

# **Investment and Trading of Real Estate Joint Stock Company**

Interim consolidated financial statements

30 June 2018



# Investment and Trading of Real Estate Joint Stock Company

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# Investment and Trading of Real Estate Joint Stock Company

## GENERAL INFORMATION

### THE COMPANY

Investment and Trading of Real Estate Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 4103000250 issued by the Department of Planning and Investment of Ho Chi Minh City on 28 December 2000, as amended. The Company has emerged from the equitization of Investment and Trading of Real Estate Company, which was a wholly owned subsidiary of Saigon Real Estate Corporation.

The Company was listed on the Ho Chi Minh Stock Exchange with trading symbol as ITC in accordance with the Decision No. 115/QD-SGDHCM issued by the Ho Chi Minh Stock Exchange on 24 September 2009.

The current principal activities of the Company are to invest and trade real estate properties and provide related services; provide real estate brokerage, and real estate trading centre and management.

The Company's registered office is located at 18 Nguyen Binh Khiem Street, Da Kao Ward, District 1, Ho Chi Minh City, Vietnam.

### BOARD OF DIRECTORS

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

|                         |          |
|-------------------------|----------|
| Mr. Truong Minh Thuan   | Chairman |
| Mr. Vo Huu Hai          | Member   |
| Ms. Dang Thi Ngoc Tuyen | Member   |
| Mr. Nguyen Manh         | Member   |
| Mr. Tran Huu Khanh      | Member   |

### BOARD OF SUPERVISION

Members of the Board of Supervision during the period and at the date of this report are:

|                        |                                  |
|------------------------|----------------------------------|
| Ms. Phan Thi Hong Lien | Head of the Board of Supervision |
| Mr. Le Quang Son       | Member                           |
| Ms. Ho Thi Luu         | Member                           |

### MANAGEMENT

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

|                       |  |
|-----------------------|--|
| Mr. Truong Minh Thuan | General Director                             |
| Mr. Doan Huu Chi      | Deputy General Director cum Chief Accountant |

### LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr. Truong Minh Thuan.

### AUDITORS

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

# Investment and Trading of Real Estate Joint Stock Company

## REPORT OF MANAGEMENT

Management of Investment and Trading of Real Estate Joint Stock Company ("the Company") is pleased to present this report and the interim consolidated financial statements of the Company and its subsidiary ("the Group") for six-month period ended 30 June 2018.

### MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the interim consolidated financial statements of each financial period which give a true and fair view of the interim consolidated financial position of the Group and of the interim consolidated results of its operations and its interim consolidated cash flows for the period. In preparing those interim consolidated 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 interim consolidated financial statements; and
- ▶ prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

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

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

### STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Group as at 30 June 2018 and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim consolidated financial statements.

For and on behalf of management:



*Truong Minh Thuan*  
Truong Minh Thuan  
General Director

28 August 2018





Ernst & Young Vietnam Limited  
28th Floor, Bitexco Financial Tower  
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Reference: 60792124/20266758/LR-HN

## REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

**To: The Shareholders of Investment and Trading of Real Estate Joint Stock Company**

We have reviewed the accompanying interim consolidated financial statements of Investment and Trading of Real Estate Joint Stock Company (“the Company”) and its subsidiary (collectively referred to as “the Group”), as prepared on 28 August 2018 and set out on pages 5 to 43 which comprise the interim consolidated balance sheet as at 30 June 2018, the interim consolidated income statement and the interim consolidated cash flow statement for the six-month period then ended and the notes thereto.

### ***Management's responsibility***

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

### ***Auditors' responsibility***

Our responsibility is to express a conclusion on the interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### **Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the interim consolidated financial position of the Group as at 30 June 2018, and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim consolidated financial statements.

### **Ernst & Young Vietnam Limited**



Ernest Yoong Chin Kang  
Deputy General Director  
Audit Practicing Registration Certificate  
No. 1891-2018-004-1

Ho Chi Minh City, Vietnam

28 August 2018

## Investment and Trading of Real Estate Joint Stock Company B01a-DN/HN

INTERIM CONSOLIDATED BALANCE SHEET  
as at 30 June 2018

VND

| Code       | ASSETS   | Notes    | 30 June 2018             | 31 December 2017         |
|------------|--|----------|--------------------------|--------------------------|
| <b>100</b> | <b>A. CURRENT ASSETS</b>                         |          | <b>3,189,613,968,193</b> | <b>3,080,642,514,468</b> |
| <b>110</b> | <b>I. Cash and cash equivalents</b>              | <b>4</b> | <b>112,350,986,188</b>   | <b>45,266,230,986</b>    |
| 111        | 1. Cash  |          | 47,350,986,188           | 20,266,230,986           |
| 112        | 2. Cash equivalents                              |          | 65,000,000,000           | 25,000,000,000           |
| <b>130</b> | <b>II. Current accounts receivables</b>          |          | <b>307,382,413,848</b>   | <b>287,173,753,855</b>   |
| 131        | 1. Short-term trade receivables                  | 5        | 83,499,257,448           | 171,376,332,862          |
| 132        | 2. Short-term advances to suppliers              | 6        | 102,711,604,302          | 116,022,605,998          |
| 136        | 3. Other short-term receivables                  | 7        | 135,335,676,822          | 14,259,110,719           |
| 137        | 4. Provision for doubtful short-term receivables | 5        | (14,164,124,724)         | (14,484,295,724)         |
| <b>140</b> | <b>III. Inventories</b>                          | <b>8</b> | <b>2,750,121,729,892</b> | <b>2,731,509,169,921</b> |
| 141        | 1. Inventories                                   |          | 2,766,643,942,744        | 2,748,031,382,773        |
| 149        | 2. Provision for obsolete inventories            |          | (16,522,212,852)         | (16,522,212,852)         |
| <b>150</b> | <b>IV. Other current asset</b>                   |          | <b>19,758,838,265</b>    | <b>16,693,359,706</b>    |
| 151        | 1. Short-term prepaid expenses                   | 9        | 19,758,838,265           | 16,693,359,706           |



INTERIM CONSOLIDATED BALANCE SHEET (continued)  
as at 30 June 2018

VND

| Code       | ASSETS  | Notes     | 30 June 2018             | 31 December 2017         |
|------------|---|-----------|--------------------------|--------------------------|
| <b>200</b> | <b>B. NON-CURRENT ASSETS</b>                                  |           | <b>297,500,318,864</b>   | <b>441,734,803,631</b>   |
| <b>210</b> | <b><i>I. Long-term receivables</i></b>                        |           | <b>18,557,275,422</b>    | <b>10,942,914,392</b>    |
| 211        | 1. Long-term trade receivables                                | 5         | 3,426,095,449            | 3,528,095,449            |
| 216        | 2. Other long-term receivables                                | 7         | 21,237,926,801           | 13,623,565,771           |
| 219        | 3. Provision for doubtful long-term receivables               | 5, 7      | (6,106,746,828)          | (6,208,746,828)          |
| <b>220</b> | <b><i>II. Fixed assets</i></b>                                |           | <b>62,206,783,159</b>    | <b>60,619,616,773</b>    |
| 221        | 1. Tangible fixed assets                                      | 10        | 24,283,087,901           | 22,695,921,515           |
| 222        | Cost  |           | 52,650,406,784           | 49,638,243,148           |
| 223        | Accumulated depreciation                                      |           | (28,367,318,883)         | (26,942,321,633)         |
| 227        | 2. Intangible fixed assets                                    | 11        | 37,923,695,258           | 37,923,695,258           |
| 228        | Cost  |           | 37,923,695,258           | 37,923,695,258           |
| 229        | Accumulated amortisation                                      |           | -                        | -                        |
| <b>230</b> | <b><i>III. Investment properties</i></b>                      | <b>12</b> | <b>45,830,021,183</b>    | <b>47,171,562,797</b>    |
| 231        | 1. Cost   |           | 67,077,080,348           | 67,077,080,348           |
| 232        | 2. Accumulated depreciation                                   |           | (21,247,059,165)         | (19,905,517,551)         |
| <b>240</b> | <b><i>IV. Long-term asset in progress</i></b>                 |           | -                        | <b>2,835,163,636</b>     |
| 242        | 1. Construction in progress                                   |           | -                        | 2,835,163,636            |
| <b>250</b> | <b><i>V. Long-term investments</i></b>                        | <b>13</b> | <b>161,432,136,096</b>   | <b>312,538,313,139</b>   |
| 252        | 1. Investments in associates                                  |           | 127,601,816,096          | 278,707,993,139          |
| 253        | 2. Investments in other entities                              |           | 42,755,320,000           | 42,755,320,000           |
| 254        | 3. Provision for diminution in value of long-term investments |           | (8,925,000,000)          | (8,925,000,000)          |
| <b>260</b> | <b><i>VI. Other long-term assets</i></b>                      |           | <b>9,474,103,004</b>     | <b>7,627,232,894</b>     |
| 261        | 1. Long-term prepaid expenses                                 |           | 374,758,789              | 405,323,608              |
| 262        | 2. Deferred tax assets  | 27.3      | 9,099,344,215            | 7,221,909,286            |
| <b>270</b> | <b>TOTAL ASSETS</b>   |           | <b>3,487,114,287,057</b> | <b>3,522,377,318,099</b> |



