

Refrigeration Electrical Engineering Corporation

Separate financial statements

For the year ended 31 December 2021



Refrigeration Electrical Engineering Corporation

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Refrigeration Electrical Engineering Corporation

GENERAL INFORMATION

THE COMPANY

Refrigeration Electrical Engineering Corporation ("the Company") is a joint stock company established under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 1506/GP-UB dated 25 December 1993 issued by the People's Committee of Ho Chi Minh City and the latest amended Business Registration Certificate No. 0300741143 issued by the Department of Planning and Investment of Ho Chi Minh City on 3 August 2020.

The Company's shares are listed on the Ho Chi Minh City Stock Exchange in accordance with the License No. 01/GPPH issued by the State Securities Commission on 2 June 2000.

The current principal activities of the Company are mechanical and electrical engineering services (M&E), manufacturing, real estate development and management, and strategic financial investments in infrastructure sector.

The Company's registered head office is located at 364 Cong Hoa Street, Ward 13, Tan Binh District, Ho Chi Minh City, Vietnam.

THE BOARD OF DIRECTORS

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

Madam Nguyen Thi Mai Thanh	Chairwoman	
Mr Alain Xavier Cany	Deputy Chairman	appointed on 30 March 2021
Mr Benjamin Herrenden Birks	Deputy Chairman	resigned on 30 March 2021
Mr Huynh Thanh Hai	Member	appointed on 30 March 2021
Mr Nguyen Ngoc Thai Binh	Member	
Mr Dang Hong Tan	Member	
Mr Stephen Patrick Gore	Member	
Mr Do Le Hung	Member	appointed on 30 March 2021

AUDIT COMMITTEE

Audit Committee during the year and at the date of this report are:

Mr Do Le Hung	Head	appointed on 7 April 2021
Mr Stephen Patrick Gore	Member	appointed on 7 April 2021
Mr Dang Hong Tan	Member	appointed on 7 April 2021

MANAGEMENT

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

Mr Huynh Thanh Hai	General Director	
Mr Pham Quoc Thang	Deputy General Director	resigned on 8 February 2022
Mr Nguyen Ngoc Thai Binh	Deputy General Director	
Mr Nguyen Quang Quyen	Deputy General Director	

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr Huynh Thanh Hai.

AUDITORS

The auditor of the Company is Ernst & Young Vietnam Limited.

Refrigeration Electrical Engineering Corporation

REPORT OF MANAGEMENT

Management of Refrigeration Electrical Engineering Corporation ("the Company") is pleased to present its report and the separate financial statements of the Company for the year ended 31 December 2021.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the separate financial statements; and
- prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

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

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

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 31 December 2021 and of the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of separate financial statements.

The Company has subsidiaries listed in Note 12.3 as disclosed in the separate financial statements. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for the year ended 31 December 2021 dated 4 March 2022.

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

For and on behalf of management:



Huỳnh Thanh Hai
General Director

Ho Chi Minh City, Vietnam

4 March 2022

Reference: 60752771/22634203

INDEPENDENT AUDITORS' REPORT

To: The Shareholders and the Board of Directors of Refrigeration Electrical Engineering Corporation

We have audited the accompanying separate financial statements of Refrigeration Electrical Engineering Corporation ("the Company") as prepared on 4 March 2022 and set out on pages 5 to 44, which comprise the separate balance sheet as at 31 December 2021, and the separate income statement and the separate cash flow statement for the year then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

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

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

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

Opinion

In our opinion, the separate financial statements give a true and fair view, in all material respects, of the separate financial position of the Company as at 31 December 2021, and of the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

Ernst & Young Vietnam Limited




Dương Lê Anthony
Deputy General Director
Audit Practicing Registration Certificate
No. 2223-2018-004-1


Dang Minh Tai
Auditor
Audit Practicing Registration Certificate
No. 2815-2019-004-1

Ho Chi Minh City, Vietnam

4 March 2022

SEPARATE BALANCE SHEET
as at 31 December 2021

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		1,531,192,447,001	1,736,241,367,786
110	I. Cash and cash equivalents	4	668,995,881,369	172,190,983,641
111	1. Cash		29,195,881,369	47,190,983,641
112	2. Cash equivalents		639,800,000,000	125,000,000,000
120	II. Short-term investments	12	325,711,646,558	527,028,706,918
121	1. Held-for-trading securities		72,553,500,561	427,981,868,283
122	2. Provision for diminution in value of held-for-trading securities		(293,908,798)	(953,161,365)
123	3. Held-to-maturity investments		253,452,054,795	100,000,000,000
130	III. Current accounts receivable		472,867,175,245	1,024,285,912,273
131	1. Short-term trade receivables	5	69,233,375,145	9,246,722,010
132	2. Short-term advances to suppliers	6	23,968,036,452	225,097,399,606
135	3. Short-term loan receivable	27	133,000,000,000	622,600,000,000
136	4. Other short-term receivables	7	246,665,763,648	167,341,790,657
150	IV. Other current assets		63,617,743,829	12,735,764,954
151	1. Short-term prepaid expenses		2,374,746,441	2,374,746,441
152	2. Value added tax deductible		61,242,997,388	10,361,018,513
200	B. NON-CURRENT ASSETS		12,914,296,975,980	11,047,976,565,377
220	I. Fixed assets		2,052,271,442,194	48,799,476,319
221	1. Tangible fixed assets	8	2,045,014,960,895	41,118,777,284
222	Cost		2,075,138,498,789	48,975,043,005
223	Accumulated depreciation		(30,123,537,894)	(7,856,265,721)
227	2. Intangible assets	9	7,256,481,299	7,680,699,035
228	Cost		12,054,448,449	12,054,448,449
229	Accumulated amortisation		(4,797,967,150)	(4,373,749,414)
230	II. Investment properties	10	725,934,542,073	755,547,134,688
231	1. Cost		1,433,994,888,313	1,402,325,852,217
232	2. Accumulated depreciation		(708,060,346,240)	(646,778,717,529)
240	III. Long-term asset in progress		99,386,279,325	220,920,419,978
242	1. Construction in progress	11	99,386,279,325	220,920,419,978
250	IV. Long-term investments	12	9,971,771,605,000	10,007,590,702,376
251	1. Investments in subsidiaries		9,281,771,605,000	9,463,786,225,000
253	2. Investments in other entities		-	13,804,477,376
255	3. Held-to-maturity investments		690,000,000,000	530,000,000,000
260	V. Other long-term assets		64,933,107,388	15,118,832,016
261	1. Long-term prepaid expenses	13	62,534,898,208	12,966,757,893
262	2. Deferred tax assets	26.3	2,398,209,180	2,152,074,123
270	TOTAL ASSETS		14,445,489,422,981	12,784,217,933,163

