables present the loans under agreements which are not traded on the market as securities.

Loan receivables are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Invest in another entity's equity instrument

Investments in another entity's equity instruments reflect cMr investments. equity instrument, but the Company has no control, joint control, or significant influence over the investee.

Investments in equity instruments of another entity are initially recognized at cost, including the purchase price or capital contribution plus directly attributable costs of the investing activities. Dividends and profits from periods before the acquisition of investment are accounted for as a reduction in the value of the investment itself. Dividends and profits for the periods after the investment is purchased are recognized as revenue. Dividends received by shares are only tracked by the number of shares increased, not the value of shares received and revenue from stock dividends.

Provisions for loss of investments in equity instruments of other entities are made as follows:

- For an investment in listed shares or the fair value of the investment can be measured reliably, the provision is based on the market value of the shares.
- For investments whose fair value cannot be determined at the reporting time, provision is made based on the investee's loss with an allowance equal to the difference between the contributed capital of the investee and the investee. parties in another entity and the actual equity multiplied by the Company's capital contribution ratio compared to the total actual contributed capital of the parties in the other entity. Increase or decrease in the amount of provision for loss of investment in equity instruments of other entities that need to be made at the end of the reporting period is recognized as a financial expense in the period.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for: overdue receivables stated in economic contract, loan agreements, contractual commitments or debt commitments, and outstanding receivables which are doubtful of being recovered. Provision for overdue receivables is made based on overdue days in payment of principals following the initial economic contract, exclusive of the debts rescheduling between contracting parties, provision for outstanding receivables is made when the debtor is in bankruptcy, or is doing procedures to dissolve, missing, escaped.

Increase or decrease in provision for doubtful debts that need to be made at the end of the financial year is recognized in general and administration expenses.

Inventories

Properties held for sale

Properties held for sale include properties acquired or being constructed for sale in the ordinary course of business and shall be measured at the lower of cost and net realisable value. Cost of properties held for sale include freehold and leasehold rights for land, costs of site preparation; construction and borrowing costs, planning and design costs, construction management cost and other related costs (if any) that have been incurred in bringing the properties held for sale to their present location and condition.

Net realisable value is estimated selling price in the ordinary course of business, based on market price prevailing at reporting date less costs to completion and estimated costs of sale.

Other inventories

Other inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

Provision for devaluation of inventories is made in accordance with prevailing accounting regulations which allow provision to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realizable values as at reporting date. The provision for devaluation of obsolete, damaged, or sub-standard inventories is not included in deductible expenses for calculation of corporate income tax until such inventories are disposed.

Increase or decrease in provision for devaluation of inventories that need to be made at the end of the financial year and recognized in the cost of sales.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

	Years
Building and structure	50
Machinery and equipment	4 - 10
Motor vehicle and transmission	6 - 8
Office equipment	3

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognized in the consolidated income statement.

Intangible fixed assets and amortisation

Intangible fixed asset is presented at cost less accumulated amortization. Intangible fixed assets of the Company consist of land use rights with indefinite term and the computer software.

The costs of land use rights comprise all directly attributable costs of bringing the land to the condition available for use. Land use rights with indefinite term are not amortized.

The costs of computer software comprise their directly attributable costs of bringing the assets to their working condition for their intended use. Computer software is amortized using the straight-line method within 3 years.

Investment properties

Investment properties are composed of Shopping mall, swimming pool and tennis court held by the Company to earn rentals or for capital appreciation. Investment properties held to earn rentals are stated at cost less accumulated depreciation. The costs of self-constructed investment properties are the finally accounted construction or directly attributable costs of the properties.

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives, as follow:

	Years
Shopping mall	30
Swimming pool and tennis court	10 - 30

For investment properties held for price appreciation, the Company does not depreciate. Where there is firm evidence that investment property held for appreciation has declined in value from its market value and the impairment loss can be measured reliably, the investment property held pending increase in value is available. Cost is reduced to cost and loss is recognized in cost of goods sold during the year.

A transfer of property to, or from investment property should only be made when there is a change in the intended use, evidenced by: end of owner-occupation and inception of an operating lease to another party for a transfer from owner-occupied property to investment property; commencement of owner-occupation for a transfer from investment property to owner-occupied property; commencement of development with a view to sale for a transfer from investment property to inventories; commencement of an operating lease to another party for a transfer from inventories to investment property; completion of construction and being available for investment for a transfer from self-constructed property to investment property.

Construction real estate is converted into investment property upon completion of the construction phase, handing over and putting into investment.

The transfer between investment property, owner-occupied property and inventories do not change the carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes.

Investment property is no longer presented in the consolidated balance sheet after it is sold or after it is no longer held for the long term and it is found that no future economic benefits will be generated from the disposal of the property, that investment property. Revenue from the sale of investment property is recognized at the fair value of the amounts received or to be received. The carrying amount of the investment property is recognized as cost in the year in which the investment property is sold.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for the purposes not yet determined, are carried at cost. Cost includes professional fees, and for qualifying assets, borrowing costs dealt with in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Prepayments

Prepaid expenses include expenses incurred but related to the results of production and business activities of many accounting periods and are considered likely to bring future economic benefits to the Company, company. Prepaid expenses mainly include model house costs and real estate brokerage commissions; capital withdrawal commitment fee and export tools.

Model house costs and real estate brokerage commissions are recorded as long-term prepaid expenses and allocated to business results as a percentage of revenue of projects when the Company hands over real estate to customers.

Used tools and equipment are capitalized in the form of prepayments and amortized to production and business expenses, using the straight-line method for a maximum period of not more than 3 years in accordance with accounting regulations' current math.

Trade and other payables

Accounts payable are monitored in detail by payable terms, debtors, original currency and other factors depending on the Company's managerial requirements. Accounts payable to suppliers include trade payables arising from buying-selling transactions and payables for import through trustees (in import entrustment transactions). Other payables include non-trade payables, not related to buying-selling transactions. Accounts payable are classified as short-term and long-term in the consolidated statement of financial position based on the remaining year of these payables at the reporting date.

Accrued expenses

Accrued expenses are recognized for amounts to be paid in the future for goods and services received, whether or not billed to the Company or lack of accounting document, which are recorded to operating expenses of the reporting year.

Payable provisions

Payable provisions are recognized when the Company has a present obligation as a result of a past event, and it is probable that the Company will be required to settle that obligation. Provisions are measured at the Board of General Directors's best estimate of the expenditure required to settle the obligation as at the balance sheet date.

Bonds

The company issues bonds usually for the purpose of long-term loans.

The carrying amount of a bond is generally stated on a net basis at par value minus (-) Bond discount plus (+) Bond premium.

The Company keeps track of the discount and premium for each type of bond issued and the allocation of each discount and premium when determining borrowing costs to be included in production and business expenses or capitalization in each period, specifically:

- Discounts on bonds are gradually amortized to account for borrowing costs in each period during the bond's term;
- Bond premiums are amortized gradually to reduce borrowing costs each period during the term of the bond.

The Company allocates the discount or premium on a straight-line basis over the life of the bond.

Expenses directly related to the bond issuance are recorded as a deduction from the bond's par value at the time of arising. Periodically, bond issuance costs will be amortized to borrowing costs during the year on

a method consistent with the allocation of discounts or premiums. The allocation is made by increasing the bond's par value and borrowing costs during the year.