Investment and Trading of Real Estate Joint Stock Company B01a-DN/HN

INTERIM CONSOLIDATED BALANCE SHEET (continued)  
as at 30 June 2018

VND

| Code       | RESOURCES   | Notes | 30 June 2018             | 31 December 2017         |
|------------|---|-------|--------------------------|--------------------------|
| <b>300</b> | <b>C. LIABILITIES</b>   |       | <b>1,950,376,629,349</b> | <b>1,943,698,840,926</b> |
| <b>310</b> | <b>I. Current liabilities</b>   |       | <b>1,155,893,371,843</b> | <b>1,273,489,466,491</b> |
| 311        | 1. Short-term trade payables  | 15    | 73,325,633,212           | 79,438,301,509           |
| 312        | 2. Short-term advances from customers                                     | 16    | 322,248,112,716          | 399,336,258,704          |
| 313        | 3. Statutory obligations  | 17    | 7,622,387,272            | 14,198,486,037           |
| 314        | 4. Payables to employees  |       | 1,763,015,000            | 1,053,885,000            |
| 315        | 5. Short-term accrued expenses  | 18    | 59,931,088,537           | 70,271,938,491           |
| 318        | 6. Short-term unearned revenues   |       | 603,544,851              | 335,317,967              |
| 319        | 7. Other short-term payables  | 19    | 86,996,387,778           | 39,613,118,308           |
| 320        | 8. Short-term loans   | 20    | 593,678,695,810          | 661,721,016,561          |
| 321        | 9. Short-term provisions  |       | 9,251,212,232            | 6,593,774,479            |
| 322        | 10. Bonus and welfare fund  |       | 473,294,435              | 927,369,435              |
| <b>330</b> | <b>II. Non-current liabilities</b>  |       | <b>794,483,257,506</b>   | <b>670,209,374,435</b>   |
| 332        | 1. Long-term advances from customers                                      | 16    | 438,324,811,231          | 298,474,899,790          |
| 336        | 2. Long-term unearned revenues  |       | 5,462,272,538            | 5,462,272,538            |
| 337        | 3. Other long-term liabilities  | 19    | 3,341,233,840            | 3,820,892,240            |
| 338        | 4. Long-term loans  | 20    | 344,723,978,533          | 359,755,293,503          |
| 342        | 5. Long-term provisions   |       | 2,630,961,364            | 2,696,016,364            |
| <b>400</b> | <b>D. OWNERS' EQUITY</b>  |       | <b>1,536,737,657,708</b> | <b>1,578,678,477,173</b> |
| <b>410</b> | <b>I. Capital</b>   |       | <b>1,536,737,657,708</b> | <b>1,578,678,477,173</b> |
| 411        | 1. Share capital  | 21.1  | 690,866,880,000          | 690,866,880,000          |
| 411a       | - Shares with voting rights   |       | 690,866,880,000          | 690,866,880,000          |
| 412        | 2. Share premium  | 21.1  | 748,683,126,824          | 748,683,126,824          |
| 414        | 3. Other owners' capital  | 21.1  | 470,571,611              | 470,571,611              |
| 415        | 4. Treasury shares  | 21.1  | (9,825,117,611)          | (9,825,117,611)          |
| 418        | 5. Investment and development fund  | 21.1  | 63,411,110,933           | 59,452,912,036           |
| 421        | 6. Undistributed earnings   | 21.1  | 34,087,729,403           | 79,061,231,305           |
| 421a       | - Undistributed earnings (accumulated losses) by the end of prior periods |       | 6,542,651,282            | (102,746,639)            |
| 421b       | - Undistributed earnings of the period                                    |       | 27,545,078,121           | 79,163,977,944           |
| 429        | 7. Non-controlling interests  |       | 9,043,356,548            | 9,968,873,008            |
| <b>440</b> | <b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>                               |       | <b>3,487,114,287,057</b> | <b>3,522,377,318,099</b> |

Pham Van Khanh  
Preparer

Doan Huu Chi  
Chief Accountant

Truong Minh Thuan  
General Director



Investment and Trading of Real Estate Joint Stock Company B02a-DN/HN

INTERIM CONSOLIDATED INCOME STATEMENT  
for six-month period ended 30 June 2018

VND

| Code | ITEMS   | Notes | For the six-month period ended 30 June 2018 | For the six-month period ended 30 June 2017 |
|------|---|-------|---|---|
| 10   | 1. Net revenue from sale of goods and rendering of services               | 22.1  | 245,973,585,480                             | 289,466,039,140                             |
| 11   | 2. Cost of goods sold and services rendered                               | 23    | (210,648,509,019)                           | (231,271,427,873)                           |
| 20   | 3. Gross profit from sale of goods and rendering of services              |       | 35,325,076,461                              | 58,194,611,267                              |
| 21   | 4. Finance income   | 22.2  | 9,342,162,976                               | 1,335,580,436                               |
| 22   | 5. Finance expenses   | 24    | (1,824,469,895)                             | (462,022,100)                               |
| 23   | - In which: Interest expense  |       | (1,674,942,626)                             | (462,022,100)                               |
| 24   | 6. Shares of gain of associates   | 13.1  | 1,272,286                                   | 267,159,522                                 |
| 25   | 7. Selling expenses   | 25    | (3,557,276,384)                             | (3,678,396,542)                             |
| 26   | 8. General and administrative expenses                                    | 25    | (13,767,538,814)                            | (14,959,468,327)                            |
| 30   | 9. Operating profit   |       | 25,519,226,630                              | 40,697,464,256                              |
| 31   | 10. Other income  | 26    | 8,624,286,614                               | 5,884,095,103                               |
| 32   | 11. Other expenses  | 26    | (6,240,625,403)                             | (2,890,285,138)                             |
| 40   | 12. Other profit  | 26    | 2,383,661,211                               | 2,993,809,965                               |
| 50   | 13. Accounting profit before tax  |       | 27,902,887,841                              | 43,691,274,221                              |
| 51   | 14. Current corporate income tax expense                                  | 27.1  | (2,283,174,435)                             | (1,228,548,898)                             |
| 52   | 15. Deferred tax income   | 27.3  | 1,877,434,929                               | 894,967,388                                 |
| 60   | 16. Net profit after tax  |       | 27,497,148,335                              | 43,357,692,711                              |
| 61   | 17. Net profit after tax attributable to shareholders of the parent       |       | 27,545,078,121                              | 42,665,135,722                              |
| 62   | 18. Net (loss) profit after tax attributable to non-controlling interests |       | (47,929,786)                                | 692,556,989                                 |
| 70   | 19. Basic earnings per share  | 21.4  | 401   | 622   |
| 71   | 20. Diluted earnings per share  | 21.4  | 401   | 622   |

  
Pham Van Khanh  
Preparer

  
Doan Huu Chi  
Chief Accountant

  
Trương Minh Thuận  
General Director

28 August 2018



INTERIM CONSOLIDATED CASH FLOW STATEMENT  
for six-month period ended 30 June 2018

VND

| Code      | ITEMS   | Notes  | For the six-month<br>period ended<br>30 June 2018 | For the six-month<br>period ended<br>30 June 2017 |
|-----------|---|--------|---|---|
|           | <b>I. CASH FLOWS FROM<br/>OPERATING ACTIVITIES</b>            |        |   |   |
| <b>01</b> | <b>Accounting profit before tax</b>                           |        | <b>27,902,887,841</b>                             | <b>43,691,274,221</b>                             |
|           | <i>Adjustments for:</i>                                       |        |   |   |
| 02        | Depreciation and amortization                                 | 10, 12 | 2,766,538,864                                     | 2,581,920,085                                     |
| 03        | Provisions  |        | 2,170,211,753                                     | 1,551,006,952                                     |
| 05        | Profits from investing activities                             |        | (9,326,779,536)                                   | (1,438,136,932)                                   |
| 06        | Interest expense  | 24     | 1,674,942,626                                     | 462,022,100                                       |
| <b>08</b> | <b>Operating profit before changes in<br/>working capital</b> |        | <b>25,187,801,548</b>                             | <b>46,848,086,426</b>                             |
| 09        | Decrease (increase) in receivables                            |        | 131,447,045,898                                   | (38,482,254,710)                                  |
| 10        | Decrease in inventories                                       |        | 31,915,547,843                                    | 7,033,930,510                                     |
| 11        | Increase in payables  |        | 52,116,195,256                                    | 203,797,045,735                                   |
| 12        | Increase in prepaid expenses                                  |        | (3,034,913,740)                                   | (3,949,683,311)                                   |
| 14        | Interest paid   |        | (62,140,668,394)                                  | (76,792,330,839)                                  |
| 15        | Corporate income tax paid                                     |        | (2,874,571,924)                                   | (927,185,715)                                     |
| <b>20</b> | <b>Net cash flows from operating<br/>activities</b>           |        | <b>172,616,436,487</b>                            | <b>137,527,608,096</b>                            |
|           | <b>II. CASH FLOWS FROM<br/>INVESTING ACTIVITIES</b>           |        |   |   |
| 21        | Purchase of fixed assets                                      |        | (177,000,000)                                     | (4,689,918,182)                                   |
| 25        | Payments for investments in<br>other entities                 |        | -   | (31,115,840,000)                                  |
| 26        | Proceeds from sale of investments<br>in other entities        |        | 138,524,328                                       | -   |
| 27        | Interest and dividends received                               |        | 1,246,294,019                                     | 1,170,977,410                                     |
| <b>30</b> | <b>Net cash flows from (used in)<br/>investing activities</b> |        | <b>1,207,818,347</b>                              | <b>(34,634,780,772)</b>                           |
|           | <b>III. CASH FLOWS FROM<br/>FINANCING ACTIVITIES</b>          |        |   |   |
| 33        | Drawdown of borrowings  | 20     | 232,121,670,130                                   | 67,085,125,551                                    |
| 34        | Repayment of borrowings                                       | 20     | (315,195,305,851)                                 | (162,350,069,471)                                 |
| 36        | Dividends paid  |        | (23,665,863,911)                                  | -   |
| <b>40</b> | <b>Net cash flows used in<br/>financing activities</b>        |        | <b>(106,739,499,632)</b>                          | <b>(95,264,943,920)</b>                           |

Investment and Trading of Real Estate Joint Stock Company B03a-DN/HN

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)  
for six-month period ended 30 June 2018

VND

| Code | ITEMS  | Notes | For the six-month period ended 30 June 2018 | For the six-month period ended 30 June 2017 |
|------|--|-------|---|---|
| 50   | Net increase in cash and cash equivalents                |       | 67,084,755,202                              | 7,627,883,404                               |
| 60   | Cash and cash equivalents at the beginning of the period |       | 45,266,230,986                              | 50,855,004,269                              |
| 70   | Cash and cash equivalents at the end of the period       | 4     | 112,350,986,188                             | 58,482,887,673                              |

Pham Van Khanh  
Preparer

Doan Huu Chi  
Chief Accountant



Truong Minh Thuan  
General Director

28 August 2018



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS  
as at 30 June 2018 and for the six-month period then ended

**1. CORPORATE INFORMATION**

Investment and Trading of Real Estate Joint Stock Company (“the Company”) is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 4103000250 issued by the Department of Planning and Investment of Ho Chi Minh City on 28 December 2000, as amended. The Company has emerged from the equitization of Investment and Trading of Real Estate Company, which was a wholly owned subsidiary of Saigon Real Estate Corporation.