SEPARATE BALANCE SHEET (continued)
as at 31 December 2021

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		4,563,016,977,921	3,704,415,864,666
310	I. Current liabilities		723,214,192,509	657,500,384,587
311	1. Short-term trade payables	14	16,404,245,752	20,144,506,423
312	2. Short-term advances from customers		2,168,296,448	2,745,516,549
313	3. Statutory obligations	15	14,893,738,260	12,424,253,346
314	4. Payables to employees		-	3,674,606,000
315	5. Short-term accrued expenses	16	234,206,613,303	92,421,955,931
318	6. Short-term unearned revenues		1,670,313,750	150,000,000
319	7. Other short-term payables	17	93,156,699,282	76,340,260,624
320	8. Short-term loans	18	360,714,285,714	449,599,285,714
330	II. Non-current liabilities		3,839,802,785,412	3,046,915,480,079
337	1. Other long-term liabilities	17	162,388,638,635	156,272,960,396
338	2. Long-term loans	18	3,677,414,146,777	2,890,642,519,683
400	D. OWNERS' EQUITY		9,882,472,445,060	9,079,802,068,497
410	I. Capital	19	9,882,472,445,060	9,079,802,068,497
411	1. Share capital		3,100,588,410,000	3,100,588,410,000
411a	- Shares with voting rights		3,100,588,410,000	3,100,588,410,000
412	2. Share premium		1,050,233,348,786	1,050,233,348,786
415	3. Treasury shares		(47,622,230,162)	(47,622,230,162)
418	4. Investment and development fund		200,979,473,252	200,979,473,252
421	5. Undistributed earnings		5,578,293,443,184	4,775,623,066,621
421a	- Undistributed earnings up to prior year		4,775,623,066,621	3,829,031,070,178
421b	- Undistributed earnings of current year		802,670,376,563	946,591,996,443
440	TOTAL LIABILITIES AND OWNERS' EQUITY		14,445,489,422,981	12,784,217,933,163



Pham Thi Ngoc Trang
Preparer



Ho Tran Dieu Lynh
Chief Accountant



Huynh Thanh Hai
General Director

4 March 2022

SEPARATE INCOME STATEMENT
for the year ended 31 December 2021

VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sales of goods and rendering of services	20.1	743,205,782,861	663,304,992,902
11	2. Cost of goods sold and services rendered	21, 25	(186,434,144,095)	(186,854,757,526)
20	3. Gross profit from sales of goods and rendering of services		556,771,638,766	476,450,235,376
21	4. Finance income	20.2	672,434,503,486	878,415,620,861
22 23	5. Finance expenses In which: Interest expense	22	(270,260,716,890) (263,994,444,845)	(298,172,706,397) (293,305,439,545)
26	6. General and administrative expenses	23, 25	(97,664,606,308)	(72,651,927,928)
30	7. Operating profit		861,280,819,054	984,041,221,912
31	8. Other income	24	7,620,136,726	12,767,030,655
32	9. Other expenses	24	(771,646,194)	(1,586,568,203)
40	10. Other profit	24	6,848,490,532	11,180,462,452
50	11. Accounting profit before tax		868,129,309,586	995,221,684,364
51	12. Current corporate income tax expense	26.1	(65,705,068,080)	(44,839,527,842)
52	13. Deferred tax income (expense)	26.3	246,135,057	(3,790,160,079)
60	14. Net profit after tax		802,670,376,563	946,591,996,443


Pham Thi Ngoc Trang
Preparer


Ho Tran Dieu Linh
Chief Accountant


Huynh Thanh Hai
General Director

4 March 2022

SEPARATE CASH FLOW STATEMENT
for the year ended 31 December 2021

VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		868,129,309,586	995,221,684,364
	<i>Adjustments for:</i>			
02	Depreciation and amortisation		83,973,118,620	63,318,845,910
03	Reversal of provisions		(659,252,567)	(9,507,632,013)
04	Foreign exchange loss arising from revaluation of monetary accounts denominated in foreign currency		31,099,096	14,556,603
06	Gains from investing activities		(600,670,472,412)	(860,627,764,891)
07	Interest and allocation of bond issuance expenses	22	269,408,157,653	298,719,152,353
08	Operating income before changes in working capital		620,211,959,976	487,138,842,326
09	(Increase) decrease in receivables		(139,199,621,072)	5,699,822,631
11	Increase (decrease) in payables		175,389,057,126	(10,794,631,009)
12	Increase in prepaid expenses		(49,568,140,315)	(2,035,458,804)
13	Decrease in held-for-trading securities		355,428,367,722	36,411,376,887
14	Interest paid		(266,609,115,917)	(303,967,814,363)
15	Corporate income tax paid		(64,069,055,720)	(45,248,256,589)
17	Other cash outflows for operating activities		-	(478,693,509)
20	Net cash flows from operating activities		631,583,451,800	166,725,187,570
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(1,736,361,455,385)	(498,541,992,424)
22	Proceeds from disposals of fixed assets		-	1,063,454,545
23	Term deposits at banks and loans		(802,427,397,260)	(1,012,000,000,000)
24	Collections from bank deposits and borrowers		1,138,575,342,465	668,000,000,000
25	Payments for investments in other entities		(151,606,368,737)	(399,798,768,144)
26	Proceeds from sale of investments in other entities		185,947,656,494	417,459,466,144
27	Interest and dividends received		538,896,107,789	1,105,296,491,252
30	Net cash flows (used in)/from investing activities		(826,976,114,634)	281,478,651,373
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
32	Capital redemption		-	(47,539,203,502)
33	Drawdown of borrowings	18	1,142,072,200,000	202,219,364,995
34	Repayment of borrowings	18	(449,599,285,714)	(543,604,285,714)
36	Dividends paid to equity holders	19.3	(166,029,400)	(491,095,261,950)
40	Net cash flows from/(used in) financing activities		692,306,884,886	(880,019,386,171)

SEPARATE CASH FLOW STATEMENT (continued)
for the year ended 31 December 2021

VND

Code	ITEMS	Notes	Current year	Previous year
50	Net increase (decrease) in cash for the year		496,914,222,052	(431,815,547,228)
60	Cash and cash equivalents at beginning of year		172,190,983,641	604,025,207,270
61	Impact of exchange rate fluctuation		(109,324,324)	(18,676,401)
70	Cash and cash equivalents at the end of year	4	668,995,881,369	172,190,983,641


Pham Thi Ngoc Trang
Preparer

Ho Tran Dieu Lynh
Chief AccountantHuynh Thanh Hai
General Director

4 March 2022

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
as at and for the year ended 31 December 2021

1. CORPORATE INFORMATION

Refrigeration Electrical Engineering Corporation ("the Company") is a joint stock company established under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 1506/GP-UB dated 25 December 1993 issued by the People's Committee of Ho Chi Minh City and the latest amended BRC No. 0300741143 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 3 August 2020.

The Company's share are listed on the Ho Chi Minh City Stock Exchange in accordance with the License No. 01/GPPH issued by the State Securities Commission on 2 June 2000.

The current principal activities of the Company are mechanical and electrical engineering services (M&E), manufacturing, real estate development and management, and strategic financial investments in infrastructure sector.

The Company's normal course of business cycle is 12 months.

The Company's registered head office is located at 364 Cong Hoa Street, Ward 13, Tan Binh District, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 31 December 2021 was 51 employees (31 December 2020: 45 employees).

2. BASIS OF PREPARATION

2.1 Purpose of preparing the separate financial statements

The Company is a parent company of the subsidiaries listed in Note 12.3 of Notes to the separate financial statements and the consolidated financial statements of the Company and its subsidiaries for the year ended 31 December 2021 prepared in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of consolidated financial statements have been issued separately.