Owner's equity recognition

Owner's equity is recognized by actual capital contributions from shareholders.

Share premium is recognized at the larger or smaller difference between issuing price and par value of shares upon the initial public offering, additional issue or re-issue of treasury shares.

Treasury shares are shares issued by the Company and then acquired. Treasury shares are recorded at the actual value and presented on the consolidated balance sheet as a deduction from equity. No gain or loss is recognized upon purchase, sale, issue or cancellation of the Company's own equity instruments.

Retained earnings are recognized by net profit after corporate income tax during the year and are adjusted due to retroactive application of accounting policy changes also material errors of the previous years.

Net profit after tax is available for distribution to the shareholders and being paid in the following period under approval in the Annual General Meeting of the Company.

Appropriation of reserves and funds from profit after tax is based on the Company's ordinance and approval in the Annual General Meeting.

Revenue recognition

Revenue from real estate properties

Revenue from sales of town house and apartment is recognized when all five (5) following conditions are satisfied:

- (a) The real estate has been completed and transferred to the buyer, the Company has transferred to the buyer the significant risks and rewards of ownership of the real estate;
- (b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold;
- (c) The amount of revenue can be measured reliably;
- (d) The economic benefits associated with the transaction flowed or will flow to the Company; and
- (e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

For subdivided land plot for sale, if it is transferred to the customer (regardless legal procedures for land use right certificate done or not) and contract is irrevocable, revenue is recognized when satisfying the following conditions:

- (a) Risks and rewards associated with land plot are transferred to the buyer;
- (b) The amount of revenue can be measured reliably;
- (c) Costs related to sale of plots may be determined; and
- (d) The Company has received or will receive economic benefits from sales of the plots.

Revenue from services rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several years, revenue is recognized in each year by reference to the percentage of completion of the transaction at the consolidated balance sheet date of that year. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) The percentage of completion of the transaction at the consolidated balance sheet date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest income

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate. Gains on financial investments are recognized when the Company's right to receive payment has been established.

Income from transferring the right to participate in investment projects

Revenue from the transfer of the right to participate in an investment project is determined to be the value stated in the transfer contract and is recognized in the consolidated income statement when the transfer contract is performed. The Company has received or is certain to receive economic benefits from the transaction without any obligation to repay under any circumstances.

Cost of sales recognition

Cost of real estate properties

The cost of real estate sold is determined and recognized in profit or loss by reference to directly attributable cost and an allocation of overhead costs to corresponding size of the properties sold.

Goods and other services

Cost of goods sold and services rendered are recorded at actually incurred amount and aggregated by value and quantity of finished goods, merchandise and materials sold and services rendered to customers, conforming to the matching principle and the precautionary principle. The costs exceeded normal levels of inventory and services are recognized immediately in operating results in the year.

Borrowing costs

Borrowing costs are recognized in the consolidated income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

Project investment cooperation costs

For real estate investment cooperation contracts where the Company is the controlling party of the project's activities and assets, the profits distributed to the partners according to the annual settlement are recognized in the consolidated income statement.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognized on significant differences between carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognized for all temporary differences and deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

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

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

Earnings per share

Basic earnings per share is calculated by dividing post-tax profits or loss attributable to ordinary shareholders (after adjusting for appropriation for bonus and welfare funds) by weighted average number of ordinary shares in circulation during the year.

Diluted earnings per share

Diluted earnings per share are calculated by dividing the after-tax profit (or loss) to holders of the Company's common shares (after adjusting for dividends on convertible preferred shares), change) for the weighted average number of ordinary shares outstanding for the year and the weighted average number of ordinary shares to be issued if all potential shares of common stock have impairments are converted into common shares.

Related parties

The enterprises, associates and individuals are considered to be related to the Company if one party has ability, directly or indirectly through one or more intermediaries, to control over the other party or is under the control of the Company, or joint control with the Company; the associates and individuals directly or indirectly holding the voting power over the Company that exercise significant influence over the Company. Related parties may be the key management personnel, General director and officers of the Company. Close family members of any individuals or associates herein or associates of these individuals are also considered as related parties.

In considering the relationship of each related party, the substance of the relationship is noted over the legal form.

Segment report

A segment is a distinguishable part of the Company involved in the provision of related products or services (by business segment), or in the provision of products or services within the scope a particular economic environment (geographical area) that has a risk and economic benefit different from the other business units. The Board of General Directors is of the view that the Company operates in its business segments of trading real estate properties, other activities and operates in a single geographic area of Vietnam. Therefore, segment report is prepared in term of business sector and segment report by geographical area will not be presented.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET

1. CASH AND CASH EQUIVALENTS

	31/12/2021 VND	01/01/2021 VND
Cash on hand	478.318.123	1.056.527.489
Bank demand deposits	29.712.018.963	66.444.376.904
TOTAL	30.190.337.086	67.500.904.393

2. SHORT-TERM TRADE RECEIVABLES

	31/12/2021 VND	01/01/2021 VND
Receivables from transferring real estate properties	279.684.632.290	471.920.412.265
Diamond Riverside High-rise Apartment project	140.253.810.312	272.156.004.577
The City Gate Towers Apartment project	106.411.610.505	90.980.567.064
Seafood Hill Villas project - Quang Ninh Province	23.812.975.473	76.539.589.474
Son Tinh Residential Area Project - Quang Ngai	6.676.390.000	29.714.405.150
Other projects	2.529.846.000	2.529.846.000
Receivables from transferring investments in other entities	11.605.500.000	49.793.851.642
Arch Real Estate Service Joint Stock Company	-	38.188.351.642
Other customers	11.605.500.000	11.605.500.000
Other trade receivables	11.203.904.250	9.770.399.235
TOTAL	302.494.036.540	531.484.663.142

3. SHORT-TERM ADVANCES TO SUPPLIERS

	31/12/2021 VND	01/01/2021 VND
Arch Real Estate Service Joint Stock Company	192.841.775.900	192.841.775.900
E&C Civil Construction Joint Stock Company	33.647.883.701	31.134.864.794
Other suppliers	107.202.994.175	102.355.445.136
TOTAL	333.692.653.776	326.332.085.830
Of which, advances to the related parties:		
CII Engineering and Construction Joint Stock Company	20.773.681.440	19.775.961.199
NBB Quang Ngai One Member Company Limited	1.119.755.484	2.123.290.904
CII Infrastructure Service Limited Company	-	129.271.906
TOTAL	21.893.436.924	22.028.524.009

4. SHORT-TERM LOAN RECEIVABLES

	31/12/2021 VND	01/01/2021 VND
a. Short-term		
E&C Civil Construction Joint Stock Company	2.300.000.000	-
592 Investment Construction and Trading Joint Stock Company	-	9.500.000.000
	2.300.000.000	9.500.000.000
b. Long-term		
Related parties		
Khu Bac Thu Thiem Company Limited (i)	562.911.347.948	-
Total	565.211.347.948	9.500.000.000

(i) The balance represents the investment cooperation under the contract and the attached appendices approved by the Board of Directors with a maximum limit of VND 615 billion and the term of cooperation is 36 months from the date of the first capital contribution. The cooperation is for the Khu Bac Thu Thiem Company Limited to carry out business activities in projects in Thu Thiem's new urban area. The company will be distributed profit every 6 months in the form of a compact contract with a fixed interest rate of 14%/year on the actually contributed capital.