The Company was listed on the Ho Chi Minh Stock Exchange with trading code ITC in accordance with the Decision No. 115/QD-SGDHCM issued by the Ho Chi Minh Stock Exchange on 24 September 2009.

The current principal activities of the Company are to invest and trade real estate properties and provide related services; provide real estate brokerage, and real estate trading centre and management.

The Company's registered office is located at 18 Nguyen Binh Khiem Street, Da Kao Ward, District 1, Ho Chi Minh City, Vietnam.

The Company has a subsidiary, Intresco Construction Joint Stock Company (“IC”) which is a shareholding company established in accordance with Business Registration Certificate No. 0310626100 issued by the Department of Planning and Investment of Ho Chi Minh City on 14 February 2011. IC's registered office is located at 20 Nguyen Binh Khiem Street, Da Kao Ward, District 1, Ho Chi Minh City, Vietnam. As at 30 June 2019, the Company holds 85% ownership interest in this subsidiary.

The number of the Company and its subsidiary (“the Group”) employees as at 30 June 2018 was 126 (31 December 2017: 154).

**2. BASIS OF PREPARATION**

**2.1 Accounting standards and system**

The interim consolidated financial statements of the Group, expressed in Vietnam dong (“VND”), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

Accordingly, the accompanying interim consolidated 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 interim consolidated financial position and results of interim consolidated operations and interim consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

**2. BASIS OF PREPARATION (continued)**

**2.2 *Applied accounting documentation system***

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

**2.3 *Fiscal year***

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

**2.4 *Accounting currency***

The interim consolidated financial statements are prepared in VND which is also the Group's accounting currency.

**2.5 *Basis of consolidation***

The interim consolidated financial statements comprise the financial statements of the Company and its subsidiary for six-month period ended 30 June 2018.

Subsidiary is fully consolidated from the date of acquisition, being the date on which the Company obtains control, and continued to be consolidated until the date that such control ceases.

The interim financial statements of the subsidiary are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses result from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the interim consolidated income statement and within equity in the interim consolidated balance sheet, separately from parent shareholders' equity.

**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 less 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 *Inventories - inventory properties***

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realisable value.

Cost includes:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less costs to completion and the estimated costs of sale.



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.2 Inventories - inventory properties (continued)**

The cost of inventory property recognised in profit or loss on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

*Provision for obsolete inventories*

An inventory provision is created for the estimated loss value of work-in-progress, and other inventories owned by the Company, based on appropriate evidence of impairment available at the interim balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the interim consolidated income statement.

**3.3 Receivables**

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

The provision for doubtful debts represents amounts of outstanding receivables at the interim 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 interim consolidated income statement.

**3.4 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 interim consolidated 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 interim consolidated income statement.

**3.5 Intangible fixed assets**

Intangible fixed assets are stated at cost less accumulated amortisation.

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

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the interim consolidated income statement as incurred.

When intangible 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 interim consolidated income statement.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.5 *Intangible fixed assets* (continued)

##### *Land use rights*

Land use rights are recorded as an intangible fixed asset on the interim consolidated balance sheet as the Company obtained the land use right certificate prior to 2003 according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets. The costs of land use rights comprise all directly attributable costs of bringing the land to the condition available for its intended use and is not amortised given indefinite useful life.

#### 3.6 *Depreciation*

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

|                          |               |
|--------------------------|---------------|
| Buildings and structures | 13 – 25 years |
| Machinery and equipment  | 5 – 10 years  |
| Means of transportation  | 7 – 10 years  |
| Office equipment         | 3 – 5 years   |

The useful life of the fixed assets and depreciation rate are reviewed periodically to ensure that the method and the period 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 stated at cost including transaction costs less accumulated depreciation and/or amortisation. Investment properties held for capital appreciation are not depreciated/amortised 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 Group.

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

|                    |               |
|--------------------|---------------|
| Land and buildings | 25 – 50 years |
|--------------------|---------------|

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 interim consolidated income statement in the period of retirement or disposal.

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.



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**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 are recorded as expense during the period in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

**3.9 Prepaid expenses**

Prepaid expenses are reported as short-term or long-term prepaid expenses on the interim consolidated balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

**3.10 Investments**

*Investments in associates*

The Group's investment in its associates is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that are neither subsidiary nor joint venture. The Group generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the interim consolidated balance sheet at cost plus post acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment. The interim consolidated income statement reflects the share of the post-acquisition results of operation of the associate.

The share of post-acquisition profit (loss) of the associates is presented on face of the interim consolidated income statement and its share of post-acquisition movements in reserves is recognized in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividends receivable from associates reduce the carrying amount of the investment.

The interim financial statements of the associates are prepared for the same reporting period as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

*Investments in other entities*

Investments in other investments are stated at their acquisition costs.

*Provision for diminution in value of investments in other entities*

Provision is made for any diminution in value of the investments at the interim balance sheet date in accordance with the guidance under Circular No. 228/2009/TT-BTC dated 7 December 2009 and Circular No. 89/2013/TT-BTC dated 26 June 2013 issued by the Ministry of Finance. Increases or decreases to the provision balance are recorded as finance expense in the interim consolidated income statement.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.11 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 Group.

**3.12 Accrual for severance pay**

The severance pay to employee is accrued at the end of each reporting period for all employees who have been in service for more than 12 months up to the interim balance sheet date at the rate of one-half of the average monthly salary for each year of service up to 31 December 2008 in accordance with the Labour Code and related implementing guidance. The average monthly salary used in this calculation is revised at the end of each reporting period following the average monthly salary of the 6-month period up to the reporting date. Increases or decreases to the accrued amount other than actual payment to employee will be taken to the interim consolidated income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 48 of the Labour Code.

**3.13 Earnings per share**

Basic earnings per share amounts are calculated by dividing net profit after tax for the period attributable to ordinary shareholders of the Group (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Group (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

**3.14 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 Group's own equity instruments.

**3.15 Appropriation of net profit**

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

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the Annual General Meeting.

*Investment and development fund*

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

*Bonus and welfare fund*

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



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.16 Revenue recognition**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group 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 completed property*

A property is regarded as sold when the significant risks and returns have been transferred to the buyer, which is normally on unconditional exchange of contracts. For conditional exchanges, sales are recognized only when all the significant conditions are satisfied.

*Construction contract*

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the amount of work completed and certified by customers at the interim balance sheet date. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customers.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expense in the period in which they are incurred.

*Rental income*

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

*Interest*

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

*Dividends*

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

**3.17 Taxation**

*Current income tax*

Current income tax assets and liabilities for the current and prior periods 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 interim balance sheet date.

Current income tax is charged or credited to the interim consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred 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 Group to offset current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.17 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; and
- ▶ In respect of taxable temporarily differences associated with investments in subsidiaries and associates 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; and
- ▶ In respect of deductible temporarily differences associated with investments in subsidiaries and associates, 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 tax assets 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 tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each interim 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 interim balance sheet date.

Deferred tax is charged or credited to the interim consolidated 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 Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied on the same taxable entity by the same taxation authority on:

- ▶ Either the same taxable entity; or
- ▶ When the Group 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 INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.18 Segment information

The Group's principal activities are to invest and trade real estate properties and provide related services; provide real estate brokerage, and real estate trading centre and management. In addition, these activities are mainly taking place within Vietnam. Therefore, the Group's risks and returns are not impacted by the Group's business that the Group is operating or the locations where the Group is trading. As a result, the Group's management is of the view that there is only one segment for business and geography and therefore presentation of segmental information is not required

#### 3.19 Related parties

Parties are considered to be related parties of the group 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 group and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

### 4. CASH AND CASH EQUIVALENTS

|                      | VND                           |                              |
|----------------------|-------------------------------|------------------------------|
|                      | 30 June 2018                  | 31 December 2017             |
| Cash on hand         | 10,767,185,775                | 8,958,104,241                |
| Cash in banks        | 36,583,800,413                | 11,308,126,745               |
| Cash equivalents (*) | <u>65,000,000,000</u>         | <u>25,000,000,000</u>        |
| <b>TOTAL</b>         | <b><u>112,350,986,188</u></b> | <b><u>45,266,230,986</u></b> |

(\*) Cash equivalents represent short-term bank deposits at commercial banks with original maturities of less than three months and earn interest at the applicable rates.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
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5. TRADE RECEIVABLES

|   | VND                   |                        |
|---|-----------------------|------------------------|
|   | 30 June 2018          | 31 December 2017       |
| <b>Short-term</b>                                       | <b>83,499,257,448</b> | <b>171,376,332,862</b> |
| Khang Nam Real Estate Investment Joint Stock Company    | 9,364,490,403         | 9,364,490,403          |
| Thai Duong Construction and Trading Joint Stock Company | 8,100,000,000         | 8,100,000,000          |
| Related parties (Note 28)                               | 1,315,610,000         | 1,315,610,000          |
| Nam Hai Construction Co., Ltd                           | -                     | 12,647,143,000         |
| Other customers   | 64,719,157,045        | 139,949,089,459        |
| <b>Long-term</b>  | <b>3,426,095,449</b>  | <b>3,528,095,449</b>   |
| Trade receivables from other parties                    | 3,426,095,449         | 3,528,095,449          |
| <b>TOTAL</b>  | <b>86,925,352,897</b> | <b>174,904,428,311</b> |
| Provision for doubtful short-term receivables           | (14,164,124,724)      | (14,484,295,724)       |
| Provision for doubtful long-term receivables            | (3,388,346,579)       | (3,490,346,579)        |