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

2.2 Applied accounting standards and system

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

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

Accordingly, the accompanying separate financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the separate financial position and separate results of operations and separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

2. BASIS OF PREPARATION (continued)

2.3 *Applied accounting documentation system*

The Company's applied accounting documentation system is the Voucher Journal system.

2.4 *Fiscal year*

The Company's fiscal year applicable for the preparation of its separate financial statements starts on 1 January and ends on 31 December.

2.5 *Accounting currency*

The separate financial statements are prepared in VND which is also the Company's accounting currency.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 *Receivables*

Receivables are presented in the separate financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful receivables.

The provision for doubtful receivables represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the separate income statement.

3.3 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the separate income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the separate income statement.

3.4 *Leased assets*

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

When the Company is the lessor

Assets subject to operating leases are included as the Company's investment properties in the separate balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the separate income statement as incurred.

Lease income is recognised in the separate income statement on a straight-line basis over the lease term.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 *Leased assets* (continued)

When the Company is the lessee

Rentals under operating leases are charged to the separate income statement on a straight-line basis over the lease term.

3.5 *Intangible assets*

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible asset comprises its purchase price and any directly attributable costs of preparing the intangible asset for its intended use.

When intangible assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the separate income statement.

Land use rights

The land use rights represents the cost to acquire the rights to use land and is amortised over the remaining useful life of the land of 36 years and three months starting from August 2007.

3.6 *Depreciation and amortisation*

Depreciation of tangible fixed assets and amortisation of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings, structures	5 - 50 years
Motor vehicles	6 years
Office equipment	3 years
Software	3 years

The useful life of the fixed assets and their depreciation and amortisation rates are reviewed periodically to ensure that the method and the year of the depreciation and amortisation are consistent with the expected pattern of economic benefits that will be derived from the use of fixed assets.

3.7 *Investment properties*

Investment properties are buildings or part of a building or both and infrastructure held to earn rentals or for capital appreciation, or both, rather than for use in the production or supply of goods or services; administration purposes or sale in the ordinary course of business.

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognized is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

Depreciation of investment properties is calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings, structures	5 - 50 years
Machinery, equipment	5 - 10 years

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Investment properties* (continued)

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the separate income statement.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.8 *Borrowing costs*

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs that are directly attributable to the acquisition, construction or production of any qualified assets are capitalised during the year of time that is required to complete and prepare the asset for its intended use. Other borrowing costs are recognised in the separate income statement when incurred.

3.9 *Investments*

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

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

Investments in associates

Investments in associates over which the Company has significant influence are carried at cost.

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

Held-for-trading securities and investments in other entities

Held-for-trading securities and investments in other entities are stated at their acquisition costs.

Provision for diminution in value investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the separate income statement.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as expense in the separate income statement and deducted against the value of such investments.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

3.11 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection; and
- Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment;

At end of year, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the balance sheet dates which are determined as follows:

- Monetary assets are translated at buying exchange rate of the commercial bank where the Company conducts transactions regularly; and
- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

All foreign exchange differences are taken to the separate income statement.

3.12 Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

3.13 Appropriation of net profit

Net profit after tax is available for appropriation to shareholders after getting approval by the shareholders in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Directors and subject to approval by the shareholders at the annual general meeting.

- *Investment and development fund*

This fund is set aside for use in the Company's expansion of its operation or in-depth investments.

- *Bonus and welfare fund*

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the separate balance sheet.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Rendering of services

Revenue is recognised when the services have been rendered.

Office rental income

Rental income arising from operating leases is accounted for on a straight line basis over the lease term.

Interest income

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectibility is in doubt.

Investment gains

Gains from investments are recognised as income when the significant risks and rewards of ownership have passed to the buyer.

Dividends

Income is recognised when the Company's entitlement as an investor to receive the dividend is established.

Bonus shares or stock dividends

Income is not recognised when the Company is entitled as an investor to receive bonus shares or stock dividends. The number of shares received as bonus or dividends is disclosed on the relevant note to the separate financial statements.

3.15 Taxation

Current income tax

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

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

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Taxation (continued)

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the interim balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- Where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss.
- In respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- Where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss.
- In respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred income tax asset is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Previously unrecognised deferred income tax assets are reassessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

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

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- Either the same taxable entity; or
- When the Company intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Related parties

Parties are considered to be related parties of the Company if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of their families.

4. CASH AND CASH EQUIVALENTS

	VND	
	Ending balance	Beginning balance
Cash on hand	10,875,810	62,163,961
Cash in banks	29,185,005,559	47,128,819,680
Cash equivalents (*)	639,800,000,000	125,000,000,000
TOTAL	668,995,881,369	172,190,983,641

(*) Cash equivalents mainly represent the short-term bank deposits with original maturities of less than three months and earn average interest rates ranging from 2.9% to 4.0% per annum.

5. SHORT-TERM TRADE RECEIVABLES

	VND	
	Ending balance	Beginning balance
Electricity Power Trading Company	51,256,185,014	-
Others	17,977,190,131	9,246,722,010
TOTAL	69,233,375,145	9,246,722,010
<i>In which:</i>		
Amount due from third parties	68,537,991,225	9,139,760,565
Amount due from related parties (Note 27)	695,383,920	106,961,445

6. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	Ending balance	Beginning balance
Advances to suppliers	22,592,636,452	223,331,165,462
Bachy Soletanche Vietnam Company Limited	8,605,724,043	-
Vestas Wind Technology Vietnam LLC	-	111,680,100,000
Vestas Asia Pacific A/S	-	89,598,928,125
Others	13,986,912,409	22,052,137,337
Advances to related parties (Note 27)	1,375,400,000	1,766,234,144
TOTAL	23,968,036,452	225,097,399,606

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

7. OTHER SHORT-TERM RECEIVABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Dividend receivables	170,000,000,000	90,154,555,798
Services income receivable	43,011,813,529	2,741,192,720
Interest income receivable	16,711,052,621	36,648,511,318
Business advances (*)	15,677,863,275	26,693,814,120
Deposit for project implementation	-	10,600,000,000
Others	1,265,034,223	503,716,701
TOTAL	246,665,763,648	167,341,790,657
<i>In which:</i>		
<i>Amount due from related parties (Note 27)</i>	183,813,561,475	129,489,280,384
<i>Amount due from third parties</i>	62,852,202,173	37,852,510,273

(*) These amounts represent the advances for investments of the Company. At the date of preparation of those separate financial statements, the Company is in the process of completing administrative procedures relating to these investments.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