5. OTHER RECEIVABLES

	31/12/2021 VND	01/01/2021 VND
a. Other short-term receivables		
Compensation advance	54.411.646.574	70.527.033.677
Advance profit under BCC contract (i)	34.841.439.583	-
Capital support for Hifill Holding Company	30.648.060.434	15.648.060.434
Capital support for Saigon Riverfront Limited Liability Company	12.991.822.400	12.991.822.400
Deposits	8.315.000.000	8.315.000.000
Compensation advance for fire damages in Carina Apartment (ii)	-	104.438.750.348
Other receivables	36.163.438.629	32.750.937.506
TOTAL	177.371.407.620	244.671.604.365
b. Other long-term receivables		
Project performance deposit	42.108.620.000	42.108.620.000
Capital support for Hifill Holding Company	-	15.000.000.000
Other receivables	231.145.003	291.145.003
TOTAL	42.339.765.003	57.399.765.003
Of which, the balance receivable from related party:		
Khu Bac Thu Thiem Company Limited (iii)	20.759.556.010	-

(i) This is an advance profit for Pearl City Investment Joint Stock Company related to the investment cooperation in Son Tinh Residential Area project (see also Note V.7)

(ii) In 2021, the Company has handled all compensation and remedial expenses caused by fire at Carina apartment building after the official conclusion from the investigation agency (see Note VII.3).

(iii) This is the receivable from Northern Thu Thiem Zone One Member Limited Liability Company for interest and capital mobilization fees incurred under the investment cooperation contract as presented in Note V.4.

6. BAD DEBT

	31/12/2021			01/01/2021		
	Cost VND	Recoverable amount VND	Provision VND	Cost VND	Recoverable amount VND	Provision VND
Short-term trade receivables	709.811.486	-	(709.811.486)	709.811.486	-	(709.811.486)
Short-term advances to suppliers	1.057.504.000	-	(1.057.504.000)	-	-	-
Other short-term receivables	33.652.161.734	-	(33.652.161.734)	1.304.101.300	-	(1.304.101.300)
TOTAL	35.419.477.220	-	(35.419.477.220)	2.013.912.786	-	(2.013.912.786)

Movements in provision for bad debts are as follows:

	2021 VND	2020 VND
Beginning balance	2.013.912.786	709.811.486
Additional provisioning	33.405.564.434	1.300.000.000
Increase due to consolidation of subsidiaries	-	4.101.300
Ending balance	35.419.477.220	2.013.912.786

7. INVENTORIES

	31/12/2021		01/01/2021 (Re-representation)	
	Cost VND	Provision VND	Cost VND	Provision VND
Tools and supplies	37.790.150	-	-	-
Real estate properties in progress (*)	884.921.637.208		873.033.283.405	
Finished real estate properties	26.415.185.899	-	37.449.907.635	-
Properties held for sale	19.953.257.315		19.953.257.315	-
TOTAL	931.327.870.572	-	930.436.448.355	-

(*) Real estate properties in progress present the investment and development costs of the following projects:

	31/12/2021		01/01/2021	
	Cost VND	Provision VND	Cost VND	Provision VND
Son Tinh Residential Area Project - Quang Ngai (i)	488.859.772.048	-	535.721.144.515	-
De - Lagi Resort project	325.075.410.626	-	181.710.251.529	-
City Gate Towers project	14.719.834.263	-	98.499.905.088	-
Other construction in progress	56.266.620.271	-	57.101.982.273	-
TOTAL	884.921.637.208	-	873.033.283.405	-

(i) The company has implemented business cooperation project Son Tinh Residential Area - Quang Ngai with Pearl City Investment Joint Stock Company and divided profits from the project to Pearl City Company according to the agreement of the signed contract.

8. PREPAYMENTS

	31/12/2021 VND	01/01/2021 VND
a. Short-term prepayments		
Tools and supplies issued for consumption	22.361.483	85.757.465
Other prepaid expenses	-	164.271.081
TOTAL	22.361.483	250.028.546
b. Long-term prepayments		
Real estate brokerage commission (i)	93.326.254.547	-
Cost of show flat	5.623.321.309	3.415.258.900
Tools and supplies issued for consumption	1.314.985.713	1.540.588.333
Investment cooperation cost	-	54.184.198.305
Other prepaid expenses	942.513.906	33.084.946
TOTAL	101.207.075.475	59.173.130.484
TOTAL PREPAYMENTS	101.229.436.958	59.423.159.030

(i) This is the cost of brokerage, finding customers to buy real estate. This expense will be allocated to the income statement when the project has revenue.

9. TANGIBLE FIXED ASSETS

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles and transmission VND	Office equipment VND	Total VND
Cost					
As at 01/01/2021	205.359.762.505	1.282.753.442	17.379.171.031	2.171.662.546	226.193.349.524
New purchases during the year	-	219.350.000	1.919.507.546	303.890.909	2.442.748.455
Disposals	-	-	(5.840.000.000)	(70.125.000)	(5.910.125.000)
As at 31/12/2021	205.359.762.505	1.502.103.442	13.458.678.577	2.405.428.455	222.725.972.979
Accumulated depreciation					
As at 01/01/2021	16.731.538.970	1.198.189.678	8.541.856.015	1.009.512.500	27.481.097.163
Charged for the year	4.421.183.892	249.829.165	1.472.598.095	184.492.487	6.328.103.639
Disposals	-	-	(888.166.662)	(70.125.000)	(958.291.662)
As at 31/12/2021	21.152.722.862	1.448.018.843	9.126.287.448	1.123.879.987	32.850.909.140
Net book value					
As at 01/01/2021	188.628.223.535	84.563.764	8.837.315.016	1.162.150.046	198.712.252.361
As at 31/12/2021	184.207.039.643	54.084.599	4.332.391.129	1.281.548.468	189.875.063.839

As at 31 December 2021, the cost of the Company's tangible fixed assets included the amount of VND 7.052.886.352 which have been fully depreciated but are still in use (as at 31 December 2020: VND 1.323.694.676).

10. INTANGIBLE FIXED ASSETS

	Land use right VND	Software program VND	Total VND
Cost			
As at 01/01/2021	34.767.947.482	269.100.000	35.037.047.482
Reclassify	(3.390.119.496)	-	(3.390.119.496)
As at 31/12/2021	31.377.827.986	269.100.000	31.646.927.986
Accumulated amortisation			
As at 01/01/2021	-	68.721.775	68.721.775
Charged for the year	-	89.700.000	89.700.000
As at 31/12/2021	-	158.421.775	158.421.775
Net book value			
As at 01/01/2021	34.767.947.482	200.378.225	34.968.325.707
As at 31/12/2021	31.377.827.986	110.678.225	31.488.506.211

11. INVESTMENT PROPERTIES

	Swimming pool and tennis court VND	Shopping mall of Carina Apartment VND	Total VND
Cost			
As at 01/01/2021	1.977.748.637	65.808.282.364	67.786.031.001
Reclassify	-	3.390.119.496	3.390.119.496
As at 31/12/2021	1.977.748.637	69.198.401.860	71.176.150.497
Accumulated depreciation			
As at 01/01/2021	904.625.426	12.050.777.040	12.955.402.466
Charged for the year	104.942.376	2.349.551.220	2.454.493.596
As at 31/12/2021	1.009.567.802	14.400.328.260	15.409.896.062
Net book value			
As at 01/01/2021	1.073.123.211	53.757.505.324	54.830.628.535
As at 31/12/2021	968.180.835	54.798.073.600	55.766.254.435

The shopping mall of Carina Apartment was pledged for the loan from Asia Commercial Joint Stock Bank (see Note V.20).