Details of trade receivables are as below:

|   | 30 June 2018          | 31 December 2017       |
|---|-----------------------|------------------------|
| <b>Short-term</b>                                     |                       |                        |
| Receivables from sale of land lots and apartments (*) | 62,488,153,896        | 137,090,009,642        |
| Receivables from provision of construction services   | 20,402,950,122        | 33,365,590,122         |
| Others  | 608,153,430           | 920,733,098            |
| <b>TOTAL</b>  | <b>83,499,257,448</b> | <b>171,376,332,862</b> |
| <b>Long term</b>                                      |                       |                        |
| Receivables from provision of construction services   | 1,130,613,959         | 1,130,613,959          |
| Others  | 2,295,481,490         | 2,397,481,490          |
| <b>TOTAL</b>  | <b>3,426,095,449</b>  | <b>3,528,095,449</b>   |

(\*) Receivables from sale of land lots and apartments mainly include (i) the remaining 5% - 10% pending for the completion of the legal procedure to hand over lands and apartments to the customers or (ii) the remaining amount of the contract price. Details by project are as follows:

|  | 30 June 2018          | 31 December 2017       |
|--|-----------------------|------------------------|
| The Stars Village, Long Thoi – Nha Be project (ii) | 46,686,323,914        | 120,958,409,587        |
| 6B project (i)                                     | 9,906,561,765         | 10,103,728,389         |
| Thinh Vuong Building (i)                           | 2,133,636,000         | 2,230,239,449          |
| Phong Phu project (i)                              | 2,065,760,000         | 2,101,760,000          |
| An Khang Building (i)                              | 1,674,032,217         | 1,674,032,217          |
| Binh Hoa project (i)                               | 21,840,000            | 21,840,000             |
| <b>TOTAL</b>                                       | <b>62,488,153,896</b> | <b>137,090,009,642</b> |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
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## 6. SHORT-TERM ADVANCES TO SUPPLIERS

Short-term advances to suppliers represent non-interest bearing advances to sub-contractors and the State related to the following real estate projects:

|   | VND                    |                        |
|---|------------------------|------------------------|
|   | 30 June 2018           | 31 December 2017       |
| Long Binh Joint Stock Company – Long Binh, District 9 project         | 19,899,197,600         | 19,899,197,600         |
| Sai gon Vien Dong Limited Company – Lot No.7, 6B project              | 12,927,603,431         | 12,927,603,431         |
| People's Committee of Dak Nong Province – Thien Phu, Dak Nong project | -                      | 20,300,000,000         |
| Other suppliers   | 57,312,040,516         | 50,323,042,212         |
| A related party (Note 28)   | 12,572,762,755         | 12,572,762,755         |
| <b>TOTAL</b>  | <b>102,711,604,302</b> | <b>116,022,605,998</b> |

## 7. OTHER RECEIVABLES

|   | VND                    |                       |
|---|------------------------|-----------------------|
|   | 30 June 2018           | 31 December 2017      |
| <b>Short-term</b>   | <b>135,335,676,822</b> | <b>14,259,110,719</b> |
| Ms. Lai Thi Hoang Yen   | 97,076,355,000         | -                     |
| Advances to suppliers of real estate projects (*)                       | 26,594,760,000         | 7,444,760,000         |
| - People's Committee of Dak Nong province - Thien Phu, Dak Nong project | 20,300,000,000         | -                     |
| - Saigon Cho Lon Investment & Real Estate Joint Stock Company           | 4,500,000,000          | 5,650,000,000         |
| - May Thang Long Joint Stock Company                                    | 1,794,760,000          | 1,794,760,000         |
| Others  | 11,664,561,822         | 6,814,350,719         |
| <b>Long-term</b>  | <b>21,237,926,801</b>  | <b>13,623,565,771</b> |
| Ngoc Phuc Trading and Construction Co., Ltd                             | 16,983,965,194         | 8,522,604,164         |
| Others  | 4,253,961,607          | 5,100,961,607         |
| <b>TOTAL</b>  | <b>156,573,603,623</b> | <b>27,882,676,490</b> |
| Provision for long-term doubtful debts                                  | (2,718,400,249)        | (2,718,400,249)       |
| <i>In which:</i>  |                        |                       |
| Other parties   | 154,980,702,016        | 25,442,774,883        |
| Related parties (Note 28)   | 1,592,901,607          | 2,439,901,607         |

(\*) These amounts represent advance paid to these real estate companies in prior years in order for the Company to receive the completed land lots. However, management decided to terminate the Company's investments in these real estate projects. Therefore, the advance paid to these entities were agreed to be refunded at cost to the Company according to the relevant agreements.



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### 8. INVENTORIES

Inventories represent costs incurred for the following on-going real estate and construction projects in process:

|  | 30 June 2018             |                         | 31 December 2017         |                         |     |
|--|--------------------------|-------------------------|--------------------------|-------------------------|-----|
|  | Cost                     | Provision               | Cost                     | Provision               | VND |
| Terra Royal project (i)                            | 1,634,278,050,815        | -                       | 1,461,779,471,548        | -                       | -   |
| The Stars Village, Long Thoi – Nha Be project (ii) | 728,166,373,783          | -                       | 863,384,213,582          | -                       | -   |
| 6A project   | 132,014,907,652          | -                       | 131,864,913,107          | -                       | -   |
| Long Phuoc, District 9 project (iii)               | 116,057,729,964          | -                       | 115,974,275,419          | -                       | -   |
| Binh Trung Dong – District 2 project               | 28,848,790,056           | -                       | 28,848,790,056           | -                       | -   |
| Lot 6, 7 & 8 – 6B project                          | 22,569,225,092           | -                       | 22,686,185,968           | -                       | -   |
| Other projects                                     | 104,708,865,382          | (16,522,212,852)        | 123,493,533,093          | (16,522,212,852)        | -   |
| <b>TOTAL</b>                                       | <b>2,766,643,942,744</b> | <b>(16,522,212,852)</b> | <b>2,748,031,382,773</b> | <b>(16,522,212,852)</b> |     |

(i) Land use rights of Terra Royal project, Ly Chinh Thang Street, District 3 was pledged to obtain the loan from a commercial bank (Note 20).

(ii) Land use rights of The Stars Village, Long Thoi – Nha Be project was pledged to obtain the loans from commercial banks (Note 20).

(iii) Land use rights of Long Phuoc, District 9 project was pledged to obtain the loans from a commercial bank (Note 20).

### 9. SHORT-TERM PREPAID EXPENSES

|                 | 30 June 2018          | 31 December 2017      |
|-----------------|-----------------------|-----------------------|
| Sale commission | 19,048,277,250        | 16,147,416,768        |
| Others          | 710,561,015           | 545,942,938           |
| <b>TOTAL</b>    | <b>19,758,838,265</b> | <b>16,693,359,706</b> |

## Investment and Trading of Real Estate Joint Stock Company

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

### 10. TANGIBLE FIXED ASSETS

|   | Buildings and<br>structures | Machinery and<br>equipment | Means of<br>transportation | Office<br>equipment | Total          |
|---|-----------------------------|----------------------------|----------------------------|---------------------|----------------|
| <b>Cost:</b>                              |                             |                            |                            |                     |                |
| As at 31 December 2017                    | 28,349,789,734              | 14,190,246,455             | 5,657,467,366              | 1,440,739,593       | 49,638,243,148 |
| Addition                                  | -                           | 42,000,000                 | -                          | 135,000,000         | 177,000,000    |
| Transfer from construction in<br>progress | -                           | 2,636,363,636              | -                          | 198,800,000         | 2,835,163,636  |
| As at 30 June 2018                        | 28,349,789,734              | 16,868,610,091             | 5,657,467,366              | 1,774,539,593       | 52,650,406,784 |
| <i>In which:</i>                          |                             |                            |                            |                     |                |
| Fully depreciated                         | 4,280,813,180               | 2,187,061,357              | 3,840,210,043              | 1,400,394,544       | 11,708,479,124 |
| <b>Accumulated depreciation:</b>          |                             |                            |                            |                     |                |
| As at 31 December 2017                    | 14,141,605,501              | 6,356,879,004              | 5,169,977,142              | 1,273,859,986       | 26,942,321,633 |
| Depreciation for the period               | 481,379,550                 | 820,843,144                | 95,258,184                 | 27,516,372          | 1,424,997,250  |
| As at 30 June 2018                        | 14,622,985,051              | 7,177,722,148              | 5,265,235,326              | 1,301,376,358       | 28,367,318,883 |
| <b>Net carrying amount:</b>               |                             |                            |                            |                     |                |
| As at 31 December 2017                    | 14,208,184,233              | 7,833,367,451              | 487,490,224                | 166,879,607         | 22,695,921,515 |
| As at 30 June 2018                        | 13,726,804,683              | 9,690,887,943              | 392,232,040                | 473,163,235         | 24,283,087,901 |

# Investment and Trading of Real Estate Joint Stock Company B09a-DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

## 11. INTANGIBLE FIXED ASSETS

This amount represents the carrying value of land use rights at No. 16 Nguyen Dinh Chieu Street, Da Kao Ward, District 1 of VND 26,471,477,820, land use rights at No. 20 Nguyen Binh Khiem Street, Da Kao Ward, District 1 of VND 11,101,600,430 and land use rights at Lot B16, 13E Residential Area, Phong Phu Commune, Binh Chanh District of VND 350,617,008.

Land use rights at No. 16 Nguyen Dinh Chieu Street, Da Kao Ward, District 1 and No. 20 Nguyen Binh Khiem Street, Da Kao Ward, District 1 were pledged to obtain the loans from commercial banks (*Note 20*).

## 12. INVESTMENT PROPERTIES

|   | VND                           |
|---|-------------------------------|
|   | <i>Land and buildings (*)</i> |
| <b>Cost:</b>                            |                               |
| As at 31 December 2017 and 30 June 2018 | <u>67,077,080,348</u>         |
| <b>Accumulated depreciation:</b>        |                               |
| As at 31 December 2017                  | 19,905,517,551                |
| Depreciation for the period             | <u>1,341,541,614</u>          |
| As at 30 June 2018                      | <u>21,247,059,165</u>         |
| <b>Net carrying amount:</b>             |                               |
| As at 31 December 2017                  | <u>47,171,562,797</u>         |
| As at 30 June 2018                      | <u>45,830,021,183</u>         |

The fair value of the investment properties had not yet been formally assessed and determined as at 30 June 2018. However, given that these properties are currently leased out and income generating, it is management's assessment that these properties' market values are still higher than their carrying value at the balance sheet date.