8. TANGIBLE FIXED ASSETS

	<i>Buildings, structures</i>	<i>Motor vehicles</i>	<i>Office equipment</i>	<i>Machinery and equipment</i>	<i>Other fixed assets</i>	<i>VND Total</i>
Cost:						
Beginning balance	21,649,662,939	11,705,748,009	1,291,273,749	686,689,794	13,641,668,514	48,975,043,005
Transferred from CIP	-	78,861,973,698	-	1,946,160,227,540	-	2,025,022,201,238
New purchases	-	1,077,536,364	63,718,182	-	-	1,141,254,546
Ending balance	21,649,662,939	91,645,258,071	1,354,991,931	1,946,846,917,334	13,641,668,514	2,075,138,498,789
<i>In which:</i>						
Fully depreciated	-	4,414,349,318	554,558,749	-	-	4,968,908,067
Collateral (Note 18)	11,879,899,666	78,861,973,698	-	1,946,846,917,334	13,641,668,514	2,051,230,459,212
Accumulated depreciation:						
Beginning balance	1,581,769,395	5,418,191,152	799,464,889	-	56,840,285	7,856,265,721
Depreciation for the year	2,544,173,050	2,354,475,102	283,120,551	16,403,420,050	682,083,420	22,267,272,173
Ending balance	4,125,942,445	7,772,666,254	1,082,585,440	16,403,420,050	738,923,705	30,123,537,894
Net carrying amount:						
Beginning balance	20,067,893,544	6,287,556,857	491,808,860	686,689,794	13,584,828,229	41,118,777,284
Ending balance	17,523,720,494	83,872,591,817	272,406,491	1,930,443,497,284	12,902,744,809	2,045,014,960,895

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

9. INTANGIBLE ASSETS

	<i>Land use rights</i>	<i>Softwares</i>	<i>VND Total</i>
Cost:			
Beginning and ending balance	<u>11,592,038,449</u>	<u>462,410,000</u>	<u>12,054,448,449</u>
<i>In which:</i>			
<i>Fully amortised</i>	-	155,760,000	155,760,000
<i>Collateral (Note 18)</i>	135,576,000	-	135,576,000
Beginning balance	4,138,304,374	235,445,040	4,373,749,414
Amortisation for the year	<u>322,001,064</u>	<u>102,216,672</u>	<u>424,217,736</u>
Ending balance	<u>4,460,305,438</u>	<u>337,661,712</u>	<u>4,797,967,150</u>
Net carrying amount:			
Beginning balance	<u>7,453,734,075</u>	<u>226,964,960</u>	<u>7,680,699,035</u>
Ending balance	<u>7,131,733,011</u>	<u>124,748,288</u>	<u>7,256,481,299</u>

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

10. INVESTMENT PROPERTIES

	<i>Buildings, structures</i>	<i>Machinery, equipment</i>	<i>Others</i>	<i>VND Total</i>
Cost:				
Beginning balance	1,024,657,723,451	377,121,675,765	546,453,001	1,402,325,852,217
Transferred from CIP	23,754,510,491	-	-	23,754,510,491
New purchases	-	7,914,525,605	-	7,914,525,605
Ending balance	<u>1,048,412,233,942</u>	<u>385,036,201,370</u>	<u>546,453,001</u>	<u>1,433,994,888,313</u>
<i>In which:</i>				
<i>Fully depreciated</i>	92,254,189,337	231,956,050,944	546,453,001	324,756,693,282
<i>Collateral (Note 18)</i>	502,890,080,889	133,455,170,948	-	636,345,251,837
Accumulated depreciation:				
Beginning balance	402,896,690,876	243,335,573,652	546,453,001	646,778,717,529
Depreciation for the year	<u>36,518,435,398</u>	<u>24,763,193,313</u>	<u>-</u>	<u>61,281,628,711</u>
Ending balance	<u>439,415,126,274</u>	<u>268,098,766,965</u>	<u>546,453,001</u>	<u>708,060,346,240</u>
Net carrying amount:				
Beginning balance	<u>621,761,032,575</u>	<u>133,786,102,113</u>	<u>-</u>	<u>755,547,134,688</u>
Ending balance	<u>608,997,107,668</u>	<u>116,937,434,405</u>	<u>-</u>	<u>725,934,542,073</u>

The fair value of the investment properties was not formally assessed and determined as at 31 December 2021. However, given the current high occupancy rate of these properties, it is management's assessment that these properties' market values are higher than their carrying values as at the balance sheet date.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

11. CONSTRUCTION IN PROGRESS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Office Leasing Project costs	92,204,733,421	53,314,467,759
Tra Vinh Wind Power Plant No.3	-	165,060,497,674
Others	7,181,545,904	2,545,454,545
TOTAL	99,386,279,325	220,920,419,978

12. INVESTMENTS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term		
Held-for-trading securities (Note 12.1)	72,553,500,561	427,981,868,283
Provision for diminution in value of held-for-trading securities (Note 12.1)	(293,908,798)	(953,161,365)
Held-to-maturity investments (Note 12.2)	253,452,054,795	100,000,000,000
Net value of short-term investments	325,711,646,558	527,028,706,918
Long-term		
Investments in subsidiaries (Note 12.3)	9,281,771,605,000	9,463,786,225,000
Investments in other entities (Note 12.4)	-	13,804,477,376
Held-to-maturity investments (Note 12.2)	690,000,000,000	530,000,000,000
Net value of long-term investments	9,971,771,605,000	10,007,590,702,376
TOTAL	10,297,483,251,558	10,534,619,409,294

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

12. INVESTMENTS (continued)

12.1 Held-for-trading securities

Securities	Ending balance			Beginning balance			VND
	Cost	Provision	Fair value	Cost	Provision	Fair value	
Quang Ninh Thermal Power Joint Stock Company (*)	49,318,149,758	-	83,791,007,000	404,643,411,920	-	426,963,565,400	
Others	23,235,350,803	(293,908,798)	22,941,442,005	23,338,456,363	(953,161,365)	22,385,294,998	
TOTAL	72,553,500,561	(293,908,798)	106,732,449,005	427,981,868,283	(953,161,365)	449,348,860,398	

(*) During the year, the Company has completed the disposal of 31,773,300 shares in Quang Ninh Thermal Power Joint Stock Company ("QTP"), and the ownership interest of QTP decreased from 8.04% to 0.98%.

12.2 Held-to-maturity investments

	Ending balance	Beginning balance	VND
Short-term	253,452,054,795	100,000,000,000	
Bank and Financial institution deposits (*)	203,452,054,795	100,000,000,000	
HPXH2122011_BOND (**)	50,000,000,000	-	
Long-term	690,000,000,000	530,000,000,000	
VSH_BOND_2019 (**)	460,000,000,000	500,000,000,000	
TCSCH_BOND_2021 (**)	100,000,000,000	-	
VCIH_BOND_2021 (**)	100,000,000,000	-	
Other	30,000,000,000	30,000,000,000	
TOTAL	943,452,054,795	630,000,000,000	

(*) Held-to-maturity investments represent the bank-term deposit with original maturity of more than three (3) months and less than thirteen (13) months and remaining term of less than twelve (12) months, earn average interest rate ranging from 3.60% to 6.10% per annum.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

12. INVESTMENTS (continued)

12.2 Held-to-maturity investments (continued)

(**) Details of bonds with interest rates ranging from 7.0% to 10.0% as at 31 December 2021 are the followings:

<i>Arrangement organization for issuing</i>	<i>Issuing Organization</i>	<i>Ending balance VND</i>	<i>Maturity date</i>	<i>Purpose</i>	<i>Assets security</i>
Short-term Bond					
Hai Phat Investment Joint Stock Company	Hai Phat Investment Joint Stock Company	50,000,000,000	24 December 2022	Funding for project Hai Yen residential area, Mong Cai City	Land use rights for 177 adjacent lots, villas and shophouses in the Urban Residential Area project at km3, km4 Hai Yen ward, Mong Cai city
Long-term Bond					
Vietcombank Securities Company Limited ("VCBS")	Vinh Son-Song Hinh Hydropower Joint Stock Company ("VSH") (Note 27)	460,000,000,000	From 1 October 2022 to 27 December 2026	To finance Thuong Kon Tum Hydropower project	All construction project, machineries, equipments, means of transportations and other assets of Vinh Son Hydropower Plant
Techcom Securities Joint Stock Company	Techcom Securities Joint Stock Company	100,000,000,000	16 January 2023	-	Unsecured
Viet Capital Securities Joint Stock Company	Viet Capital Securities Joint Stock Company	100,000,000,000	12 November 2023	-	Unsecured

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

12. INVESTMENTS (continued)

12.3 Investments in subsidiaries

Name of subsidiaries	Ending balance		Beginning balance		Location	Business scope
	% of interest	Amount	% of interest	Amount		
	(%)	VND	(%)	VND		
REE Energy Company Limited	100.00	6,349,500,580,000	100.00	6,203,500,580,000	Ho Chi Minh City – Vietnam	Electricity
REE Water Company Limited	100.00	1,630,000,000,000	100.00	1,627,814,620,000	Ho Chi Minh City – Vietnam	Water Supply
REE Land Company Limited	100.00	913,481,172,000	100.00	913,481,172,000	Ho Chi Minh City – Vietnam	Real estate
R.E.E Mechanical & Engineering Joint Stock Company	91.06	149,997,353,000	91.06	149,997,353,000	Ho Chi Minh City – Vietnam	Mechanical and Engineering
R.E.E Electric Appliances Joint Stock Company	99.99	149,992,500,000	99.99	149,992,500,000	Ho Chi Minh City – Vietnam	Electric Appliances
Tin Hieu Xanh Trading Services Constructions Company Limited	100.00	82,800,000,000	100.00	413,000,000,000	Ho Chi Minh City – Vietnam	Electrical infrastructure
R.E.E Real Estate Co., Ltd.	100.00	6,000,000,000	100.00	6,000,000,000	Ho Chi Minh City – Vietnam	Office building management
TOTAL		9,281,771,605,000		9,463,786,225,000		

12.4 Investments in other entities

Name	Ending balance			Beginning balance		
	Cost	Provision	Fair value	Cost	Provision	Fair value
Others	-	-	-	13,804,477,376	-	55,272,473,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

13. LONG-TERM PREPAID EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Shared interconnection facilities at Tra Vinh Wind Power Plant No. 3	55,128,532,545	-
Repair and renovation costs	4,050,822,110	10,629,253,522
Others	3,355,543,553	2,337,504,371
TOTAL	62,534,898,208	12,966,757,893

14. SHORT-TERM TRADE PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Due to related parties (Note 27)	6,461,304,984	4,081,596,637
Due to third parties	9,942,940,768	16,062,909,786
TOTAL	16,404,245,752	20,144,506,423

15. STATUTORY OBLIGATIONS

	VND			
	<i>Beginning balance</i>	<i>Increase</i>	<i>Decrease</i>	<i>Ending balance</i>
Payables				
Value-added tax	-	148,269,040,470	(147,499,063,001)	769,977,469
Corporate income tax	11,988,406,270	65,705,068,080	(64,069,055,720)	13,624,418,630
Personal income tax	435,847,076	8,218,976,087	(8,155,481,002)	499,342,161
Others	-	2,891,521,059	(2,891,521,059)	-
TOTAL	12,424,253,346	225,084,605,696	(222,615,120,782)	14,893,738,260

16. SHORT-TERM ACCRUED EXPENSES

	VND	
	<i>Ending balance</i>	<i>Ending balance</i>
Accrued construction expenses	146,303,105,444	-
Interest expense	84,341,384,421	86,956,055,493
Others	3,562,123,438	5,465,900,438
TOTAL	234,206,613,303	92,421,955,931

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

17. OTHER PAYABLES

		VND
	<i>Ending balance</i>	<i>Ending balance</i>
Short-term	93,156,699,282	76,340,260,624
Dividend payables	50,006,236,856	50,172,266,256
Bonus payables	25,039,522,000	5,320,593,779
Management services fees	9,716,416,870	10,039,914,281
Shares purchase payable	7,249,838,995	10,670,827,732
Others	1,144,684,561	136,658,576
Long-term	162,388,638,635	156,272,960,396
Deposits received from office tenants	162,388,638,635	156,272,960,396
TOTAL	255,545,337,917	232,613,221,020
<i>In which:</i>		
Amount due to third parties	245,828,921,047	222,573,306,739
Amount due to a related party (Note 27)	9,716,416,870	10,039,914,281

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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18. LOANS

	VND					
	<i>Beginning balance</i>	<i>Withdraw</i>	<i>Repayment</i>	<i>Reclassification</i>	<i>Allocation of bond issuance expenses</i>	<i>Ending balance</i>
Short-term	449,599,285,714	-	(449,599,285,714)	360,714,285,714	-	360,714,285,714
Current portion of long-term bank loans (<i>Note 18.1</i>)	199,599,285,714	-	(199,599,285,714)	110,714,285,714	-	110,714,285,714
Current portion of domestic straight bonds (<i>Note 18.2</i>)	250,000,000,000	-	(250,000,000,000)	250,000,000,000	-	250,000,000,000
Long-term	2,890,642,519,683	1,142,072,200,000	-	(360,714,285,714)	5,413,712,808	3,677,414,146,777
Long-term bank loans (<i>Note 18.1</i>)	356,052,222,137	1,142,072,200,000	-	(110,714,285,714)	-	1,387,410,136,423
Domestic straight bonds (<i>Note 18.2</i>)	2,534,590,297,546	-	-	(250,000,000,000)	5,413,712,808	2,290,004,010,354
TOTAL	3,340,241,805,397	1,142,072,200,000	(449,599,285,714)	-	5,413,712,808	4,038,128,432,491

The long-term bank loans and domestic straight bonds bear interest at the average rate ranging from 5.09% to 7.73% per annum.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

18. LOANS (continued)

18.1 Long-term bank loans

Details of long-term bank loans are as follows:

<i>Facility No.</i>	<i>Ending balance</i>	<i>Maturity date</i>	<i>Description of collateral</i>
	VND		

Joint Stock Commercial Bank for Foreign Trade of Vietnam

0094/2038/D-DA/01	1,142,072,200,000	20 September 2033	All assets, machinery and equipment formed in the future belong to Tra Vinh Wind Power Plant Project V1-3 Property rights arising from the Project
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HSBC Bank (Vietnam) Ltd

VNM170276CM	212,142,857,142	From 24 January 2022 to 24 July 2024	Land use rights; building and amount receivable from office lease of REE Tower at 9 Doan Van Bo Street, District 4, Ho Chi Minh City ("REE Tower")
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Shinhan Bank (Vietnam) Ltd

SHBVN/BC/HDT D/REE/201805	143,909,364,995	From 25 February 2022 to 8 May 2026	Land attached assets formed loan of the Company located at 364 Cong Hoa, Ward 13, Tan Binh District, Ho Chi Minh City
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TOTAL	<u>1,498,124,422,137</u>
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In which:

<i>Non-current portion</i>	1,387,410,136,423
<i>Current portion</i>	110,714,285,714

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

18. LOANS (continued)

18.2 Domestic straight bond

Details of this bond as at 31 December 2021 are as follows:

<i>Arrangement organization</i>	<i>Amount</i>
	<i>VND</i>
REE-BOND 2029 (i)	2,318,000,000,000
REEBOND 2017 (ii)	250,000,000,000
Bond issuance expenses	(46,217,128,070)
Allocation of Bond issuance expenses	18,221,138,424
TOTAL	<u>2,540,004,010,354</u>

In which:

<i>Non-current portion of long-term bond</i>	<i>2,290,004,010,354</i>
<i>Current portion of long-term bond</i>	<i>250,000,000,000</i>

- (i) On 28 January 2019, the Company issued 2,318 bonds which non-convertible, unwarranted bonds and secured payment with total value of VND 2,318 billion (the par value per bond is VND 1 billion).