The fair value of the investment properties has not been measured and presented in the notes to the consolidated financial statements. However, on the basis of market value of similar assets and occupancy rates, the Company's Board of General Directors believes that the fair value of these properties exceeds its carrying amount on the balance sheet date.

Revenues and operating expenses related to investment properties are presented as follows:

	2021 VND	2020 VND
Investment property rental income	2.223.330.839	3.118.431.315
Direct operating and trading expenses of investment properties generating rental income during the year	3.854.224.154	4.730.095.695
Investment property rental profit	(1.630.893.315)	(1.611.664.380)

12. CONSTRUCTION IN PROGRESS

	31/12/2021 VND	01/01/2021 (Re-presentation) VND
Real estate investment project NBB Garden III	814.910.144.026	809.180.484.515
Real estate investment project NBB II	772.091.636.468	733.886.052.911
Other projects	8.706.208.969	3.875.266.717
TOTAL	1.595.707.989.463	1.546.941.804.143

13. LONG-TERM FINANCIAL INVESTMENTS

a. Investments in associates

	31/12/2021			01/01/2021				
	Voting rights %	Cost VND	Post-acquisition profits VND	Fair value VND	Voting rights %	Cost VND	Post-acquisition profits VND	Fair value VND
Tam Phu Construction & Investment Company Limited	49,00%	4.579.636.245	(4.579.636.245)	(<i>l</i>)	49,00%	4.579.636.245	(4.579.636.245)	(<i>l</i>)
Net value of investments in associates			-				-	

b. Investment in other entities

	31/12/2021			01/01/2021				
	Voting rights %	Cost VND	Provision VND	Fair value VND	Voting rights %	Cost VND	Provision VND	Fair value VND
Sai Gon Dan Kia Water Supply Corporation	9,50%	16.150.000.000	-	(<i>l</i>)	9,50%	16.150.000.000	-	(<i>l</i>)
Hifill Holding Company	5,00%	2.000.000.000	(2.000.000.000)	(<i>l</i>)	5,00%	2.000.000.000	(2.000.000.000)	(<i>l</i>)
Net value of investments in other entity			16.150.000.000				16.150.000.000	

(*l*) Fair value of the investments was not determined since currently there have been no specific and unified guidelines on the method of determining fair value of these investments.

14. DEFERRED TAX ASSETS**a. Deferred tax assets**

	Unrealized profit / (loss) from intra-group transactions VND	Expenses deducted from future taxable income	Total
As at 01/01/2020	1.103.520.000	-	1.103.520.000
Charge to consolidated income statement for the year	(594.147.000)	-	(594.147.000)
As at 01/01/2021	509.373.000	-	509.373.000
Charge to consolidated income statement for the year	165.528.000	3.638.883.626	3.804.411.626
As at 31/12/2021	674.901.000	3.638.883.626	4.313.784.626

b. Deferred tax liabilities

	Unrealized profit / (loss) from intra-group transactions VND	Provisions for investments in subsidiaries	Total
As at 01/01/2020	-	-	-
Charge to consolidated income statement for the year	-	-	-
As at 01/01/2021	-	-	-
Charge to consolidated income statement for the year	-	(786.852.028)	(786.852.028)
As at 31/12/2021	-	786.852.028	786.852.028
Tax rate used to calculate deferred tax		-	20%

15. SHORT-TERM TRADE PAYABLES

	31/12/2021		01/01/2021	
	Carrying amount VND	Amount able to be paid off VND	Carrying amount VND	Amount able to be paid off VND
Sai Gon Construction Joint Stock Company	56.236.691.002	56.236.691.002	46.262.765.576	46.262.765.576
Pidi Vietnam Power Consultancy & Construction Corporation	6.104.404.126	6.104.404.126	8.919.581.795	8.919.581.795
Tan Hung Think Company Limited	1.300.000.000	1.300.000.000	8.895.644.166	8.895.644.166
Other suppliers	21.710.814.872	21.710.814.872	58.369.319.059	58.369.319.059
TOTAL	85.351.910.000	85.351.910.000	122.447.310.596	122.447.310.596
Of which, payable to the related party:				
CII Infrastructure Service Limited Company	13.443.885	13.443.885	-	-
CII Engineering and Construction Joint Stock Company	-	-	66.354.960	66.354.960
TOTAL	13.443.885	13.443.885	66.354.960	66.354.960

16. SHORT-TERM ADVANCES FROM CUSTOMERS

	31/12/2021 VND	01/01/2021 VND
Advances from customers buying apartments and land plots (*)	34.060.963.433	28.292.155.700
Other advances from customers	5.804.200	63.674.000
TOTAL	34.066.767.633	28.355.829.700
(*) Detail of advances from customers to purchase apartments and land lots:		
Son Tinh Residential Area Project - Quang Ngai	22.898.332.202	24.669.524.469
Residential area project at Ward 2, Bac Lieu City	3.022.631.231	3.022.631.231
The City Gate Towers Apartment project	8.140.000.000	600.000.000
TOTAL	34.060.963.433	28.292.155.700

17. TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE BUDGET

	01/01/2021 VND	Payable during the year VND	Payment during the year VND	31/12/2021 VND
a. Receivables				
Value added tax	-	-	2.770.486.112	2.770.486.112
Personal income tax	10.688.200	10.688.200	-	-
Other receivables	112.630.700	112.630.700	1.025.860	1.025.860
TOTAL	123.318.900	123.318.900	2.771.511.972	2.771.511.972
b. Payables				
Value added tax	67.503.767.534	25.541.626.130	71.586.790.614	21.458.603.050
Corporate income tax	141.132.209.933	110.799.867.482	100.800.826.053	151.131.251.362
Personal income tax	3.946.035.058	6.772.110.828	5.366.362.467	5.351.783.419
Other payables	41.865.775.553	20.929.933.160	20.610.774.559	42.184.934.154
TOTAL	254.447.788.078	164.043.537.600	198.364.753.693	220.126.571.985

18. SHORT-TERM ACCRUED EXPENSES

	31/12/2021 VND	01/01/2021 VND
Land use levies (*)	321.000.000.000	321.000.000.000
Interest expense	12.723.024.376	5.188.013.914
Construction costs	7.079.788.497	97.529.968.735
Other accrued expenses	1.291.012.990	1.053.249.323
TOTAL	342.093.825.863	424.771.231.972
(*) Details of land use levy of projects:		
<i>Diamond Riverside High-rise Apartment project</i>	201.000.000.000	201.000.000.000
<i>The City Gate Towers Apartment project</i>	120.000.000.000	120.000.000.000
TOTAL	321.000.000.000	321.000.000.000

19. OTHER PAYABLES

	31/12/2021 VND	01/01/2021 VND
a. Other current payables		
Deposits received from customers	463.322.913.500	690.145.015.860
Investment cooperation capital contribution payables	112.913.213.000	184.650.000.000
Maintenance fund of apartments	45.437.479.557	42.670.405.681
Cost of capital to be paid	13.281.782.213	23.717.180.821
Other payables	6.317.620.553	7.546.365.314
TOTAL	641.273.008.823	948.728.967.676
b. Other long-term payables		
Deposits received	6.098.031.000	7.078.031.000
Maintenance fund of apartments	947.085.036	947.085.036
Other payables	-	543.529.106
Total	7.045.116.036	8.568.645.142
Of which, payables to the related party:		
Payables to CII, included:		
<i>Investment cooperation capital contribution</i>	112.913.213.000	184.650.000.000
<i>Profit payable on investment cooperation</i>	13.281.782.213	23.717.180.821
TOTAL	126.194.995.213	208.367.180.821

(i) This amount presented the capital contribution from Ho Chi Minh City Infrastructure Investment Joint Stock Company pursuant to the investment cooperation contract No. 37/2020 dated 16 October 2020 for cooperation in Son Tinh Residential Area Project - Quang Ngai Province. Accordingly, CII is entitled to a fixed interest rate of 13% per annum on the actual amount contributed to the project.

20. LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	31/12/2021		Arising during the year		01/01/2021	
	Carrying amount VND	Principal able to be paid off VND	Increase VND	Decrease VND	Carrying amount VND	Principal able to be paid off VND
a. Short-term loans						
Personal loans	670.132.014.400	670.132.014.400	451.163.288.496	59.004.349.096	277.973.075.000	277.973.075.000
Ho Chi Minh City Infrastructure Investment Joint Stock Company	125.000.000.000	125.000.000.000	130.000.000.000	5.000.000.000	-	-
Add: Current portion of long-term loans (See note b)	42.000.000.000	42.000.000.000			23.871.753.384	23.871.753.384
TOTAL	837.132.014.400	837.132.014.400	581.163.288.496	64.004.349.096	301.844.828.384	301.844.828.384
b. Long-term loans						
Loans						
Asia Commercial Joint Stock Bank	42.000.000.000	42.000.000.000	-	-	42.000.000.000	42.000.000.000
Tien Phong Commercial Joint Stock Bank	-	-	-	198.711.445.114	198.711.445.114	198.711.445.114
Less: Amount due for settlement within 12 months	(42.000.000.000)	(42.000.000.000)			(23.871.753.384)	(23.871.753.384)
Bonds issued						
Bond code NBBH2124001	350.000.000.000	350.000.000.000	490.000.000.000	140.000.000.000	-	-
TOTAL	350.000.000.000	350.000.000.000	490.000.000.000	338.711.445.114	216.839.691.730	216.839.691.730
TOTAL LOANS	1.187.132.014.400	1.187.132.014.400	1.071.163.288.496	402.715.794.210	518.684.520.114	518.684.520.114

20. LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

Additional information for loans

Creditors	Closing balance	Duration	Interest rate	Loan purposes	Collaterals and other information
Short-term loans					
Personal loans	670.132.014.400	Upto 31/12/2022 or another duration under argreement	8,00% - 9,00%	Supplement to working capital and finance in operations.	None collateral
Ho Chi Minh City Infrastructure Investment Joint Stock Company	125.000.000.000	Upto 01/06/2024 or another duration under argreement	11,00%	Supplement to working capital and finance in operations.	None collateral
Long-term loans					
Asia Commercial Joint Bank - Pham Ngoc Thach Branch	42.000.000.000	60 months upto 30/12/2022	10,50%	Deposit for the Diamond Riverside project.	Three commercial and service floors in Block B of Carina Plaza building owned by Hung Thanh Construction - Trading - Service - Manufacturing Company Limited.

20. LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

Additional information for issued bonds

Bond NBBH2124001 with a maximum par value of 500 billion dong.

- Par value of bonds: 100 million VND/bond;
- Number of successfully issued bonds: 4.900 bonds;
- Number of bonds the Company has redeemed: 1.400 bonds;
- Release method: individually;
- Bondholders: Ho Chi Minh City Development Commercial Joint Stock Bank;
- Type of bond: non-convertible bond without warrants; have collateral; have a combination of fixed and floating interest rates, not secondary debt;
- Release date: 11 June 2021;
- Term: 36 months from the date of issue;
- Due date: 11 June 2024;
- Bond interest: 11%/year for the first year, interest payment periods are adjusted every 6 months, refer to the interest rate of savings deposits of individual customers with term 12 month announced by HDBank plus a margin of 4.5%/year but at least 11%/year;
- Period of interest calculation and interest payment: every 6 months, interest will be paid later;
- Purpose of using capital: Investment cooperation with Khu Bac Thu Thiem Company Limited to carry out business activities in projects in Thu Thiem new urban area and increase capital for project implementation in Thu Thiem new urban area. residential area Son Tinh, Quang Ngai;
- Collaterals: All assets, property rights and existing and future rights and interests arising from the investment, development, exploitation and consumption of products in the residential project Son Tinh, Quang Ngai; shares owned by CII Parent Company; rights arising from the investment cooperation contract with Khu Bac Thu Thiem Company Limited; balances and property rights arising on accounts opened at HDBank specializing in collecting and managing revenue from buyers, contributing capital, and mobilizing other capital at Son Tinh residential project, Quang Ngai.

Long-term loans are repayable on the following schedule

	31/12/2021 VND	01/01/2021 VND
On demand	42.000.000.000	23.871.753.384
In the second year	-	210.871.753.384
In the third to fifth year inclusive	350.000.000.000	5.967.938.346
	392.000.000.000	240.711.445.114
Less: Amount due for settlement within 12 months	(42.000.000.000)	(23.871.753.384)
Amount due for settlement after 12 months	350.000.000.000	216.839.691.730

21. PROVISION PAYABLES

	2021 VND	2020 VND
a. Short-term provisions		
Beginning balance	-	-
Additional provision for the year	7.272.727.273	-
Ending balance	7.272.727.273	-
b. Long-term provisions		
Beginning balance	4.999.034.227	10.000.000.000
Amount used in the year	(1.246.542.040)	(5.000.965.773)
Ending balance	3.752.492.187	4.999.034.227

22. BONUS AND WELFARE FUNDS

	2021 VND	2020 VND
Beginning balance	10.658.409.639	15.014.160.526
Appropriation of fund during the year	33.418.582.316	18.851.903.656
Other adjustments	-	(506.580.651)
Utilization of fund during the year	(30.653.766.642)	(22.701.073.892)
Ending balance	13.423.225.313	10.658.409.639