(\*) Including in total land and buildings value, details of properties are secured for bank loans as follows:

- Land use rights and associated assets of An Khang ground, An Phu An Khanh Town, An Phu Ward, District 2, Ho Chi Minh City were pledged to obtain the loan from a commercial bank (*Note 20*).
- Land use rights and associated assets at No. 531 Nguyen Duy Trinh Street, Binh Trung Dong Ward, District 2 were pledged to obtain the loans from a commercial bank (*Note 20*).

### **Revenue and expense relating to investment properties**

|   | VND  |  |
|---|--|--|
|   | <i>For the six-month<br/>period ended<br/>30 June 2018</i> | <i>For the six-month<br/>period ended<br/>30 June 2017</i> |
| Rental income generating from leasing of investment properties                                    | 4,791,256,941  | 4,935,511,391  |
| Direct operating expenses of investment properties that generated rental income during the period | <u>(1,575,985,744)</u>                                     | <u>(2,338,183,165)</u>                                     |
| <b>NET</b>  | <u><b>3,215,271,197</b></u>                                | <u><b>2,597,328,226</b></u>                                |



# Investment and Trading of Real Estate Joint Stock Company B09a-DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

## 13. LONG-TERM INVESTMENTS

|   | VND                           |                               |
|---|-------------------------------|-------------------------------|
|   | 30 June 2018                  | 31 December 2017              |
| Investments in associates (Note 13.1)             | 127,601,816,096               | 278,707,993,139               |
| Investments in other entities (Note 13.2)         | 42,755,320,000                | 42,755,320,000                |
| Provision for diminution in long-term investments | <u>(8,925,000,000)</u>        | <u>(8,925,000,000)</u>        |
| <b>TOTAL</b>                                      | <b><u>161,432,136,096</u></b> | <b><u>312,538,313,139</u></b> |

### 13.1 Investments in associates

|   | <u>% of interest and % voting rights</u> |                  |
|---|--|------------------|
|   | 30 June 2018                             | 31 December 2017 |
| Saigon – Binh Duong Investment Corporation (“SGBD”) (*)                 | 64.32                                    | 64.38            |
| Long Binh Construction – Trading – Producing Joint Stock Company (“LB”) | 36.36                                    | 36.36            |
| Pham Gia Construction Limited Company (“PG”)                            | -  | 46.19            |

(\*) The ownership interest of the Group in SGBD as at the interim separate balance sheet date is 64.32% based on actual capital contribution (37.37% based on the Business Registration Certificate). However, as at 30 June 2018, the Group still presents the investment in SGBD as an investment in associate because in accordance with Board of Directors Meeting Minute dated 11 August 2017, all shareholders of SGBD committed to continue to contribute their investment as indicated on Business Registration Certificate. Hence, SGBD will not become the Company’s subsidiary.

# Investment and Trading of Real Estate Joint Stock Company

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

## 13. LONG-TERM INVESTMENTS (continued)

### 13.1 Investments in associates (continued)

Details of these investments in associates as the interim balance sheet date are presented as follows:

|  | PG                       | SGBD            | LB              | VND<br>Total             |
|--|--------------------------|-----------------|-----------------|--------------------------|
| <b>Cost of investments:</b>  |                          |                 |                 |                          |
| As at 31 December 2017   | 150,968,925,000          | 112,199,143,238 | 21,000,000,000  | 284,168,068,238          |
| Decrease   | <u>(150,968,925,000)</u> | -               | -               | <u>(150,968,925,000)</u> |
| As at 30 June 2018   | -                        | 112,199,143,238 | 21,000,000,000  | 133,199,143,238          |
| <b>Accumulated share in post-acquisition loss of the associates:</b> |                          |                 |                 |                          |
| As at 31 December 2017   | -                        | (3,234,451,071) | (2,225,624,028) | (5,460,075,099)          |
| Dividend   | -                        | -               | (138,524,329)   | (138,524,329)            |
| Share in post-acquisition (loss) profit of the associates            | -                        | (159,966,403)   | 161,238,689     | 1,272,286                |
| As at 30 June 2018   | -                        | (3,394,417,474) | (2,202,909,668) | (5,597,327,142)          |
| <b>Net carrying amount:</b>  |                          |                 |                 |                          |
| As at 31 December 2017   | 150,968,925,000          | 108,964,692,167 | 18,774,375,972  | 278,707,993,139          |
| As at 30 June 2018   | -                        | 108,804,725,764 | 18,797,090,332  | 127,601,816,096          |

## Investment and Trading of Real Estate Joint Stock Company

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

### 13. LONG-TERM INVESTMENTS (continued)

#### 13.2 Investments in other entities

|   | 30 June 2018          |                                 | 31 December 2017      |                                 |
|---|-----------------------|---------------------------------|-----------------------|---------------------------------|
|   | Amount<br>VND         | Number of shares<br>% ownership | Amount<br>VND         | Number of shares<br>% ownership |
| Gia Dinh Development Investment Corporation                       | 34,000,000,000        | 2,125,000<br>5.31               | 34,000,000,000        | 2,125,000<br>5.31               |
| Housing Development Bac Trung Nam Corporation                     | 5,466,500,000         | 54,665<br>10.93                 | 5,466,500,000         | 54,665<br>10.93                 |
| Saigon Mangden Joint Stock Company                                | 3,100,000,000         | 310,000<br>1.61                 | 3,100,000,000         | 310,000<br>1.61                 |
| Van Dien Fused Magnesium Phosphate Fertilizer Joint Stock Company | 188,820,000           | 18,882<br>0.06                  | 188,820,000           | 18,882<br>0.06                  |
| <b>TOTAL</b>  | <b>42,755,320,000</b> |                                 | <b>42,755,320,000</b> |                                 |
| Provision for diminution in value of other long-term investments  | (8,925,000,000)       |                                 | (8,925,000,000)       |                                 |
| <b>NET</b>  | <b>33,830,320,000</b> |                                 | <b>33,830,320,000</b> |                                 |



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

**14. BORROWING COSTS**

|                                     | VND  |  |
|-------------------------------------|--|--|
|                                     | <i>For the six-month<br/>period ended<br/>30 June 2018</i> | <i>For the six-month<br/>period ended<br/>30 June 2017</i> |
| Capitalized in real estate projects | 50,528,107,814   | 53,747,946,362   |
| Interest expense (Note 24)          | <u>1,674,942,626</u>                                       | <u>462,022,100</u>   |
| <b>TOTAL</b>                        | <b><u>52,203,050,440</u></b>                               | <b><u>54,209,968,462</u></b>                               |

**15. SHORT-TERM TRADE PAYABLES**

|   | VND                          |                              |
|---|------------------------------|------------------------------|
|   | <i>30 June 2018</i>          | <i>31 December 2017</i>      |
| Trade payables to other parties                 | 71,764,978,667               | 77,877,646,964               |
| - Hai Hung Steel One member Company Limited     | 17,016,791,017               | 16,225,772,804               |
| - Phu Phu Suong Service Trading Company Limited | 15,751,024,999               | 17,256,898,882               |
| - Other suppliers                               | 38,997,162,651               | 44,394,975,278               |
| Trade payables to a related party (Note 28)     | <u>1,560,654,545</u>         | <u>1,560,654,545</u>         |
| <b>TOTAL</b>                                    | <b><u>73,325,633,212</u></b> | <b><u>79,438,301,509</u></b> |

**16. ADVANCES FROM CUSTOMERS**

Advances from customers are the amounts received in advance in respect of the sale of apartment units and land lots of the following projects:

|   | VND                           |                               |
|---|-------------------------------|-------------------------------|
|   | <i>30 June 2018</i>           | <i>31 December 2017</i>       |
| <b>Short-term</b>   | <b>322,248,112,716</b>        | <b>399,336,258,704</b>        |
| The Stars Village, Long Thoi – Nha Be project   | 281,760,417,413               | 298,379,469,311               |
| Lot 6, 7 & 8 - 6B project   | 19,333,718,973                | 17,554,360,673                |
| Advance received for the intended sale of investment in Pham Gia Construction Limited Company | -                             | 64,387,570,000                |
| Other projects  | 21,153,976,330                | 19,014,858,720                |
| <b>Long-term</b>  | <b>438,324,811,231</b>        | <b>298,474,899,790</b>        |
| Terra Royal project   | 285,809,844,687               | 145,242,173,311               |
| 6A project  | 109,530,829,000               | 109,799,029,000               |
| Lot 6, 7 & 8 - 6B project   | 24,223,018,700                | 23,107,818,700                |
| Binh Trung Dong - District 2 project  | 8,601,378,000                 | 8,601,378,000                 |
| Other projects  | <u>10,159,740,844</u>         | <u>11,724,500,779</u>         |
| <b>TOTAL</b>  | <b><u>760,572,923,947</u></b> | <b><u>697,811,158,494</u></b> |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

**17. STATUTORY RECEIVABLES AND OBLIGATIONS**

|                      | VND                   |                       |                         |                      |
|----------------------|-----------------------|-----------------------|-------------------------|----------------------|
|                      | 31 December 2017      | Increase<br>in period | Decrease<br>in period   | 30 June 2018         |
| Value-added tax      | 9,779,177,332         | 17,406,429,363        | (22,354,942,532)        | 4,830,664,163        |
| Corporate income tax | 1,177,120,562         | 2,283,174,435         | (2,874,571,924)         | 585,723,073          |
| Personal income tax  | 814,685,084           | 1,053,806,237         | (1,439,596,281)         | 428,895,040          |
| Other taxes          | 2,427,503,059         | 633,139,400           | (1,283,537,463)         | 1,777,104,996        |
| <b>TOTAL</b>         | <b>14,198,486,037</b> | <b>21,376,549,435</b> | <b>(27,952,648,200)</b> | <b>7,622,387,272</b> |

**18. SHORT-TERM ACCRUED EXPENSES**

|                          | VND                   |                       |
|--------------------------|-----------------------|-----------------------|
|                          | 30 June 2018          | 31 December 2017      |
| Penalty for late payment | 37,029,639,910        | 37,029,639,910        |
| Interest expense         | 18,981,346,357        | 28,918,964,311        |
| Construction costs       | 2,348,102,270         | 2,348,102,270         |
| Others                   | 1,572,000,000         | 1,975,232,000         |
| <b>TOTAL</b>             | <b>59,931,088,537</b> | <b>70,271,938,491</b> |