These bonds are repaid after ten (10) years from the date of issue and principal repurchase once on the maturity date.

The proceeds from the bonds were used for the purpose (1) developing the Company's office real estate projects for rent on the existing land fund (E.town office area) in Ho Chi Minh City; (2) payment for land use fees, land acquisition; developing the land fund but not for the purpose of developing land fund in Thu Thiem New Urban Area, District 2.

These bonds are secured by 38,365,168 shares of Thac Ba Hydropower Joint Stock Company, 32,000,000 shares of Song Ba Ha HydroPower Joint Stock Company and 24,932,630 shares of Muong Hum Hydropower Joint Stock Company which are owned by REE Energy Company Limited.

- (ii) On 28 September 2017 and 18 October 2017, the Company issued 1,000 bonds which were non-convertible, unwarranted bonds and secured by assets with total value of VND 1,000 billion (the par value per bond is VND 1 billion).

These bonds will be repaid after five (5) years from the date of issuance.

The Company has the obligation to repurchase these bonds before maturity date from date of issuance as follows:

- 250 issued bonds on the date-end of twenty four (24)-month period from the issuance date;
- 250 issued bonds on the date-end of thirty six (36)-month period from the issuance date;
- 250 issued bonds on the date-end of forty eight (48)-month period from the issuance date; and
- 250 issued bonds on the date-end of sixty (60)-month period from the issuance date.

The proceeds from the bonds were used for the purpose (1) investing in the Company's projects; (2) financing working capital of the Company.

These bonds are secured by 35,525,776 shares of Pha Lai Thermal Power Joint Stock Company which are owned by REE Energy Company Limited.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

19. OWNERS' EQUITY

19.1 Increase and decrease in owners' equity

						VND
	Share capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	Total
Previous year						
Beginning balance	3,100,588,410,000	1,050,233,348,786	(83,026,660)	200,979,473,252	4,325,112,551,778	8,676,830,757,156
Net profit for the year	-	-	-	-	946,591,996,443	946,591,996,443
Dividend declared	-	-	-	-	(496,081,481,600)	(496,081,481,600)
Repurchase of shares	-	-	(47,539,203,502)	-	-	(47,539,203,502)
Ending balance	<u>3,100,588,410,000</u>	<u>1,050,233,348,786</u>	<u>(47,622,230,162)</u>	<u>200,979,473,252</u>	<u>4,775,623,066,621</u>	<u>9,079,802,068,497</u>
Current year						
Beginning balance	3,100,588,410,000	1,050,233,348,786	(47,622,230,162)	200,979,473,252	4,775,623,066,621	9,079,802,068,497
Net profit for the year	-	-	-	-	802,670,376,563	802,670,376,563
Ending balance	<u>3,100,588,410,000</u>	<u>1,050,233,348,786</u>	<u>(47,622,230,162)</u>	<u>200,979,473,252</u>	<u>5,578,293,443,184</u>	<u>9,882,472,445,060</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

19. OWNERS' EQUITY (continued)

19.2 Shares

	Number of shares	
	Ending balance	Beginning balance
Issued shares		
Issued and paid-up shares	310,058,841	310,058,841
<i>Ordinary shares</i>	310,058,841	310,058,841
Treasury shares		
<i>Ordinary shares</i>	(1,007,915)	(1,007,915)
Shares in circulation		
<i>Ordinary shares</i>	309,050,926	309,050,926

The Company's shares are issued with par value of VND 10,000 per share. The holders of the ordinary shares are entitled to receive dividends as and when declared by the Company. Each ordinary share carries one vote per share without restriction.

19.3 Capital transactions with shareholders and distribution of dividends

	VND	
	Current year	Previous year
Contributed capital		
Beginning and ending balances	3,100,588,410,000	3,100,588,410,000
Dividends		
Dividends paid during the year	166,029,400	491,095,261,950
Dividends declared	-	496,081,481,600

20. REVENUES

20.1 Revenue from sales of goods and rendering of services

	VND	
	Current year	Previous year
Gross and net revenues	743,205,782,861	663,304,992,902
<i>Of which:</i>		
Revenue from office leasing and services	658,005,503,087	663,304,992,902
Sales of electricity	85,200,279,774	-
<i>Of which:</i>		
Revenue from third parties	699,681,657,002	628,052,454,945
Revenue from related parties	43,524,125,859	35,252,537,957

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended**20. REVENUES (continued)****20.2 Finance income**

	VND	
	<i>Current year</i>	<i>Previous year</i>
Dividends income	496,269,772,782	757,819,473,584
Gains from disposal of investment	102,534,610,765	103,219,235,524
Interest income	73,550,829,785	17,324,168,220
Foreign exchange difference gains	79,290,154	52,743,533
TOTAL	672,434,503,486	878,415,620,861

21. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	<i>Current year</i>	<i>Previous year</i>
Cost of services rendered (office leasing and related services)	168,119,515,985	186,854,757,526
Cost of electricity	18,314,628,110	-
TOTAL	186,434,144,095	186,854,757,526

22. FINANCE EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Interest expenses and allocation of bond issuance expenses	269,408,157,653	298,719,152,353
Foreign exchange losses	302,858,064	105,192,779
Reversal of provisions for investments	(659,252,567)	(3,374,232,013)
Others	1,208,953,740	2,722,593,278
TOTAL	270,260,716,890	298,172,706,397

23. GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Labour cost	59,333,881,274	36,525,081,984
Expenses for external services	32,527,540,922	14,084,348,607
Depreciation and amortisation	5,382,019,673	4,462,472,227
Others	421,164,439	17,580,025,110
TOTAL	97,664,606,308	72,651,927,928

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

24. OTHER INCOME AND EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Other income	7,620,136,726	12,767,030,655
Compensation fees	4,158,477,674	5,191,062,699
Management fees	3,331,386,325	7,436,819,117
Others	130,272,727	139,148,839
Other expenses	(771,646,194)	(1,586,568,203)
Others	(771,646,194)	(1,586,568,203)
OTHER PROFIT	<u>6,848,490,532</u>	<u>11,180,462,452</u>

25. OPERATING COSTS

	VND	
	<i>Current year</i>	<i>Previous year</i>
Expenses for external services	139,438,286,528	141,809,272,185
Depreciation and amortisation	82,909,719,950	63,106,166,175
Labour cost	59,334,155,274	36,525,081,984
Others	2,416,588,651	18,066,165,110
TOTAL	<u>284,098,750,403</u>	<u>259,506,685,454</u>

26. CORPORATE INCOME TAX

The Company has the obligation to pay corporate income tax ("CIT") at the rate of 20% of taxable profits earned from all operations.