23. OWNER'S EQUITY

a. Movements of owner's equity

	Owner's contributed capital VND	Share premium VND	Treasury shares VND	Investment and development fund VND	Retained earnings VND	Non-controlling interests VND	Total VND
As at 01/01/2020	1.004.756.560.000	479.559.579.732	(139.163.566.214)	131.477.728.497	596.541.179.174	8.015.371.540	2.081.186.852.729
Repurchased shares	-	-	(359.522.715.837)	-	-	-	(359.522.715.837)
Profit for the year	-	-	-	-	327.341.399.480	(50.224.917)	327.291.174.563
Dividends paid	-	-	-	-	233.303.140.000	-	(233.303.140.000)
Appropriation of bonus and welfare funds	-	-	-	-	(18.851.903.656)	(79.282.757)	(18.931.186.413)
Remuneration for the Boards of Management and Supervisory	-	-	-	-	(3.000.000.000)	-	(3.000.000.000)
Utilization of investment and development fund (i)	-	-	-	(27.873.459.148)	-	-	(27.873.459.148)
Increase due to consolidation of subsidiary in year	-	-	-	-	-	298.830.167	298.830.167
Other adjustments	-	-	-	-	506.580.651	-	506.580.651
As at 31/12/2020	1.004.756.560.000	479.559.579.732	(498.686.282.051)	103.604.269.349	669.234.115.649	8.184.694.033	1.766.652.936.712
As at 01/01/2021	1.004.756.560.000	479.559.579.732	(498.686.282.051)	103.604.269.349	669.234.115.649	8.184.694.033	1.766.652.936.712
Profit for the year	-	-	-	-	314.411.664.779	(1.319.047.910)	313.092.616.869
Dividend of treasury shares bonus for shareholders	-	(272.500.414.288)	491.599.204.288	-	(219.098.790.000)	-	-
Dividends paid	-	-	-	-	(125.199.865.600)	-	(125.199.865.600)
Appropriation of bonus and welfare funds	-	-	-	-	(33.384.109.073)	(34.473.243)	(33.418.582.316)
Remuneration for the Boards of Management and Supervisory	-	-	-	-	(3.000.000.000)	-	(3.000.000.000)
Other adjustments	-	-	-	(15.679.598.202)	15.679.598.202	-	-
Utilization of investment and development fund (i)	-	-	-	(87.924.671.147)	-	-	(87.924.671.147)
As at 31/12/2021	1.004.756.560.000	207.059.165.444	(7.087.077.763)	-	618.642.613.957	6.831.172.880	1.830.202.434.518

(i) Investment and development fund was used to compensate for financial impairments due to legal risks and incidents of Company's operation according to Resolution No. 21/NQ-DHDCD of the Annual General Meeting of Shareholders 2019 on 12 May 2020.

In 2021, the Company used the development investment fund to handle the compensation and remedy the damage caused by the fire at the Carina apartment building (see Note VII.3)

23. OWNER'S EQUITY (CONTINUED)**b. Shares**

	31/12/2021 Shares	01/01/2021 Shares
Number of shares authorized to be issued	100.475.656	100.475.656
Number of shares issued to the public	100.475.656	100.475.656
<i>+ Ordinary share</i>	<i>100.475.656</i>	<i>100.475.656</i>
Number of treasury shares	(315.861)	(22.225.740)
<i>+ Ordinary share</i>	<i>(315.861)</i>	<i>(22.225.740)</i>
Number of outstanding shares in circulation	100.159.795	78.249.916
<i>+ Ordinary share</i>	<i>100.159.795</i>	<i>78.249.916</i>

Par value is of VND 10,000/share

c. Dividends

According to Resolution No. 32/NQ-DHĐCD of the 2020 Annual General Meeting of Shareholders dated April 23, 2021, the 2020 dividend is approved at the rate of 25%, equivalent to 2.500 VND/share in circulation.

During the year, the Company paid the first dividend payment of 2020 at the rate of 16%, corresponding to a total value of VND 125.199.865.600. Up to the time of this report, the Company is still continuing to balance financial resources to complete the second dividend payment of 2020 with the total remaining value of VND 70.424.924.400.

Dividend in 2021 as planned will be paid at the rate of 25%, equivalent to 2.500 VND/share in circulation. The final dividend payment will be approved at the Annual General Meeting of Shareholders of the following year.

d. Bonus shares

On 16 June 2021, the Board of Directors of the Company under the authorization of the General Meeting of Shareholders in Resolution No. 32/NQ-DHĐCD of the Annual General Meeting of Shareholders for the fiscal year 2020 on 23 April 2021, approved the use of all 22.225.740 treasury shares to reward existing shareholders, bonus ratio 7:25 (each shareholder owning 25 shares will receive 7 bonus shares). In 2021, the Company completed the awarding of 21.909.879 treasury shares to shareholders, of which the source of undistributed profit after tax was VND 219.098.790.000 and the source of equity surplus was VND 272.500.414.288.

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED INCOME STATEMENT**1. REVENUE**

	2021 VND	2020 VND
Revenue from sales of real estate properties	537.752.096.740	3.482.401.626.524
Revenue from goods sold and services rendered	27.479.505.196	18.268.293.047
TOTAL	565.231.601.936	3.500.669.919.571

2. COST OF SALES

	2021 VND	2020 VND
Cost of real estate properties sold	276.911.501.946	2.695.478.838.302
Cost of goods sold and services rendered	33.121.862.537	24.231.625.638
TOTAL	310.033.364.483	2.719.710.463.940

3. FINANCIAL INCOME

	2021 VND	2020 VND
Income from transferring the right to participate in the project (i)	370.000.000.000	-
Bank and loan interest income	45.042.605.516	3.388.559.700
Other financial income	19.680.000.000	16.877.041.096
TOTAL	434.722.605.516	20.265.600.796
Of which, financial income from transactions with related parties:		
Khu Bac Thu Thiem Company Limited	63.973.643.684	-
CII	-	4.327.041.096
CII Engineering and Construction Joint Stock Company	-	144.842.466
TOTAL	63.973.643.684	4.471.883.562

(i) This is the income from the transfer of the right to participate in the investment and development of the Son Tinh - Quang Ngai residential project and the Delagi luxury resort combined with residential area project. Under the assignment agreement, the Company is under no obligation to return these funds under any circumstances. Up to the date of these consolidated financial statements, the Company has collected all of the above amounts.

4. FINANCIAL EXPENSES

	2021 VND	2020 VND
Interest expenses	99.297.320.355	3.650.533.698
Investment cooperation cost (*)	66.562.238.174	194.012.329.133
Other financial expenses	-	755.753.424
TOTAL	165.859.558.529	198.418.616.255
Of which, financial expenses from transactions with related party:		
CII	7.730.709.591	-
(*) Details of investment cooperation cost:		
Son Tinh Residential Area project (i)	66.562.238.174	114.115.801.695
Diamond Riverside project (ii)	-	79.896.527.438
TOTAL	66.562.238.174	194.012.329.133

(i) This amount presented the pre-tax profit of Son Tinh Residential Area Project paid to Pearl City Investment Joint Stock Company for investment cooperation in Son Tinh project as described in Note V.7.

5. SELLING EXPENSES

	2021 VND	2020 VND
Real estate brokerage commission	870.333.784	5.383.547.146
Cost of show flat	-	120.222.815.412
Outsourced services expenses	-	16.636.364
Other monetary expenses	2.210.722.382	1.290.422.207
TOTAL	3.081.056.166	126.913.421.129
Of which, selling expenses from transactions with the related party:		
CII Engineering and Construction Joint Stock Company	-	169.253.652

6. GENERAL AND ADMINISTRATION EXPENSES

	2021 VND	2020 VND
Management staff costs	24.950.197.145	27.443.741.593
Office stationary expenses	261.375.019	379.797.231
Depreciation of fixed assets	1.488.397.050	2.349.574.319
Provision	33.405.564.434	1.300.000.000
Tax, duties and fees	246.097.504	283.521.928
Outsourced services expenses	1.986.282.733	2.897.572.976
Other monetary expenses	4.121.476.392	6.732.965.799
TOTAL	66.459.390.277	41.387.173.846
Of which, expenses incurred from transactions with the related party:		
NBB Quang Ngai One Member Company Limited	-	18.430.909