**19. OTHER PAYABLES**

|   | VND                   |                       |
|---|-----------------------|-----------------------|
|   | 30 June 2018          | 31 December 2017      |
| <b>Short-term</b>                           | <b>86,996,387,778</b> | <b>39,613,118,308</b> |
| Other payables to other parties             | 86,768,703,178        | 39,613,118,308        |
| - Dividends payable                         | 72,151,225,813        | 27,170,761,724        |
| - Deposit receipt                           | 5,227,000,000         | -                     |
| - Others                                    | 9,390,477,365         | 12,442,356,584        |
| Other payables to a related party (Note 28) | 227,684,600           | -                     |
| <b>Long-term</b>                            | <b>3,341,233,840</b>  | <b>3,820,892,240</b>  |
| Deposit received                            | 3,341,233,840         | 3,820,892,240         |
| <b>TOTAL</b>                                | <b>90,337,621,618</b> | <b>43,434,010,548</b> |

## Investment and Trading of Real Estate Joint Stock Company

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

### 20. LOANS

|  | 31 December 2017         | Drawdown               | Repayment                | Reclassification  | VND<br>30 June 2018    |
|--|--------------------------|------------------------|--------------------------|-------------------|------------------------|
| <b>Short-term</b>                              |                          |                        |                          |                   |                        |
| Bank loans (Note 20.1)                         | 661,721,016,561          | 67,145,985,100         | (315,188,305,851)        | 180,000,000,000   | 593,678,695,810        |
| Current portion of long-term loans (Note 20.2) | 396,421,016,561          | 67,145,985,100         | (50,188,305,851)         | -                 | 413,378,695,810        |
| Loans from an individual (Note 20.3)           | 265,000,000,000          | -                      | (265,000,000,000)        | 180,000,000,000   | 180,000,000,000        |
|  | 300,000,000              | -                      | -                        | -                 | 300,000,000            |
| <b>Long-term</b>                               |                          |                        |                          |                   |                        |
| Bank loans (Note 20.2)                         | 359,755,293,503          | 164,975,685,030        | (7,000,000)              | (180,000,000,000) | 344,723,978,533        |
|  | 359,755,293,503          | 164,975,685,030        | (7,000,000)              | (180,000,000,000) | 344,723,978,533        |
| <b>TOTAL</b>                                   | <b>1,021,476,310,064</b> | <b>232,121,670,130</b> | <b>(315,195,305,851)</b> | <b>-</b>          | <b>938,402,674,343</b> |



## Investment and Trading of Real Estate Joint Stock Company

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

### 20. LOANS (continued)

#### 20.1 Details of short-term bank loans are as follows:

| Lenders   | 30 June 2018        | Principal repayment term             | Purpose  | Interest rate % p.a. | Description of collateral  |
|---|---------------------|--------------------------------------|--|----------------------|--|
| <b>Ho Chi Minh City Development Joint Stock Commercial Bank</b> |                     |                                      |  |                      |  |
| Loan Contract No. 13500/17MN/HDTD dated 25 September 2017       | 215,000,000,000 VND | 25 September 2018                    | To pay land use fee of the Terra Royal project   | 11.35                | <ul style="list-style-type: none"> <li>Land use rights and associated assets at Long Thoi - Nhon Duc - Nha Be (Note 8)</li> <li>Land use rights and associated assets at 83 Ly Chinh Thang Street, District 3, Ho Chi Minh City (Note 8)</li> <li>Land use rights and associated assets at 106 Ly Chinh Thang Street, Ward 8, District 3, Ho Chi Minh City (Note 8)</li> </ul>   |
| <b>Vietnam Bank for Agriculture and Rural Development</b>       |                     |                                      |  |                      |  |
| Loan Contract No. 6220-LAV-201700865 dated 25 July 2017         | 68,358,985,000 VND  | From 18 October 2018 to 5 April 2019 | Finance for the development of its real estate projects and working capital requirements | 9.3                  | <ul style="list-style-type: none"> <li>Land use rights and associate assets at No. 20 Nguyen Binh Khiem Street, Da Kao Ward, District 1, Ho Chi Minh City (Note 11)</li> <li>Land use rights and associated assets at No. 531 Nguyen Duy Trinh Street, Binh Trung Dong Ward, District 2, Ho Chi Minh City (Note 12)</li> <li>Land use rights of 126,112 square meters at Long Phuoc Ward, District 9, Ho Chi Minh City (Note 8)</li> <li>Land use rights of 25,727 square meters at Long Thoi Ward, Nha Be District, Ho Chi Minh City (Notes 8)</li> </ul> |

## Investment and Trading of Real Estate Joint Stock Company

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

### 20. LOANS (continued)

#### 20.1 Details of short-term bank loans are as follows: (continued)

| Lenders  | 30 June 2018   | Principal repayment term            | Purpose  | Interest rate % p.a. | Description of collateral  |
|--|----------------|-------------------------------------|--|----------------------|--|
| <b>Vietnam Bank for Agriculture and Rural Development (continued)</b>  |                |                                     |  |                      |  |
| Loan Contract No. 6220-LAV-2015000640/HDTD dated 25 June 2015 and appendix No. 6220-LAV-2015000640/PLHDTD/1 dated 15 November 2015; No. 6220-LAV-2016000690/HDTD dated 4 July 2016 | 50,457,726,010 | From 2 July 2018 to 5 October 2018  | Finance for the development of its real estate projects and working capital requirements | 9.3                  | <ul style="list-style-type: none"> <li>Land use rights and associate assets at No. 20 Nguyen Binh Khiem Street, Da Kao Ward, District 1, Ho Chi Minh City (Note 11)</li> <li>Land use rights and associated assets at No. 531 Nguyen Duy Trinh Street, Binh Trung Dong Ward, District 2, Ho Chi Minh City (Note 12)</li> <li>Land use rights of 126,112 square meters at Long Phuoc Ward, District 9, Ho Chi Minh City (Note 8)</li> <li>Land use rights of 25,727 square meters at Long Thoi Ward, Nha Be District, Ho Chi Minh City (Notes 8)</li> </ul> |
| <b>Bank for Investment and Development of Vietnam</b>  |                |                                     |  |                      |  |
| Loan contract no. 01/2017/93512/HDTD   | 52,645,984,800 | From 12 January 2019 to 21 May 2019 | Finance for the development of its real estate projects and working capital requirements | 10.5                 | <ul style="list-style-type: none"> <li>Land use rights at Long Phuoc, District 9, Ho Chi Minh City (Note 8)</li> <li>Land use rights at An Phu Ward and An Khang apartment, street 19, An Phu Ward, District 2, Ho Chi Minh City (Note 12)</li> <li>Land use rights at Long Thoi - Nhon Duc - Nha Be, Ho Chi Minh City (Note 8)</li> </ul>   |

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

### 20. LOANS (continued)

#### 20.1 Details of short-term bank loans are as follows: (continued)

| Lenders   | 30 June 2018           | Principal repayment term               | Purpose  | Interest rate % p.a. | Description of collateral   |
|---|------------------------|--|--|----------------------|---|
| <b>Lien Viet Post Joint Stock Commercial Bank</b>   |                        |  |  |                      |   |
| Loan Contract No. HDTD5002017260 dated 29 June 2017 | 26,916,000,000 VND     | From 30 August 2018 to 12 October 2018 | Finance for the development of its real estate projects and working capital requirements | 10.1                 | <ul style="list-style-type: none"> <li>Land use rights and associate assets at No. 16 Nguyen Dinh Chieu Street, Da Kao Ward, District 1, Ho Chi Minh City (Note 11)</li> <li>Land use rights and associated assets of An Khang apartment, An Phu An Khanh Town, An Phu Ward, District 2, Ho Chi Minh City (Notes 12)</li> </ul> |
| <b>TOTAL</b>  | <b>413,378,695,810</b> |  |  |                      |   |

#### 20.2 Details of long-term bank loan are as follows:

| Lender   | 30 June 2018        | Principal repayment term                | Purpose  | Interest rate % p.a. | Description of collateral   |
|--|---------------------|---|--|----------------------|---|
| <b>Ho Chi Minh City Development Joint Stock Commercial Bank</b>                                  |                     |   |  |                      |   |
| Loan Contract No.2235TT/15/HDTDT DH-DN/068 and No.2236TT/15/HDTDT DH-DN/068 dated 19 August 2015 | 359,748,293,503 VND | From 20 February 2019 to 24 August 2019 | To finance Terra Royal project and The Stars Village, Long Thoi - Nha Be project | 11 - 11.5            | <ul style="list-style-type: none"> <li>Real estate and benefits arising from The Stars Village, Long Thoi - Nha Be project (Note 8)</li> <li>Real estate and benefits arising from Terra Royal project (Note 8)</li> <li>Land use rights and associated assets at No. 106 Ly Chinh Thang Street, Ward 8, District 3, Ho Chi Minh City (Note 8)</li> </ul> |



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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

### 20. LOANS (continued)

#### 20.2 Details of long-term bank loan are as follows: (continued)

| Lender  | 30 June 2018    | Principal repayment term | Purpose                        | Interest rate % p. a. | Description of collateral   |
|---|-----------------|--------------------------|--------------------------------|-----------------------|---|
|   | VND             |                          |                                |                       |   |
| <b>Ho Chi Minh City Development Joint Stock Commercial Bank (continued)</b> |                 |                          |                                |                       |   |
| Loan Contract No.04660/18MN/HDTD  | 164,975,685,030 | 12 April 2020            | To finance Terra Royal project | 11                    | <ul style="list-style-type: none"> <li>Land use rights and associated assets at Long Thoi - Nhon Duc - Nha Be, Ho Chi Minh City (Note 8)</li> <li>Land use rights and associated assets at Terra Royal (Note 8)</li> <li>Land use rights and associated assets at 106 Ly Chinh Thang, Ward 8, District 3, Ho Chi Minh City (Note 8)</li> <li>Land use rights and associated assets at Intresco Plaza (81A-B, 83, 103 Ly Chinh Thang, and 278A, 280 Nam Ky Khoi Nghia) (Note 8)</li> </ul> |