The Company is entitled to an exemption from CIT for the four (4) years commencing from the first year that the Company earns profits (2021) and a 50% reduction of CIT for the following nine (9) years (from 2025) from the sales of electricity arisen from the Tra Vinh wind power plant No. 3.

The tax returns of the Company are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, the amounts reported in the separate financial statements could be changed at a later date upon final determination by the tax authorities.

26.1 CIT expense

	VND	
	<i>Current year</i>	<i>Previous year</i>
Current tax expense	65,077,436,352	44,839,527,842
Adjustment to the previous year	627,631,728	-
Deferred tax (income) expense	(246,135,057)	3,790,160,079
TOTAL	<u>65,458,933,023</u>	<u>48,629,687,921</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

26. CORPORATE INCOME TAX (continued)

26.1 CIT expense (continued)

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

	VND	
	Current year	Previous year
Accounting profit before tax	868,129,309,586	995,221,684,364
At CIT rate of 20% applicable to the Company	173,625,861,917	199,044,336,873
<i>Adjustments to increase (decrease)</i>		
Dividends income not subject to CIT	(99,253,954,556)	(151,563,894,717)
Non-deductible expenses	1,680,917,541	1,149,245,765
Tax exemption	(11,221,523,606)	-
Other	627,631,727	-
CIT expense	65,458,933,023	48,629,687,921

26.2 Current tax

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

26.3 Deferred tax

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

	VND			
	Separate balance sheet		Separate income statement	
	Ending balance	Beginning balance	Current year	Previous year
Short-term accrued expenses	2,200,692,500	1,973,106,656	227,585,844	(2,556,939,864)
Foreign exchange differences arising from revaluation of monetary accounts	22,284,492	3,735,279	18,549,213	(6,540,215)
Provision for investments	-	-	-	(1,226,680,000)
Others	175,232,188	175,232,188		-
Net deferred tax assets	2,398,209,180	2,152,074,123		
Net deferred tax income (expense)			246,135,057	(3,790,160,079)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

Related company transactions include all transactions undertaken with other companies to which the Company is related, either through the investor, investee relationship or because they share a common investor and thus are considered to be a part of the same corporate company.

Terms and conditions of transactions with related parties

The rental and services sales to and purchases from related parties are made on terms equivalent to those that prevail in arm's length transactions.

Outstanding balances at 31 December 2021 are unsecured, interest free and will be settled in cash. For the year ended 31 December 2021 and 31 December 2020, the Company has not made any provision for doubtful receivables relating to amounts owed by related parties. This assessment is undertaken each financial year through the examination of the financial position of the related party and the market in which the related party operates.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Significant transactions with related parties were as follows:

Related parties	Relationship	Transactions	VND	
			Current year	Previous year
Vinh Son – Song Dinh Hydropower Joint Stock Company	Indirect subsidiary	Collection of loan receivables	413,600,000,000	378,000,000,000
		Interest income from bond and loan	64,525,764,752	73,443,374,330
Tin Hieu Xanh Trading Services Constructions Company Limited	Subsidiary	Reduced capital contribution	330,200,000,000	337,000,000,000
		Dividend income	-	57,325,064,694
		Interest expense	-	1,173,698,630
REE Land Company Limited	Subsidiary	Dividend income	238,910,576,000	153,352,800,000
		Management fee	691,818,126	1,789,843,575
		Capital contribution with ownership shares	-	262,069,172,000
		Capital contribution in cash	-	820,000,000
		Rental income	-	9,624,435
R.E.E Mechanical & Engineering Joint Stock Company	Subsidiary	Dividend income	207,958,890,426	38,173,396,898
		Rental income	4,150,801,683	4,294,925,205
		Cost of supply and installation services	2,282,871,000	15,277,043,364
REE Energy Company Limited	Subsidiary	Capital contribution in cash	146,000,000,000	2,248,138,017
		Management charge	649,280,385	-
		Service income	112,108,477	-
		Capital contribution with ownership shares	-	6,201,251,861,983

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Significant transactions with related parties were as follows: (continued)

Related parties	Relationship	Transactions	VND	
			Current year	Previous year
REE Solar Energy Joint Stock Company	Indirect subsidiary	Collection of loan receivables	96,000,000,000	15,000,000,000
		Lending	20,000,000,000	191,000,000,000
		Interest income	6,736,832,877	1,183,361,643
		Service income	154,409,953	76,663,038
		Capital contribution in cash	-	145,200,000,000
		Dividend income	-	16,959,600,000
		Management fee	-	328,500,000
R.E.E Real Estate Co., Ltd.	Subsidiary	Management fee	56,886,598,498	60,863,972,248
		Dividend income	25,050,184,514	3,063,638,867
		Rental income	21,845,789,090	29,503,050,389
		Service fee	808,920,450	15,182,605,914
REEPRO Services & Manufacturing Co., Ltd	Indirect subsidiary	Collection of loan receivables	26,000,000,000	-
		Lending	26,000,000,000	-
		Purchase fixed assets	7,128,525,605	686,689,794
		Interest Income	185,205,479	-
		Recruitment revenue	-	8,428,000
R.E.E Electric Appliances Joint Stock Company	Subsidiary	Dividend income	18,943,988,742	22,784,857,398
		Rental income	565,034,400	634,617,727
		Construction fee	381,300,000	-
		Other fee	47,069,000	-

Refrigeration Electrical Engineering Corporation

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Significant transactions with related parties were as follows: (continued)

Related parties	Relationship	Transactions	VND	
			Current year	Previous year
Song Mai Real Estate Joint Stock Company	Indirect subsidiary	Franchising fee	10,658,196,289	-
Thuan Binh Wind Power Joint Stock Company	Indirect subsidiary	Wind power construction	6,564,353,900	873,263,100
		Service income	5,121,579,860	-
		Capital contribution in cash	-	38,500,000,000
		Dividend income	-	6,112,500,000
		Dividends reduce investment value	-	5,887,356,000
REE Water Company Limited	Subsidiary	Capital contribution in cash	2,185,380,000	16,760,000,000
		Service income	59,173,154	-
		Capital contribution with ownership shares	-	1,610,853,796,326
RMC Trading and Service Company Limited	Indirect subsidiary	Rental income	697,906,685	714,158,708
Tra Vinh Electric Development Joint Stock Company	Indirect subsidiary	Solar Electricity Income	159,126,268	-
		Service fee	66,000,000	155,000,315
		Dividend income	-	10,467,816,000
Thac Ba Hydropower Joint Stock Company	Indirect subsidiary	Dividend income	-	76,730,336,000
		Interest expense	-	203,534,247
Vietnam Infrastructure and Real Estate Joint Stock Company	Indirect subsidiary	Dividend income	-	23,241,340,640
Song Da Water Investment Joint Stock Company	Affiliate	Other income	1,389,128,693	-
Tan Hai Real Estate Joint Stock Company	Indirect subsidiary	Rental expense	504,078,280	-