7. OTHER INCOME

	2021 VND	2020 VND
Refund fee of land use right	13.917.579.620	-
Contractual penalties received	4.620.985.742	12.223.371.415
Gain from disposal of fixed assets	252.257.571	373.547.620
Income from transferring mining right	-	14.000.000.000
Other income	1.242.882.502	2.816.041.167
TOTAL	20.033.705.435	29.412.960.202

8. OTHER EXPENSES

	2021 VND	2020 VND
Cost of compensation and repair of damage caused by fire at Carina apartment building (see Note VII.3)	21.333.079.201	-
Tax fines and late payment	22.592.591.968	5.299.370.414
Fine on contractual violation	4.589.120.000	-
Other expenses	5.164.827.510	1.013.032.659
TOTAL	53.679.618.679	6.312.403.073

9. CURRENT CORPORATE INCOME TAX EXPENSE

	2021 VND	2020 VND
Accounting profit before tax	420.874.924.753	457.606.402.326
Adjustments for taxable income		
Non-Deductible Expenses	102.834.224.904	7.989.570.907
Adjustments for taxable revenue	11.696.533.110	184.748.988.459
Unrealized profit/(loss) from intra-group transactions eliminated on consolidation	(3.106.620.139)	(2.973.944.737)
Offset of assessable loss on consolidation	3.886.195.672	1.010.278.313
Assessable income	536.185.258.300	648.381.295.268
Normal tax rate	20%	20%
Corporate income tax payable	107.237.051.660	129.676.259.054
Corporate income tax for the previous year	3.562.815.822	44.821.709
Current corporate income tax expense	110.799.867.482	129.721.080.763

10. BASIC EARNINGS PER SHARE

	2021 VND	2020 (Restated) VND
Net profit attributable to the owners of parent Company	314.411.664.779	327.341.399.480
Less: Appropriation of bonus and welfare funds and remuneration for the Boards of Management, Supervisory	(15.720.583.239)	(36.418.582.316)
Net profit attributable to Shareholders owning ordinary shares adjusted for the effects of dilution	298.691.081.540	290.922.817.164
Weighted average number of ordinary shares for calculation of earnings per share	100.159.795	100.159.795
Basic earnings per share	2.982	2.905

Profit used to calculate basic earnings per share this year has been adjusted downwards for the value of the bonus, welfare and remuneration fund of the Board of Directors, the Supervisory Board is expected to divide from the profit in 2021 as planned. approved at the Resolution of the 2020 Annual General Meeting of Shareholders on 23 April 2021.

Profit used to calculate basic earnings per share for the fiscal year ended 31 December 2020 has been adjusted for the deduction for bonus and welfare fund from profit in 2020 approved by the General Meeting of Shareholders. Browser. In 2021, the Company also used treasury shares to reward existing shareholders from the share capital surplus and undistributed profit after tax as presented in Note V.23.d. Therefore, basic earnings per share for the year ended 31 December 2020 are restated as follows:

	2021 VND	2020 (Reported) VND
Net profit attributable to the owners of parent Company	327.341.399.480	327.341.399.480
Less: Remuneration for the Boards of Management and Supervisory	(36.007.553.943)	(36.418.582.316)
Net profit after tax amortized to common stockholders	291.333.845.537	290.922.817.164
Number of shares outstanding during the year to calculate basic earnings per share	91.167.913	100.159.795
Basic earnings per share	3.196	2.905

VII. OTHER INFORMATION

1. LIST OF RELATED PARTIES AND TRASACTIONS

List of related parties	Relationship
Ho Chi Minh City Infrastructure Investment Joint Stock Company	Parent company
Hung Thanh Construction - Trading - Service - Manufacturing Company Limited	Subsidiary
Huong Tra Company Limited	Subsidiary
Quang Ngai Mineral Investment Joint Stock Company	Subsidiary
Tam Phu Construction & Investment Company Limited	Associate
Khu Bac Thu Thiem Company Limited	Inter-group company
NBB Quang Ngai One Member Company Limited	Inter-group company
CII Engineering and Construction Joint Stock Company	Inter-group company
CII Infrastructure Service Limited Company	Inter-group company
Sai Gon Dan Kia Water Supply Corporation	Inter-group company
CII Bridges and Roads Investment Joint Stock Company	Inter-group company
Saigon Water Infrastructure Corporation	Inter-group company
Dien Bien Phu Building Investment Company Limited	Inter-group company
Lu Gia Real Estate Trading Investment Company Limited	Inter-group company
Binh Trieu Road Bridge Construction and Investment Joint Stock Company	Inter-group company
Vinaphil Technical Infrastructure Investment Joint Stock Company	Inter-group company
Sai Gon Long Khanh Green City Company Limited	Inter-group company
Ha Noi Highway Construction and Investment Joint Stock Company	Inter-group company
BOT Ninh Thuan Province Company Limited	Inter-group company
Rach Mieu Bridge BOT Company Limited	Inter-group company
Co Chien Investment Company Limited	Inter-group company

List of related parties	Relationship
Hien An Binh Bridges and Road Joint Stock Company	Inter-group company
VRG Infrastructure Investment One Member Company Limited	Inter-group company
Sai Gon Bridge Construction Joint Stock Company	Inter-group company
BOT Trung Luong - My Thuan Joint Stock Company	Inter-group company
Gia Lai Water Supply Sewerage Joint Stock Company	Inter-group company
Sai Gon - Pleiku Water Supply Corporation	Inter-group company
Cu Chi Water Supply Sewerage Joint Stock Company	Inter-group company
SGN Investment Company Limited	Inter-group company
Enviro Engineering Coporation	Inter-group company
Công ty TNHH MTV NBB Quảng Ngãi	Inter-group company
MCSC Service Company Limited	Inter-group company
Tan Hiep Water Investment Joint Stock Company	Inter-group company
Sai Gon - An Khe Water Joint Stock Company	Inter-group company

In addition to the balances and transactions with related parties which have been presented in other notes of these consolidated financial statements, during the year, the Company entered into other material transactions with related parties as follows:

	2021 VND	2020 VND
Ho Chi Minh City Infrastructure Investment Joint Stock Company		
Proceeds from capital contribution for investment cooperation in Son Tinh project	200.513.213.000	1.050.150.000.000
Repayment of capital contribution for investment cooperation in Son Tinh project	272.250.000.000	901.500.000.000
Costs arising from investment cooperation contract in Son Tinh project	14.692.547.966	26.400.667.122
Proceeds from capital contribution	130.000.000.000	-
Repayment of capital contribution	5.000.000.000	-
Khu Bac Thu Thiem Company Limited		
Proceeds for investment cooperation	615.000.000.000	-
Repayment of investment cooperation	52.088.652.052	-
NBB Quang Ngai One Member Company Limited		
Cost of construction in Son Tinh project	14.592.529.286	9.310.486.999
CII Engineering and Construction Joint Stock Company		
Cash outflow for lending	-	9.500.000.000
Cash recovered from lending	-	9.500.000.000
Cost of construction in Son Tinh project	18.252.819.490	25.641.532.191
Purchasing equipment for show flat	-	169.253.652
CII Infrastructure Service Limited Company		
Cost of construction	244.434.280	-

Remuneration for the Boards of Management, Supervisory and General Directors during the year:

	2021 VND	2020 VND
The Boards of Management and General Directors		
Mr. Luu Hai Ca	1.866.134.021	2.454.054.285
Ms. Nguyen Quynh Huong	823.917.526	616.153.846
Mr. Le Quoc Binh	371.134.021	-
Mr. Nguyen Van Chinh	309.278.351	-
Mr. Doan Tuong Trieu	-	1.095.075.000
Mr. Nguyen Ba Lan	1.073.868.428	-
Mr. Truong Hai Dang Khoa	1.889.000.000	2.006.653.846
Mr. Mai Thanh Truc	1.449.000.000	2.312.415.954
Mr. Nguyen Quy Binh	1.354.000.000	871.503.966
The Board of Supervisory		
Ms. Duong Quynh Diep	309.278.351	-
Mr. Le Trung Hieu	154.639.175	-
Ms. Le Thi Kieu Diem	154.639.175	-

2. SEGMENT REPORT

For management purposes, the Company is organized into different business units. Accordingly, the primary segment report is based on type of production and business activities.