**TOTAL** 524,723,978,533

In which:

Current portion 180,000,000,000  
Long-term loan 344,723,978,533

#### 20.3 Loan from an individual

This represents unsecured short-term loan amounting to VND 300,000,000 obtained from an individual for the purpose of financing the land compensation of The Stars Village, Long Thoi – Nha Be project for a period twelve (12) months at the interest rates of 14% per annum.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

## 21. OWNERS' EQUITY

### 21.1 Increase and decrease in owners' equity

|  | Share capital   | Share premium   | Treasury shares | Investment and development fund | Other funds belonging to owners' equity | Undistributed earnings | Total             |
|--|-----------------|-----------------|-----------------|---------------------------------|---|------------------------|-------------------|
| <b>For the six-month period ended 30 June 2017</b> |                 |                 |                 |                                 |   |                        |                   |
| As at 31 December 2016                             | 690,866,880,000 | 748,683,126,824 | (9,825,117,611) | 57,548,003,887                  | -                                       | 28,686,730,753         | 1,515,959,623,853 |
| Net profit for the period                          | -               | -               | -               | -                               | -                                       | 42,665,135,722         | 42,665,135,722    |
| Dividend declared                                  | -               | -               | -               | -                               | -                                       | (24,687,920,034)       | (24,687,920,034)  |
| Fund appropriation                                 | -               | -               | -               | 1,904,908,149                   | 470,571,611                             | (3,814,689,358)        | (1,439,209,598)   |
| Other decrease                                     | -               | -               | -               | -                               | -                                       | (286,868,000)          | (286,868,000)     |
| As at 30 June 2017                                 | 690,866,880,000 | 748,683,126,824 | (9,825,117,611) | 59,452,912,036                  | 470,571,611                             | 42,562,389,083         | 1,532,210,761,943 |
| <b>For the six-month period ended 30 June 2018</b> |                 |                 |                 |                                 |   |                        |                   |
| As at 31 December 2017                             | 690,866,880,000 | 748,683,126,824 | (9,825,117,611) | 59,452,912,036                  | 470,571,611                             | 79,061,231,305         | 1,568,709,604,165 |
| Net profit for the period                          | -               | -               | -               | -                               | -                                       | 27,545,078,121         | 27,545,078,121    |
| Dividend declared                                  | -               | -               | -               | -                               | -                                       | (68,646,328,000)       | (68,646,328,000)  |
| Fund appropriation                                 | -               | -               | -               | 3,958,198,897                   | -                                       | (3,080,612,223)        | 877,586,674       |
| Other decrease                                     | -               | -               | -               | -                               | -                                       | (791,639,800)          | (791,639,800)     |
| As at 30 June 2018                                 | 690,866,880,000 | 748,683,126,824 | (9,825,117,611) | 63,411,110,933                  | 470,571,611                             | 34,087,729,403         | 1,527,694,301,160 |

VND

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

## 21. OWNERS' EQUITY (continued)

### 21.2 Capital transactions with owners and distribution of dividends and profits

|                           | VND  |  |
|---------------------------|--|--|
|                           | <i>For the six-month<br/>period ended<br/>30 June 2018</i> | <i>For the six-month<br/>period ended<br/>30 June 2017</i> |
| Contributed share capital | <u>690,866,880,000</u>                                     | <u>690,866,880,000</u>                                     |
| Dividends declared        | 68,646,328,000   | 24,687,920,034   |

### 21.3 Shares - ordinary shares

|                                  | <u>30 June 2018</u> |                       | <u>31 December 2017</u> |                       |
|----------------------------------|---------------------|-----------------------|-------------------------|-----------------------|
|                                  | <i>Quantity</i>     | <i>Amount<br/>VND</i> | <i>Quantity</i>         | <i>Amount<br/>VND</i> |
| <b>Authorized shares</b>         | 69,086,688          | 690,866,880,000       | 69,086,688              | 690,866,880,000       |
| <b>Issued shares</b>             |                     |                       |                         |                       |
| <i>Issued and paid-up shares</i> |                     |                       |                         |                       |
| <i>Ordinary shares</i>           | 69,086,688          | 690,866,880,000       | 69,086,688              | 690,866,880,000       |
| <b>Treasury shares</b>           |                     |                       |                         |                       |
| <i>Ordinary shares</i>           | 440,360             | 9,825,117,611         | 440,360                 | 9,825,117,611         |
| <b>Shares in circulation</b>     |                     |                       |                         |                       |
| <i>Ordinary shares</i>           | 68,646,328          | 681,041,762,389       | 68,646,328              | 681,041,762,389       |

### 21.4 Basic and diluted earnings per share

The following table shows the income and share data used in the basic and diluted earnings per share calculations:

|   | <i>For the six-month<br/>period ended<br/>30 June 2018</i> | <i>For the six-month<br/>period ended<br/>30 June 2017</i> |
|---|--|--|
| Net profit attributable to ordinary equity holders of the Company (VND) | 27,545,078,121   | 42,665,135,722   |
| Weighted average number of ordinary shares in circulation (shares)      | <u>68,646,328</u>  | <u>68,646,328</u>  |
| Basic earnings per share (VND/share)                                    | 401  | 622  |
| Diluted earnings per share (VND/share)                                  | 401  | 622  |

There have been no dilutive potential ordinary shares during the period and up to the date of these interim consolidated financial statements.



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

## 22. REVENUES

### 22.1 Revenue from sale of goods and rendering of services

|  | VND  |  |
|--|--|--|
|  | <i>For the six-month<br/>period ended<br/>30 June 2018</i> | <i>For the six-month<br/>period ended<br/>30 June 2017</i> |
| <b>Net revenue</b>                         | <b><u>245,973,585,480</u></b>                              | <b><u>289,466,039,140</u></b>                              |
| <i>Of which:</i>                           |  |  |
| <i>Sale of real estate properties</i>      | <i>200,627,012,668</i>                                     | <i>234,170,254,982</i>                                     |
| <i>Revenue from construction contracts</i> | <i>37,944,765,251</i>                                      | <i>47,594,238,055</i>                                      |
| <i>Revenue from other services</i>         | <i>7,401,807,561</i>                                       | <i>7,701,546,103</i>                                       |

### 22.2 Finance income

|                                      | VND  |  |
|--------------------------------------|--|--|
|                                      | <i>For the six-month<br/>period ended<br/>30 June 2018</i> | <i>For the six-month<br/>period ended<br/>30 June 2017</i> |
| Profit from disposal of an associate | 8,079,213,232  | -  |
| Interest income                      | 962,110,147  | 624,327,410  |
| Dividends income                     | 284,183,872  | 546,650,000  |
| Others                               | 16,655,725   | 164,603,026  |
| <b>TOTAL</b>                         | <b><u>9,342,162,976</u></b>                                | <b><u>1,335,580,436</u></b>                                |

## 23. COSTS OF GOODS SOLD AND SERVICES RENDERED

|                                 | VND  |  |
|---------------------------------|--|--|
|                                 | <i>For the six-month<br/>period ended<br/>30 June 2018</i> | <i>For the six-month<br/>period ended<br/>30 June 2017</i> |
| Cost of real estate properties  | 171,099,205,485  | 184,890,810,531  |
| Cost of construction services   | 36,700,685,329   | 42,419,347,993   |
| Cost of other services rendered | 2,848,618,205  | 3,961,269,349  |
| <b>TOTAL</b>                    | <b><u>210,648,509,019</u></b>                              | <b><u>231,271,427,873</u></b>                              |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

**24. FINANCE EXPENSES**

|                  | VND  |  |
|------------------|--|--|
|                  | <i>For the six-month<br/>period ended<br/>30 June 2018</i> | <i>For the six-month<br/>period ended<br/>30 June 2017</i> |
| Interest expense | 1,674,942,626  | 462,022,100  |
| Others           | 149,527,269  | -  |
| <b>TOTAL</b>     | <b><u>1,824,469,895</u></b>                                | <b><u>462,022,100</u></b>                                  |

**25. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES**

|  | VND  |  |
|--|--|--|
|  | <i>For the six-month<br/>period ended<br/>30 June 2018</i> | <i>For the six-month<br/>period ended<br/>30 June 2017</i> |
| <b>Selling expenses</b>                    | <b>3,557,276,384</b>                                       | <b>3,678,396,542</b>                                       |
| Sale commission                            | 3,542,276,384  | 3,678,396,542  |
| Others                                     | 15,000,000   | -  |
| <b>General and administrative expenses</b> | <b>13,767,538,814</b>                                      | <b>14,959,468,327</b>                                      |
| Labour costs                               | 5,959,583,171  | 6,797,756,238  |
| External service fee                       | 4,217,459,430  | 3,226,785,319  |
| Depreciation                               | 1,233,256,020  | 1,051,429,554  |
| Others                                     | 2,357,240,193  | 3,883,497,216  |
| <b>TOTAL</b>                               | <b><u>17,324,815,198</u></b>                               | <b><u>18,637,864,869</u></b>                               |

**26. OTHER INCOME AND EXPENSES**

|  | VND  |  |
|--|--|--|
|  | <i>For the six-month<br/>period ended<br/>30 June 2018</i> | <i>For the six-month<br/>period ended<br/>30 June 2017</i> |
| <b>Other income</b>  | <b>8,624,286,614</b>                                       | <b>5,884,095,103</b>                                       |
| Penalty for late payment and<br>cancellation of sale contracts | 5,045,030,341  | 4,179,121,726  |
| Leasing income   | 2,240,081,674  | 753,562,277  |
| Others   | 1,339,174,599  | 951,411,100  |
| <b>Other expenses</b>  | <b>(6,240,625,403)</b>                                     | <b>(2,890,285,138)</b>                                     |
| Expenses of Dak Nong project written-off                       | (5,164,970,451)  | -  |
| Land rental fee  | -  | (843,367,092)  |
| Others   | (1,075,654,952)  | (2,046,918,046)  |
| <b>NET OTHER PROFIT</b>  | <b><u>2,383,661,211</u></b>                                | <b><u>2,993,809,965</u></b>                                |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

## 27. CORPORATE INCOME TAX

The Group has the obligation to pay corporate income tax ("CIT") at the rate of 20% of taxable profits.