Refrigeration Electrical Engineering Corporation

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Amounts due to and due from related parties were as follows:

Related parties	Relationship	Transactions	VND	
			Current year	Previous year
Saigon Water Investment and Trading Joint Stock Company	Affiliate	Management income	319,326,338	-
		Dividend income	-	4,500,000,000
Thu Duc Water B.O.O Corporation	Affiliate	Management fee	85,893,913	143,281,366
		Dividend income	-	46,948,120,000

Amounts due to and due from related parties were as follows:

Related parties	Relationship	Transactions	Current year	VND Previous year
Short-term trade receivables				
RMC Trading and Service Company Limited	Indirect subsidiary	Rental income	539,999,460	-
R.E.E Electric Appliances Joint Stock Company	Indirect subsidiary	Rental income	155,384,460	-
Thu Duc Water B.O.O Corporation	Affiliate	Management fee	-	94,626,645
REE Energy Company Limited	Subsidiary	Service income	-	12,177,500
R.E.E Mechanical & Engineering Joint Stock Company	Subsidiary	Service income	-	157,300
			695,383,920	106,961,445
Short-term loan receivables				
REE Solar Energy Joint Stock Company	Indirect subsidiary	Borrowing	100,000,000,000	176,000,000,000
Vinh Son - Song Dinh Hydropower Joint Stock Company	Indirect subsidiary	Borrowing	33,000,000,000	446,600,000,000
			133,000,000,000	622,600,000,000

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Amounts due to and due from related parties were as follows: (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>VND Beginning balance</i>
Short-term advances to suppliers				
R.E.E Mechanical & Engineering Joint Stock Company	Subsidiary	Cost of supply and installation services	1,375,400,000	1,435,822,120
Thuan Binh Wind Power Joint Stock Company	Indirect subsidiary	Rendering of service	-	330,412,024
			1,375,400,000	1,766,234,144
Other short-term receivables				
R.E.E Mechanical & Engineering Joint Stock Company	Subsidiary	Dividend receivables	170,000,000,000	-
Vinh Son – Song Dinh Hydropower Joint Stock Company	Indirect subsidiary	Interest income	5,688,372,602	36,068,012,688
Song Mai Real Estate Joint Stock Company	Indirect subsidiary	Franchising fee	2,870,732,858	-
REE Solar Energy Joint Stock Company	Indirect subsidiary	Interest income	3,717,123,287	498,019,178
R.E.E Real Estate Co., Ltd	Subsidiary	Rendering of service	1,537,332,728	2,741,192,720
R.E.E Electric Appliances Joint Stock Company	Subsidiary	Dividend receivables	-	20,784,857,398
REE Land Company Limited	Subsidiary	Rendering of service	-	14,500,000,000
REE Water Company Limited	Subsidiary	Payment on behalf	-	27,500,000
IDICO Srok Phu Mieng Hydropower Joint Stock Company	Affiliate	Dividend receivables	-	27,781,007,400
Pha Lai Therma Power Joint Stock Company	Affiliate	Dividend receivables	-	27,088,691,000
			183,813,561,475	129,489,280,384

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Amounts due to and due from related parties were as follows: (continued)

Related parties	Relationship	Transactions	Ending balance	Beginning balance	VND
Long-term held-to-trading securities					
Vinh Son – Song Dinh Hydropower Joint Stock Company	Indirect subsidiary	Long-term Bond	<u>460,000,000,000</u>	<u>500,000,000,000</u>	
Short-term trade payables					
R.E.E Real Estate Co., Ltd.	Subsidiary	Management fee	(6,294,803,637)	(3,039,575,702)	
Tra Vinh Electric Development Joint Stock Company	Indirect subsidiary	Service charged	(91,300,347)	(91,300,347)	
R.E.E Electric Appliances Joint Stock Company	Subsidiary	Management fee	(75,201,000)	-	
REEPRO Services & Manufacturing Co., Ltd	Indirect subsidiary	Purchase of fixed assets	-	(755,358,773)	
REE Land Company Limited	Subsidiary	Service charged	-	(195,361,815)	
			<u>(6,461,304,984)</u>	<u>(4,081,596,637)</u>	
Other short-term payable					
R.E.E Real Estate Co., Ltd.	Subsidiary	Management fee	(9,716,416,870)	(10,039,914,281)	

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended

27. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration paid to members of the Board of Directors and Management:

	VND	
	Current year	Previous year
Remuneration and bonus of the Board of Directors	7,040,000,000	4,410,000,000
Salaries and bonus of Management	12,556,742,220	13,336,284,172
TOTAL	19,596,742,220	17,746,284,172

28. COMMITMENTS

28.1 *Operating lease commitments*

The Company lets out assets under operating lease arrangements. The future minimum rental receivables as at the balance sheet dates under the operating lease agreements is as follows:

	VND	
	Current year	Previous year
Less than one year	478,770,515,486	416,397,660,738
From one to five years	709,374,653,106	465,635,382,630
Over five years	194,665,087,440	183,088,765,125
TOTAL	1,382,810,256,032	1,065,121,808,493

28.2 *The agreement of payment guarantee commitment*

On 28 January 2019, the Company signed the agreement with Credit Guarantee and Investment Facility ("CGIF") – A trust fund of the Asian Development Bank. Accordingly, CGIF issued a Guarantee Payment for Bondholders of 2,318 bonds (*Note 18.2*) that were issued by the Company and the Company committed to pay guarantee fee of 1.40% per annum on the total value of bonds in circulation within 10 years from the issue date.

On 25 May 2021, the Company signed the agreement with International Finance Corporation ("IFC") on the implementation of loan payment guarantee for Thuan Binh Wind Power Joint Stock Company ("TBW") to finance Phu Lac 2 Wind Power Plant project and Loi Hai 2 Wind Power Plant project between IFC and TBW. The guarantee commitment agreement will be expired as soon as TBW pays 20% of the loan balance at IFC.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2021 and for the year then ended**29. EVENT AFTER THE BALANCE SHEET DATE**

On 22 February 2022, the Company's Board of Directors issued Decision No. 09/2022/QĐ-HDQT regarding the establishment of REE Digital Company Limited ("REE Digital") with a registered charter capital of VND 1,000,000,000. The principle activities of REE Digital are building and developing a centralized data platform, providing a shared service model, commercialising REE's digital products and services, finding a startup model, and expanding the digital ecosystem for REE.

On 24 February 2022, according to the Enterprise Registration Certificate No. 2100673348 issued by the Department of Planning and Investment of Tra Vinh Province, the Company established REE Tra Vinh Wind Power Company Limited ("REE DGTV") with a registered charter capital of VND 868,000,000,000. Accordingly, REE DGTV has become a subsidiary of the Company since that date.

Except for above events, there is no other matter or circumstance that has arisen since the separate balance sheet date that requires adjustment or disclosure in the separate financial statements of the Company.



Pham Thi Ngoc Trang
Preparer



Ho Tran Dieu Lynh
Chief Accountant



Huynh Thanh Hai
General Director

4 March 2022