Segment results include items that are directly allocated to one segment as well as to more than one segment on a reasonable basis. Items are not included in segment report such as: assets, liabilities, financial income, financial expenses, selling expenses, general and administrative expenses, other profit, losses and corporate income tax.

Business divisions of the Company include two (02) divisions, as follows:

- Trading real estate properties: Sales of apartments, land plots and land with related infrastructures.
- Other activities: Selling mineral stone, leasing premises and providing utility services

The Company prepares segment reports according to 2 these business divisions. The business division information of the Company is presented as below:

2. SEGMENT REPORT (CONTINUED)

For the year ended 31 December 2021

	Trading real estate activities VND	Other activities VND	Elimination of intra-group transactions VND	Total VND
Sales to external customers	537,752,096,740	27,479,505,196	-	565,231,601,936
Sales of intra-segment	-	2,603,095,745	(2,603,095,745)	-
Net revenue of segment	537,752,096,740	30,082,600,941	(2,603,095,745)	565,231,601,936
Cost of sales of segment	276,911,501,946	33,121,862,537	-	310,033,364,483
Gross profit / (loss) of segment	260,840,594,794	(3,039,261,596)	(2,603,095,745)	255,198,237,453
Financial income				434,722,605,516
Financial expenses				165,859,558,529
Selling expenses				3,081,056,166
General and administration expenses				66,459,390,277
Other income				20,033,705,435
Other expenses				53,679,618,679
Current corporate income tax expense				110,799,867,482
Deferred corporate tax expense				(3,017,559,598)
Net profit after tax				313,092,616,869

2. SEGMENT REPORT (CONTINUED)

For the year ended 31 December 2020

	Trading real estate activities VND	Other activities VND	Elimination of intra-group transactions VND	Total VND
Sales to external customers	3,482,401,626,524	18,268,293,047	-	3,500,669,919,571
Sales of intra-segment	-	3,532,832,136	(3,532,832,136)	-
Net revenue of segment	3,482,401,626,524	21,801,125,183	(3,532,832,136)	3,500,669,919,571
Cost of sales of segment	2,695,478,838,302	24,231,625,638	-	2,719,710,463,940
Gross profit / (loss) of segment	786,922,788,222	(2,430,500,455)	(3,532,832,136)	780,959,455,631
Financial income				20,265,600,796
Financial expenses				198,418,616,255
Selling expenses				126,913,421,129
General and administration expenses				41,387,173,846
Other income				29,412,960,202
Other expenses				6,312,403,073
Current corporate income tax expense				129,721,080,763
Deferred corporate tax expense				594,147,000
Net profit after tax				327,291,174,563

3. CONTINGENT LIABILITIES

As presented in the Note V.18 the Company has reasonably estimated land use levies for the Diamond Riverside Project and the City Gate Towers Apartment Project with the amount of VND 201 billion and VND 120 billion respectively. As of the date of this report, the Company has not yet finalized the land use fees to accurately determine the amount payable to the State budget. Therefore, the land use fees of the Project may differ from the accounting estimate upon the final decision of the competent authority.

On 16 February 2022, the investigating agency completed the record of determining the fire incident at Carina Plaza apartment building. The damage has been agreed by the investor and the victims to compensate and overcome the consequences with a total amount of 109.257.750.348 VND. According to Resolution No. 21/NQ-ĐHCD dated 12 May 2020 of the Company's 2019 Annual General Meeting of Shareholders, the Board of Management is allowed to use investment and development funds to pay for expenses. financial loss due to legal risks and incidents during the Company's operation. Accordingly, the Company used VND 87.924.671.147 from the development investment fund to cover losses from this fire. The remainder of VND 21.333.079.201 was recognized as an expense during the year (shown in Note VI.8). Some claims that have not been agreed upon will be resolved during the trial of the case. However, the Board of Directors of the Company considers that these compensations, if incurred, will not have a material impact on the Consolidated Financial Statements of the Company.

4. COMPARATIVE FIGURES

The comparative figures are the audited consolidated financial statements for the year ended 31 December 2020 of the Company.

The Company has reclassified investment expenses in several real estate projects that are being held for various investment purposes in the future. The Company considers that the classification for these projects from inventory (short-term assets) to construction-in-progress (long-term assets) is appropriate because the Company's investment objectives can be to develop and sell the apartment in the future or to transfer the project when the price increases. The effect of the reclassification on the opening statements of the Consolidated Balance Sheet is as follows:

ITEMS	Codes	31/12/2020 Reported VND	Adjustment VND	01/01/2021 Restated VND
SHORT-TERM ASSETS	100	3.665.093.698.093	(1.543.066.537.426)	2.122.027.160.667
Inventories	140	2.473.502.985.781	(1.543.066.537.426)	930.436.448.355
Inventories	141	2.473.502.985.781	(1.543.066.537.426)	930.436.448.355
LONG-TERM ASSETS	200	425.618.741.807	1.543.066.537.426	1.968.685.279.233
Long-term assets in progress	240	3.875.266.717	1.543.066.537.426	1.546.941.804.143
Construction in progress	242	3.875.266.717	1.543.066.537.426	1.546.941.804.143

5. SUBSEQUENT EVENTS

On 15 February 2022, the Company signed a credit contract with Joint Stock Commercial Bank for Foreign Trade of Vietnam - South Binh Duong Branch with a limit of VND 900 billion to invest in a project of a luxury resort combined with a residential area. De Lagi - Binh Thuan.

On 28 February 2022, CII Parent Company registered to sell 2,140,000 shares during the expected period from 7 March 2022 to 5 April 2022 to reduce the number of shares held to 49,081,332, equivalent to 49% of the total of 100,159,795 NBB shares outstanding. Thereby, the Company will become a subsidiary of CII Company.

Apart from the events above, there have been no significant events occurring after the balance sheet date which would require adjustments or disclosure in the consolidated financial statements.

6. OTHER INFORMATION

The covid-19 pandemic has become increasingly complicated, causing huge fluctuations, negatively affecting the entire economy in general and the real estate market in particular. This situation leads to factors of uncertainty and may impact the Company's operating environment. The Board of Directors of the Company is still continuing to monitor the developments of the epidemic, assess the impact, consider provisions, potential loss of assets and liabilities on the principle of prudence. In addition, the Board of General Directors also uses estimates and judgments for various matters, based on the most reliable information available at the date of these consolidated financial statements.

NGUYEN TRAN PHUONG UYEN

Preparer

Ho Chi Minh City, 16 March 2022

NGUYEN VAN MINH

Chief Accountant



NGUYEN BA LAN

General Director



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