The tax returns filed by the Group are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the interim consolidated financial statements could change at a later date upon final determination by the tax authorities.

### 27.1 CIT expense

|                     | VND  |  |
|---------------------|--|--|
|                     | <i>For the six-month<br/>period ended<br/>30 June 2018</i> | <i>For the six-month<br/>period ended<br/>30 June 2017</i> |
| Current tax expense | (2,283,174,435)  | (1,228,548,898)  |
| Deferred tax income | 1,877,434,929  | 894,967,388  |
| <b>TOTAL</b>        | <b><u>(405,739,506)</u></b>                                | <b><u>(333,581,510)</u></b>                                |

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

|   | VND  |  |
|---|--|--|
|   | <i>For the six-month<br/>period ended<br/>30 June 2018</i> | <i>For the six-month<br/>period ended<br/>30 June 2017</i> |
| <b>Accounting profit before tax</b>             | <b><u>27,902,887,841</u></b>                               | <b><u>43,691,274,221</u></b>                               |
| At CIT rate applied for the Company             | 5,580,577,568  | 8,738,254,844  |
| <i>Adjustments to increase:</i>                 |  |  |
| Non-deductible expenses                         | 1,570,194,056  | 447,718,373  |
| Others  | 349,417,525  | -  |
| <i>Adjustments to decrease:</i>                 |  |  |
| Tax loss carried forward                        | (6,998,565,132)  | (8,708,259,603)  |
| Dividend income                                 | (56,836,774)   | (109,330,000)  |
| Change in provision for investment in associate | (31,993,280)   | -  |
| Change in provision for doubtful debt           | (6,800,000)  | 18,629,800   |
| Share of profits from associates                | (254,457)  | (53,431,904)   |
| <b>CIT expense</b>                              | <b><u>405,739,506</u></b>                                  | <b><u>333,581,510</u></b>                                  |

### 27.2 Current tax

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



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

## 27. CORPORATE INCOME TAX (continued)

### 27.3 Deferred tax

The following are the deferred tax assets recognized by the Group, and the movements thereon, during the current and previous period:

|                                       | <i>Interim consolidated<br/>balance sheet</i> |                             | <i>Interim consolidated<br/>income statement</i>               |  |
|---------------------------------------|---|-----------------------------|--|--|
|                                       | <i>30 June<br/>2018</i>                       | <i>31 December<br/>2017</i> | <i>For the<br/>six-month<br/>period ended<br/>30 June 2018</i> | <i>For the<br/>six-month<br/>period ended<br/>30 June 2017</i> |
|                                       | VND   |                             |  |  |
| Internal unrealised profit            | 8,864,809,215                                 | 6,974,363,286               | 1,890,445,929  | 903,662,388  |
| Accrual for severance pay             | 234,535,000                                   | 247,546,000                 | (13,011,000)   | (8,695,000)  |
| <b>Deferred income tax<br/>assets</b> | <b><u>9,099,344,215</u></b>                   | <b><u>7,221,909,286</u></b> |  |  |
| <b>Net deferred tax income</b>        |   |                             | <b><u>1,877,434,929</u></b>                                    | <b><u>894,967,388</u></b>                                      |

### 27.4 Tax losses carried forward

The Company and its subsidiary are eligible to carry each individual tax losses forward to offset against taxable profits arising within five years subsequent to the year in which the loss was incurred. At 30 June 2018, the Group had accumulated tax losses of VND 158,846,271,848 (31 December 2017: VND 193,839,097,510) available for offset against future taxable profits. Details are as follows:

| <i>Originating<br/>year</i> | <i>Can be utilized<br/>up to</i> | <i>Tax loss<br/>amount (*)</i> | <i>Utilized up to<br/>30 June 2018 (**)</i> | <i>Unutilized at 30<br/>June 2017</i> |
|-----------------------------|----------------------------------|--------------------------------|---|---------------------------------------|
| VND                         |                                  |                                |   |                                       |
| 2014                        | 2019                             | <u>286,951,493,491</u>         | <u>(128,105,221,643)</u>                    | <u>158,846,271,848</u>                |

(\*) Estimated tax losses above as per the Group's CIT declaration have not been audited by the local tax authorities as of the date of these interim consolidated financial statements.

(\*\*) This amount includes tax loss utilized up to 31 December 2017 of VND 93,112,395,981 and tax loss utilized in current period of VND 34,992,825,662.

No deferred income tax assets were recognised in respect of the accumulated tax losses because utilization of tax loss against future taxable profit cannot be ascertained at this stage.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

## 28. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during the current and previous period were as follows:

| Related party   | Relationship  | Transaction             | VND   |   |
|---|---------------|-------------------------|---|---|
|   |               |                         | For the six-month period ended 30 June 2018 | For the six-month period ended 30 June 2017 |
| Sai Gon Binh Duong Joint stock Company                | Associate     | Loan repayment          | 847,000,000                                 | -   |
| Housing Development Bac Trung Nam Joint Stock Company | Related party | Rental income           | 327,272,728                                 | 348,832,085                                 |
|   |               | Dividend income         | -   | 546,650,000                                 |
| Gia Dinh Development Investment Corporation           | Related party | Rental fee              | 206,986,000                                 | 620,958,000                                 |
|   |               | Repayment of borrowings | -   | 22,000,000,000                              |
|   |               | Interest expense        | -   | 1,380,499,999                               |

### Terms and conditions of transactions

The purchase of goods from related parties during the period was made on the basis of signed contracts.

Outstanding balances are unsecured, interest free and will be settled in cash. For six-month period ended 30 June 2018, the Group has not made any provision for doubtful debts relating to amounts owed by related parties. This assessment is undertaken each financial period through the examination of the financial position of the related party and the market in which the related party operates.

Amount due to and due from related parties at the interim balance sheet date was as follows:

| Related parties                                       | Relationship  | Nature of transaction | VND                  |                      |
|---|---------------|-----------------------|----------------------|----------------------|
|   |               |                       | 30 June 2018         | 31 December 2017     |
| <b>Short-term trade receivables</b>                   |               |                       |                      |                      |
| Gia Dinh Development Investment Corporation           | Related party | Sale of land          | 831,610,000          | 831,610,000          |
| Housing Development Bac Trung Nam Joint Stock Company | Related party | Sale of land          | 484,000,000          | 484,000,000          |
|   |               |                       | <b>1,315,610,000</b> | <b>1,315,610,000</b> |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

## 28. TRANSACTIONS WITH RELATED PARTIES (continued)

Amount due to and due from related parties at the interim balance sheet date was as follows: (continued)

| <i>Related parties</i>                          | <i>Relationship</i>     | <i>Nature of transaction</i> | <i>VND</i>            |                         |
|---|-------------------------|------------------------------|-----------------------|-------------------------|
|   |                         |                              | <i>30 June 2018</i>   | <i>31 December 2017</i> |
| <b><i>Advance to supplier</i></b>               |                         |                              |                       |                         |
| Future Architectures Design Joint Stock Company | Significant shareholder | Design service fee           | <u>12,572,762,755</u> | <u>12,572,762,755</u>   |
| <b><i>Other short-term receivable</i></b>       |                         |                              |                       |                         |
| Sai Gon Binh Duong Joint stock Company          | Associate               | Interest income              | 1,592,901,607         | 1,592,901,607           |
|   |                         | Advance                      | -                     | 847,000,000             |
|   |                         |                              | <u>1,592,901,607</u>  | <u>2,439,901,607</u>    |
| <b><i>Short-term trade payable</i></b>          |                         |                              |                       |                         |
| Future Architectures Design Joint Stock Company | Significant shareholder | Design service rendered      | <u>1,560,654,545</u>  | <u>1,560,654,545</u>    |
| <b><i>Other short-term payable</i></b>          |                         |                              |                       |                         |
| Gia Dinh Development Investment Corporation     | Related party           | Rental fee                   | <u>227,684,600</u>    | -                       |

Remuneration to members of the Board of Directors and Management:

|                    | <i>VND</i>   |  |
|--------------------|--|--|
|                    | <i>For the six-month period ended 30 June 2018</i> | <i>For the six-month period ended 30 June 2017</i> |
| Salaries and bonus | <u>1,926,041,000</u>                               | <u>1,982,460,000</u>                               |

## 29. CAPITAL COMMITMENT

At 30 June 2018, the Group had outstanding commitments VND 394,089,789,848 (31 December 2017: VND 296,035,169,100) relating to the development cost of ongoing residential projects.



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)  
as at 30 June 2018 and for the six-month period then ended

**30. CORRESPONDING FIGURES**

A certain corresponding figures in the consolidated financial statements for the year ended 31 December 2017 have been reclassified to reflect the presentation of current period's interim financial statements. Impacts of reclassification are summarised as follows:

|                           | <i>Previously presented</i> | <i>Reclassification</i> | <i>Reclassified</i> |
|---------------------------|-----------------------------|-------------------------|---------------------|
| <b>BALANCE SHEET</b>      |                             |                         |                     |
| Other short-term payables | 43,434,010,548              | (3,820,892,240)         | 39,613,118,308      |
| Other long-term payables  | -                           | 3,820,892,240           | 3,820,892,240       |

**31. SEGMENT INFORMATION**

A segment is a component determined separately by the Group which is engaged in providing real estate products or related services (business segment) or providing real estate products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

The Group's principal activities are engaged in investing and trading real estate properties and related services. In addition, these activities are mainly taking place within Vietnam. Therefore, the Group's risks and returns are not impacted by the Group's real estate products or the locations that the Group is trading. As a result, management is of the view that there is only one segment for business and geography and therefore presentation of separate segmental information is not required.

**32. EVENTS AFTER THE INTERIM BALANCE SHEET DATE**

There is no significant matter or circumstance that has arisen since the interim balance date that requires adjustments or disclosures to be made in the interim consolidated financial statements of the Group.



\_\_\_\_\_  
Pham Van Khanh  
Preparer



\_\_\_\_\_  
Doan Huu Chi  
Chief Accountant



\_\_\_\_\_  
Trung Minh Thuan  
General Director



28 August 2018